



ADDRESS

**3941 & 3943 Clark Road  
Sarasota, FL 34233**

PROPERTY FEATURES

- Medical Office Opportunities from 1970 to 3940 +/- sf.
- Central location with access to Sarasota Memorial Hospital, and Doctors Hospital.
- Proximity to Palmer Ranch and 69,625 residents with an average annual household income of \$68,659.\*
- Great visibility with 42,000 +/- cars travelling by on an average day.
- \*demographic information based on a 3 mile radius.

	1 Mile	3 Miles	5 Miles
<b>Total Households:</b>	3,636	32,633	64,840
<b>Total Population:</b>	8,034	69,625	144,280
<b>Average HH Income:</b>	\$74,247	\$68,569	\$74,787

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



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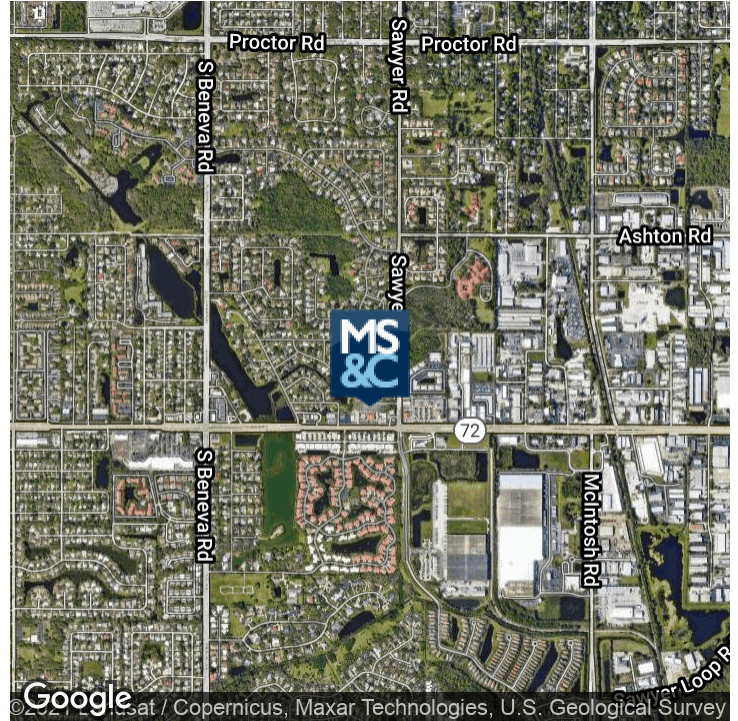
**SUSAN GOLDSTEIN, CCIM**

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**DARRIN DESMARAIS**

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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Operating Expense:	\$5.00 PSF
Building Size:	3,940 SF
Available SF:	1,970 - 3,940 SF
Year Built:	2000
Zoning:	CG
Market:	Tampa Bay
Submarket:	Sarasota

## PROPERTY OVERVIEW

This Medical Office location offers the opportunity for a Medical User to have access and visibility to Clark Road with either a 1970 to 3940 +/- sf footprint. These units are laid out with numerous exam rooms, a reception / waiting area and back door access. Building is well maintained and offers abundant parking and aggressive rates.

## PROPERTY HIGHLIGHTS

- Medical Office Opportunities from 1970 to 3940 +/- sf.
- Central location with access to Sarasota Memorial Hospital, and Doctors Hospital.
- Proximity to Palmer Ranch and 69,625 residents with an average annual household income of \$68,659.\*
- Great visibility with 42,000 +/- cars travelling by on an average day.
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# AVAILABLE SPACES



## Suite 3941

AVAILABLE

ADDRESS 3941 Clark Road

AVAILABLE SF: 1,970 - 3,940 SF

LEASE RATE: \$19.00-

LEASE TIME: 60 months



## Suite 3943

AVAILABLE

ADDRESS 3943 Clark Road

AVAILABLE SF: 1,970 - 3,940 SF

LEASE RATE: \$19.00-

LEASE TIME: 60 months

# 3941 CLARK ROAD



# 3943 CLARK ROAD

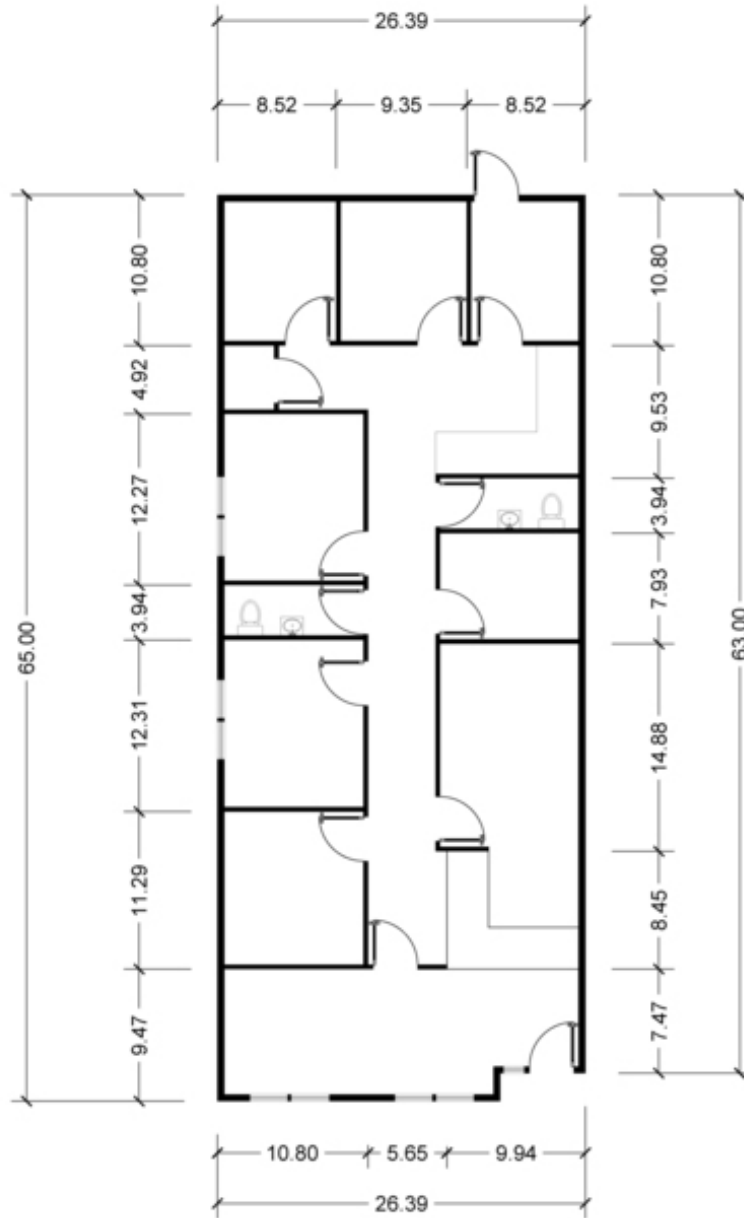


# FLOOR PLANS

(Not to Scale)

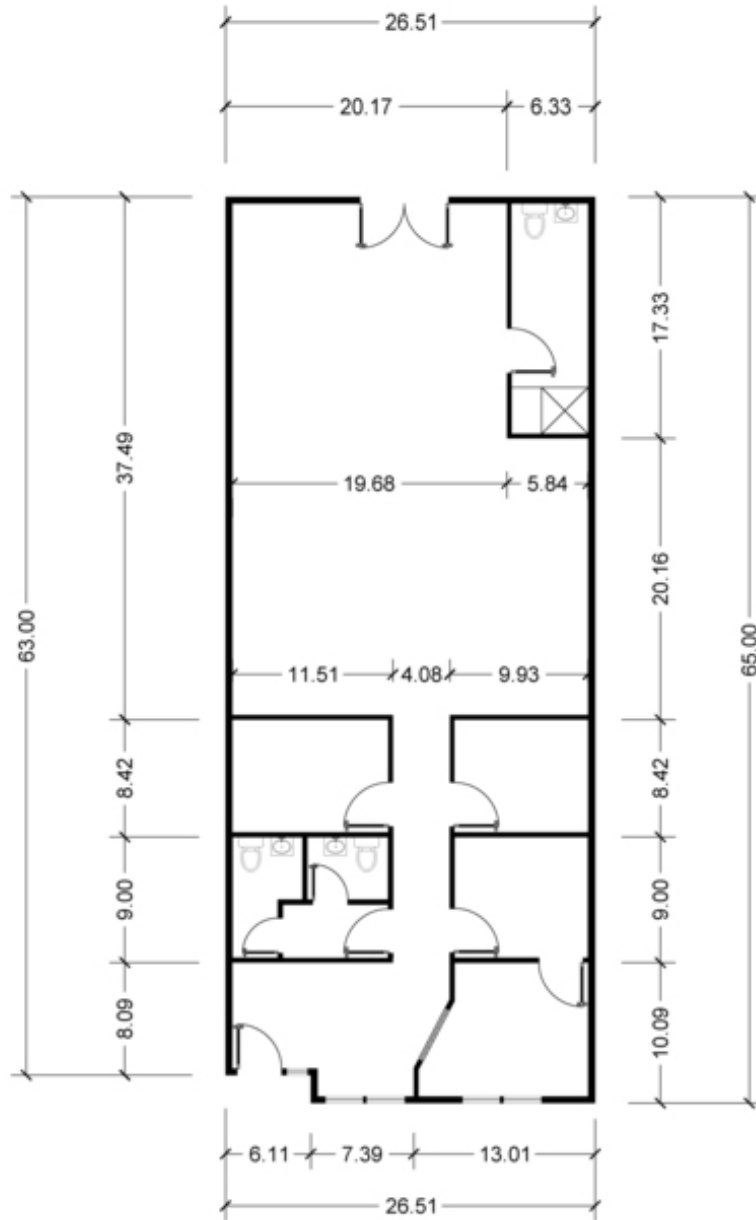


# FLOOR PLAN UNIT 3941



\* Not To Scale

# FLOOR PLAN UNIT 3943



\*Not To Scale

**Michael Saunders & Company**  
LICENSED REAL ESTATE BROKER

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

100 S WASHINGTON BLVD  
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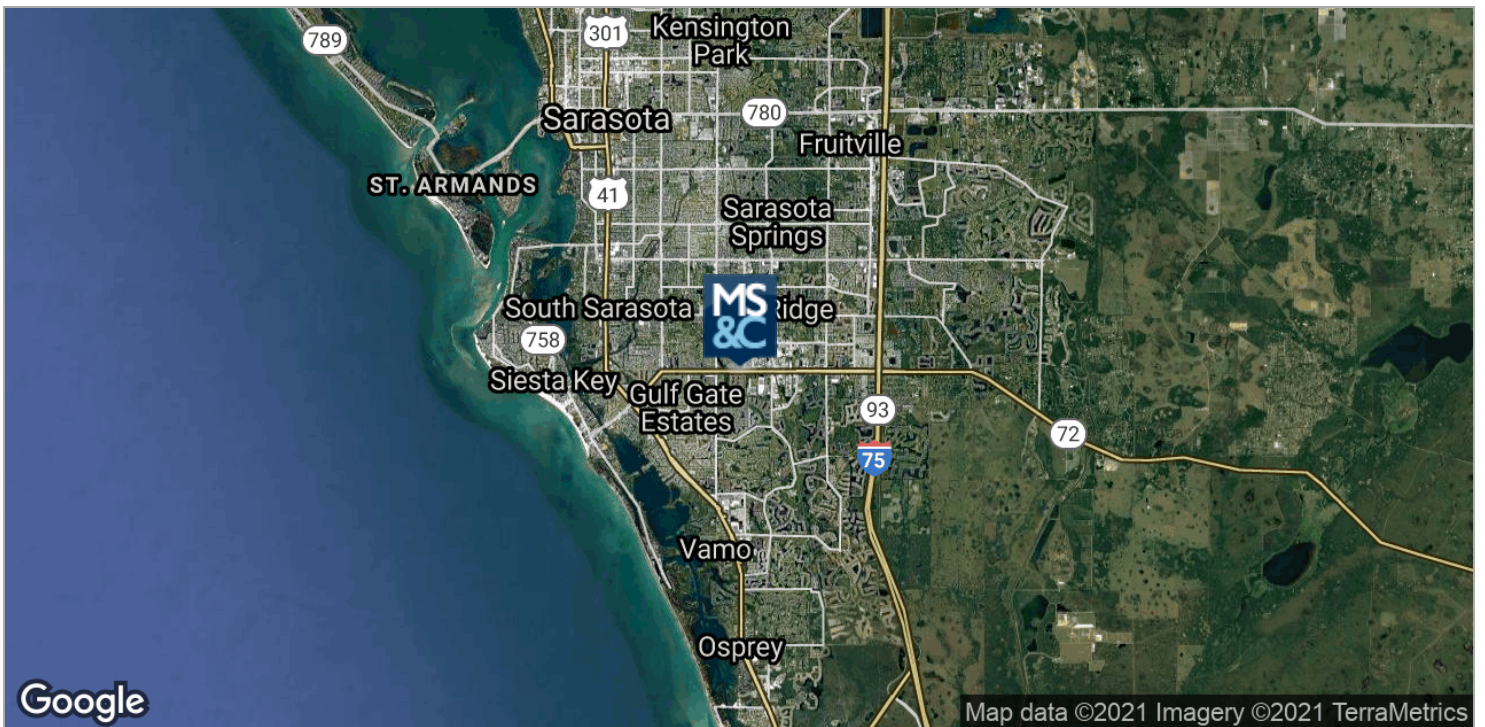
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# LOCATION MAPS



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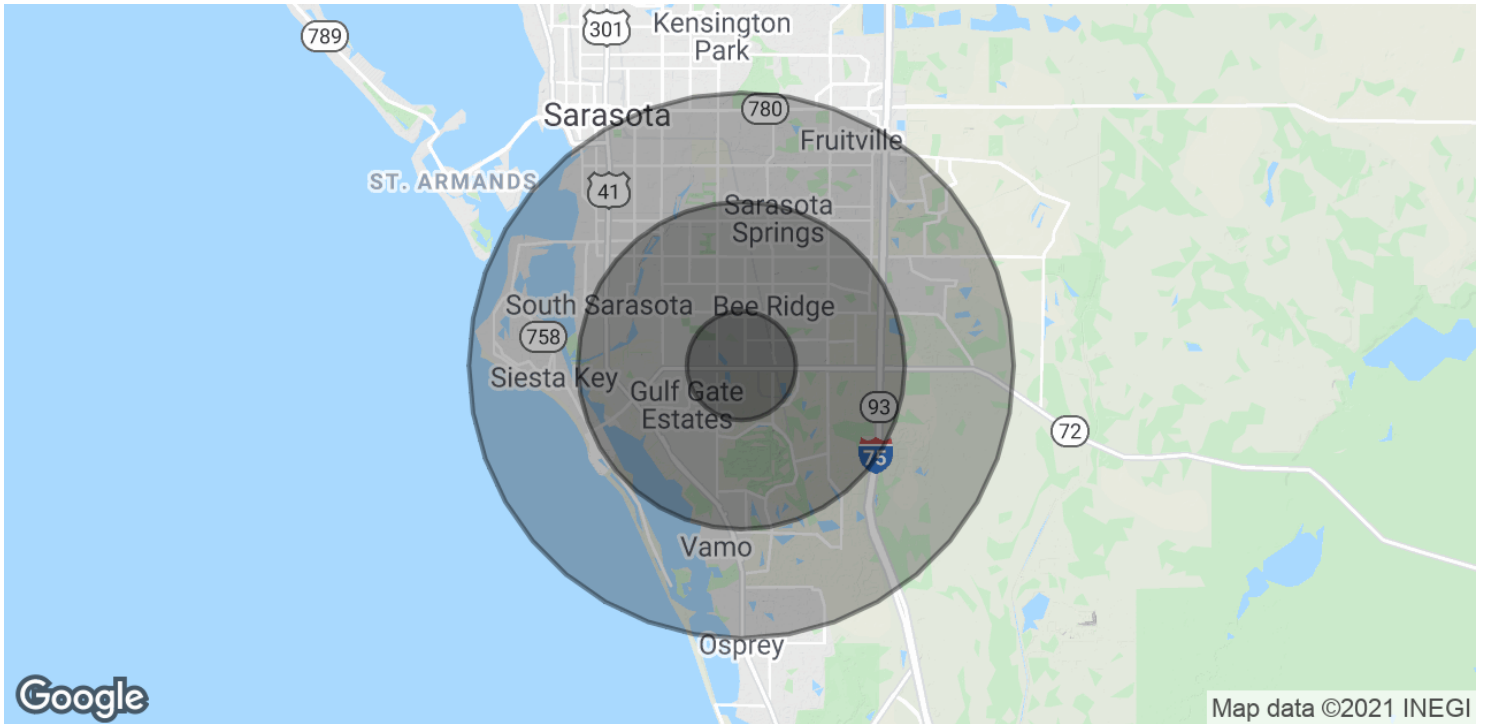
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,034	69,625	144,280
Average age	50.1	51.4	50.3
Average age (Male)	48.1	49.4	48.7
Average age (Female)	51.7	52.6	51.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,636	32,633	64,840
# of persons per HH	2.2	2.1	2.2
Average HH income	\$74,247	\$68,569	\$74,787
Average house value	\$299,639	\$285,314	\$322,424

\* Demographic data derived from 2010 US Census

# SUSAN H GOLDSTEIN, MBA, CCIM

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## SUSAN GOLDSTEIN, CCIM

Senior Commercial Advisor



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## PROFESSIONAL BACKGROUND

Susan Goldstein has repeatedly earned the position of MS&C's Top Producing Commercial Agent. She focuses on sales and leasing in the Sarasota and Manatee County marketplace. Susan provides superior service to her clients.

Balancing an understanding of client needs and objectives with dynamics of the market, the financial realities of all parties, and a willingness to work hard to get the job done contribute to Susan's success. Susan has been involved in a multitude of transactions with clients ranging from national corporations to local businesses and developers. Susan is considered an important player in the vibrant commercial real estate arena.

With an MBA from Columbia University, strong Marketing experience with companies such as American Express and Proctor & Gamble, along with the CCIM Designation, the highest level of Commercial Realtor educational achievement, Susan ensures her clients the most professional and profitable real estate transaction.

## EDUCATION

CCIM Designation  
Columbia University Business School MBA  
Duke University BA

## MEMBERSHIPS & AFFILIATIONS

The Commercial Real Estate Association (CREA) of the Realtor Association of Sarasota and Manatee 2019 President, Board Member  
Lakewood Ranch Business Alliance Governmental Affairs Committee Chair and Executive Committee Member  
Columbia Alumni Club Immediate Past President.  
Realtor Association of Sarasota and Manatee: Past Public Policy Chair, Form Based Code Task Force Chair, Attorney/ Realtor Committee Chair  
The Sarasota and Manatee County Economic Development Corporation Real Estate Office Oversight Committee



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## PROFESSIONAL BACKGROUND

Prior to joining Michael Saunders & Company, Darrin spent the last 20+ years in the highly competitive medical device sales industry in sales and management with companies such as Medtronic, and Johnson & Johnson. He has also been involved with multiple real estate transactions throughout his life. Darrin will bring the skills he has developed to the Commercial Real Estate market of the Gulf Coast to advise clients. His track record of assessing market conditions, identifying opportunities, and strategizing to meet client needs will translate to long-standing relationships that help them meet their financial goals related to commercial real estate.

During off-hours, Darrin and his wife enjoy being outside and taking advantage of all that the Gulf Coast has to offer. He and his wife have a daughter who is a senior in high school and a son who is studying at the University of Tampa.