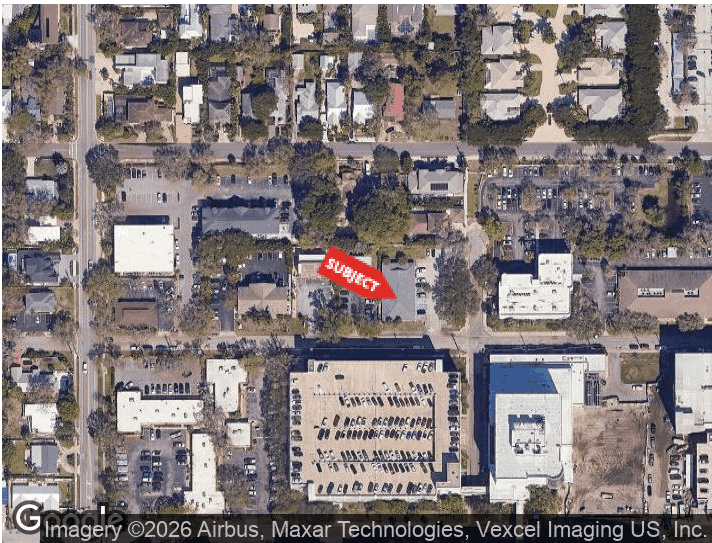




MEDICAL OFFICE NEAR SARASOTA MEMORIAL
 1895 FLOYD ST
 SARASOTA, FLORIDA 34239

PROPERTY HIGHLIGHTS

- Functional medical layout with multiple exam rooms
- Private doctor’s office
- Reception and waiting area
- Nurse stations and open treatment area
- Break rooms and support spaces
- 9 restrooms
- Prime location next to Sarasota Memorial Hospital
- Easy access to US-41



Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	235	1,193	4,504
Total Population	463	2,344	9,239
Average HH Income	\$130,570	\$115,831	\$148,793

For More Information
BRIAN SEIDEL
 CCIM - Broker Associate
 941 544 2970
 brian@americanpropertygroup.com

MEDICAL OFFICE NEAR SARASOTA MEMORIAL



OFFERING SUMMARY

Lease Rate:	\$27.50 SF/yr (NNN)
Building Size:	4,544 SF
Available SF:	4,544 SF
Lot Size:	22,133 SF
Number of Units:	2
Year Built:	1981
Zoning:	OPB

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 1895 Floyd St, Sarasota, FL

Property Type: Medical Office

Available Space: ±4,544 SF

This ±4,544 SF medical office building offers a well-designed layout ideal for a variety of healthcare or professional office users. Located within a highly desirable medical corridor, the space is positioned adjacent to Sarasota Memorial Hospital with convenient access to US-41, providing excellent accessibility for both patients and staff.

The existing buildout is tailored for medical use, allowing for a seamless transition for a new tenant.

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**AMERICAN
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OF SARASOTA, INC.

MEDICAL OFFICE NEAR SARASOTA MEMORIAL



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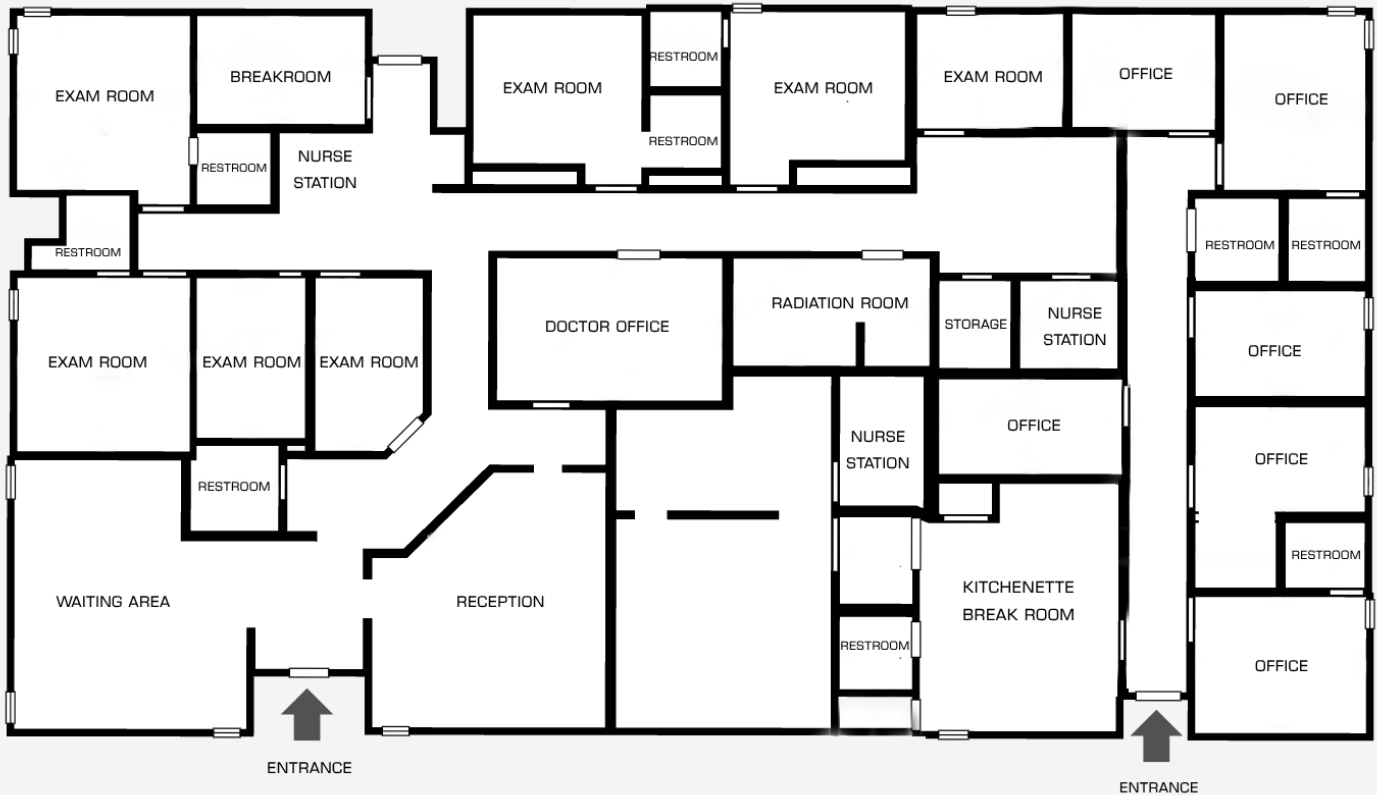


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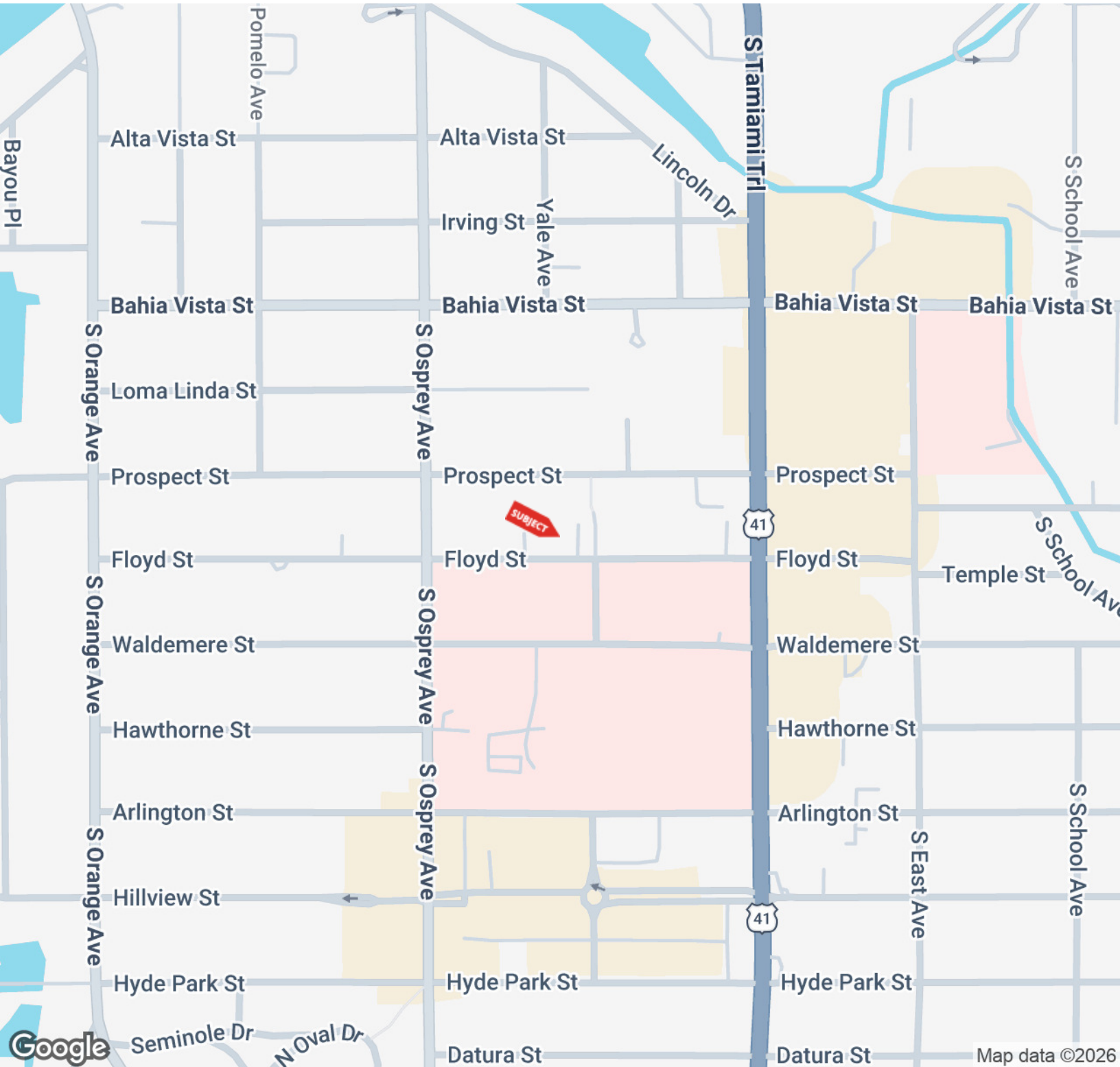
Floor plan is for illustrative purposes only. All dimensions are approximate and should be independently verified.

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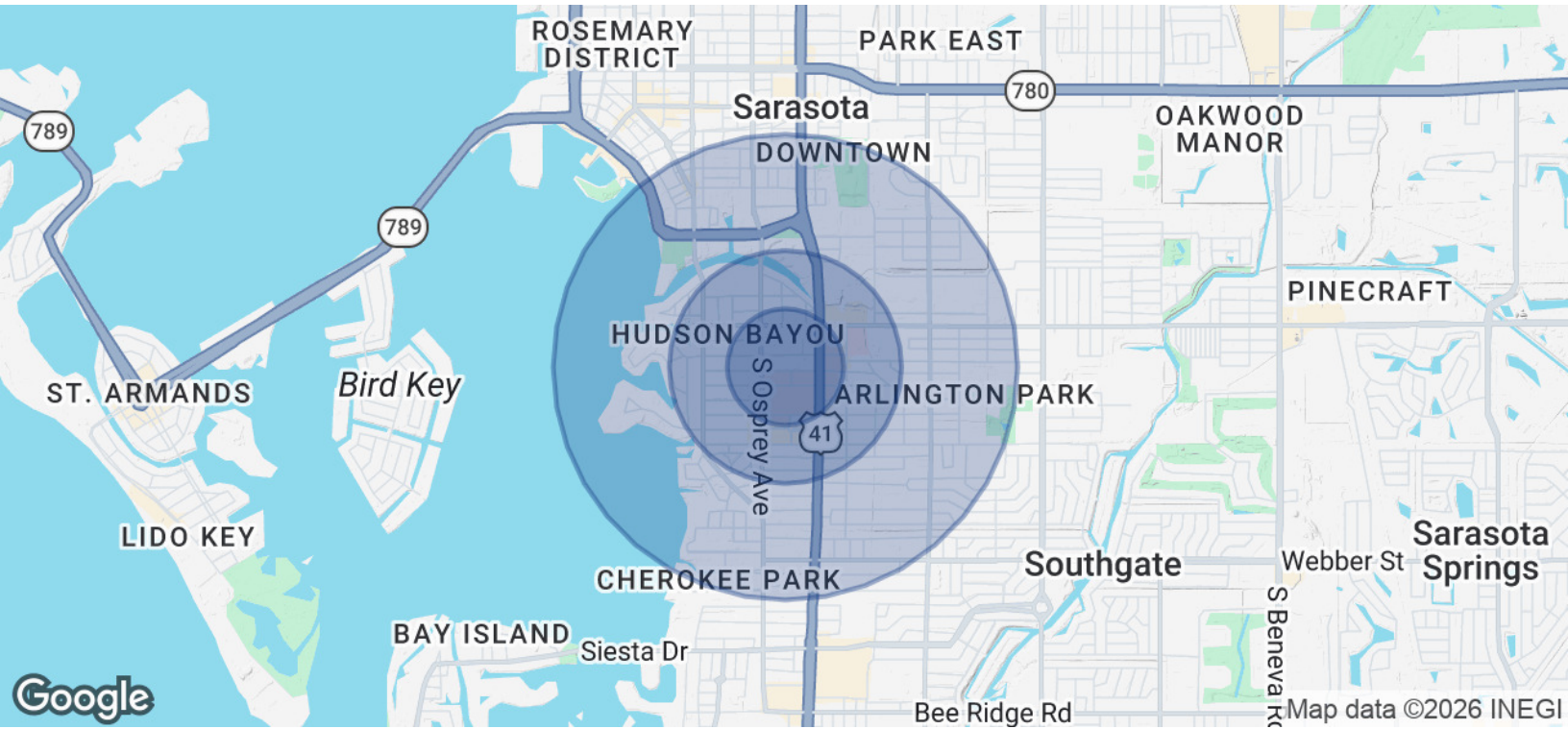


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MEDICAL OFFICE NEAR SARASOTA MEMORIAL



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	463	2,344	9,239
Average Age	61.7	58.9	56.0
Average Age (Male)	60.5	55.4	51.9
Average Age (Female)	62.4	61.4	59.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	235	1,193	4,504
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$130,570	\$115,831	\$148,793
Average House Value	\$803,676	\$639,423	\$811,997

2023 American Community Survey (ACS)

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