For Lease

CLARK STATION

5130 Station Way, Sarasota, FL 34233





OFFERING SUMMARY

Lease Rate:	Market Rate
Building Size:	2,950 SF
Available SF:	2,950 SF
Lot Size:	4.17 Acres
Zoning:	OPI

PROPERTY OVERVIEW

Located just minutes from Interstate-75 this desirable office space offers 9 enclosed offices, a conference room, a break room, a reception area, and restrooms. This space is ideal for any type of professional service company looking to operate in the Sarasota-Bradenton area, as well as the Venice area. Please contact the agent for more information about this listing.

JOE C. HEMBREE, CCIM
941.951.1776
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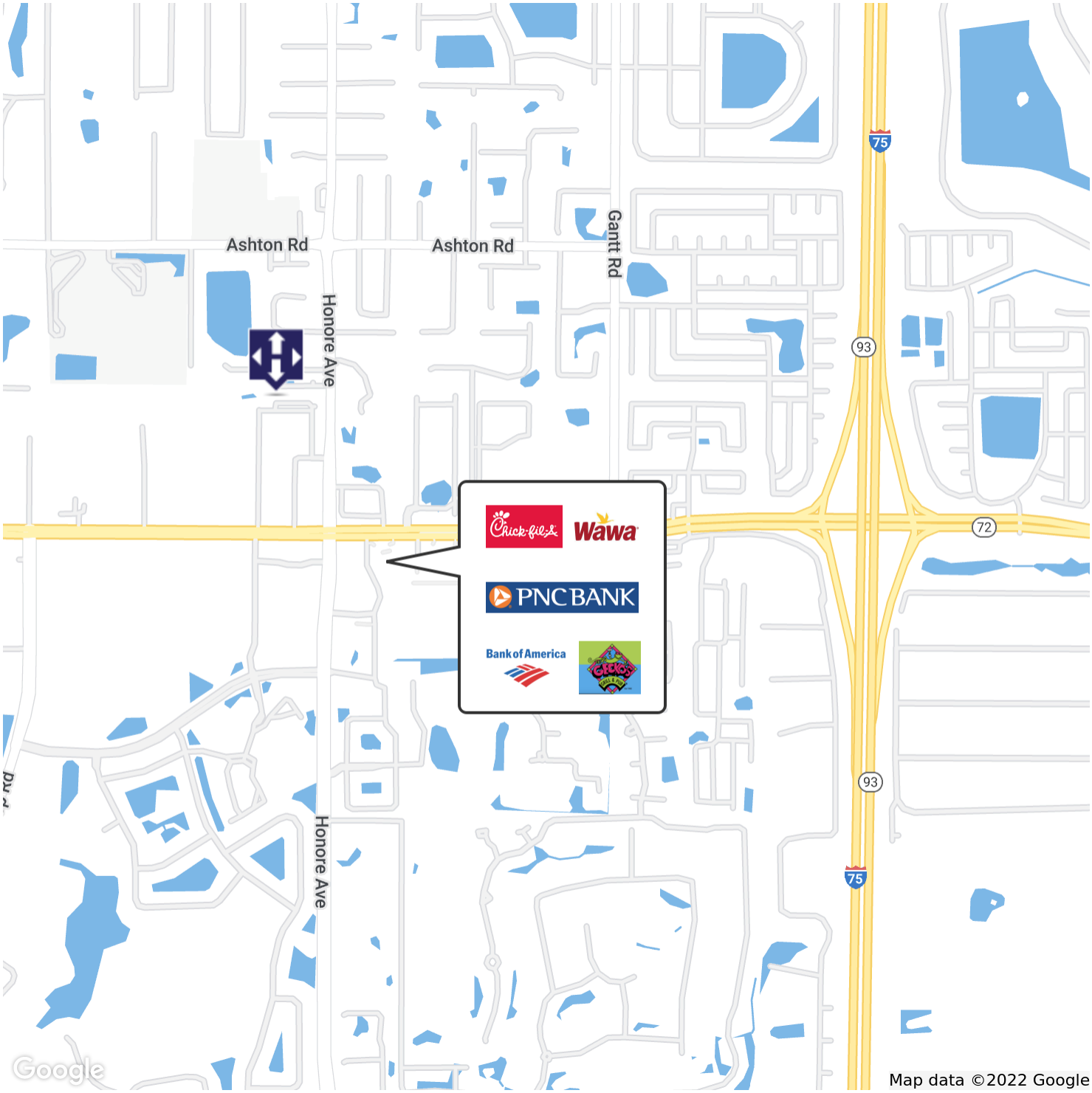
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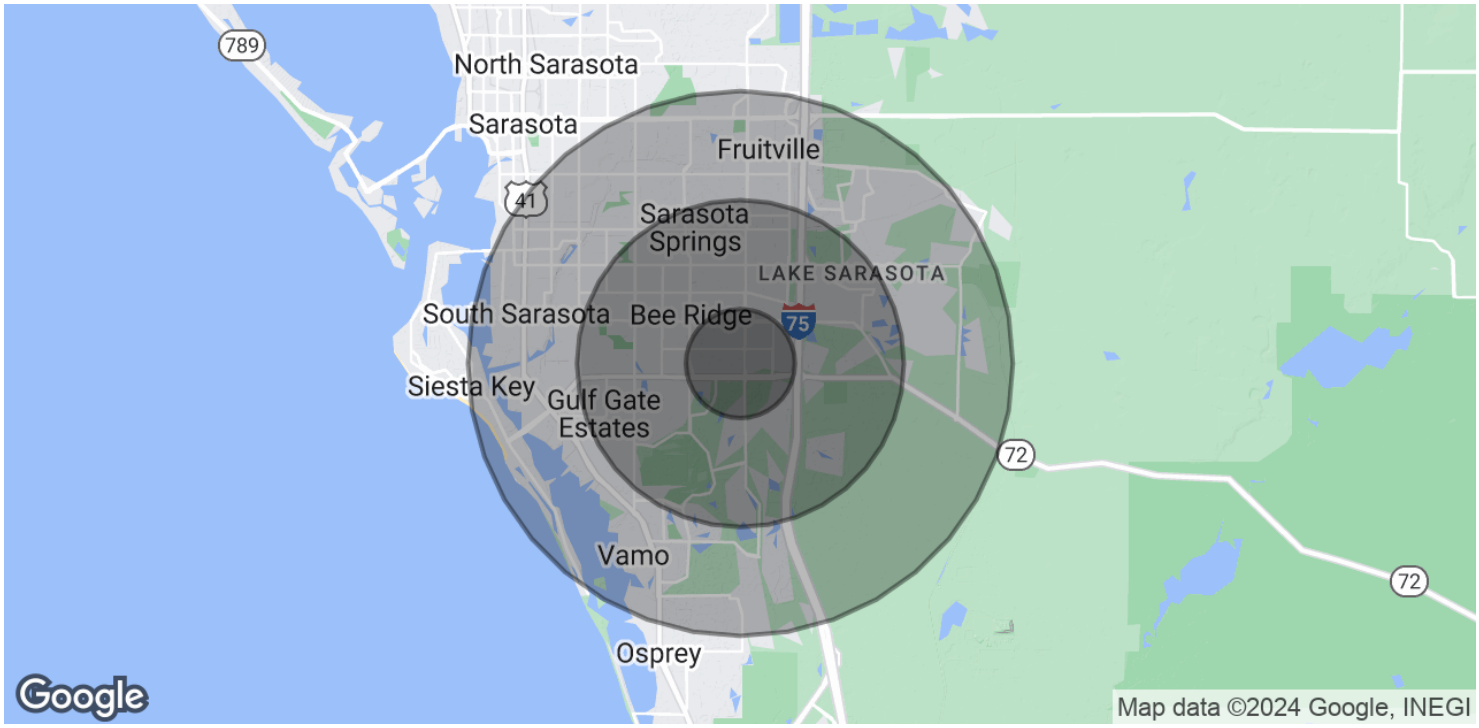
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,721	57,512	133,770
Average age	54.5	49.3	50.0
Average age (Male)	52.2	47.7	48.4
Average age (Female)	55.8	50.8	51.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,176	25,127	59,314
# of persons per HH	2.1	2.3	2.3
Average HH income	$76,842	$74,940	$73,425
Average house value	$301,725	$282,658	$300,669

** Demographic data derived from 2020 ACS - US Census*

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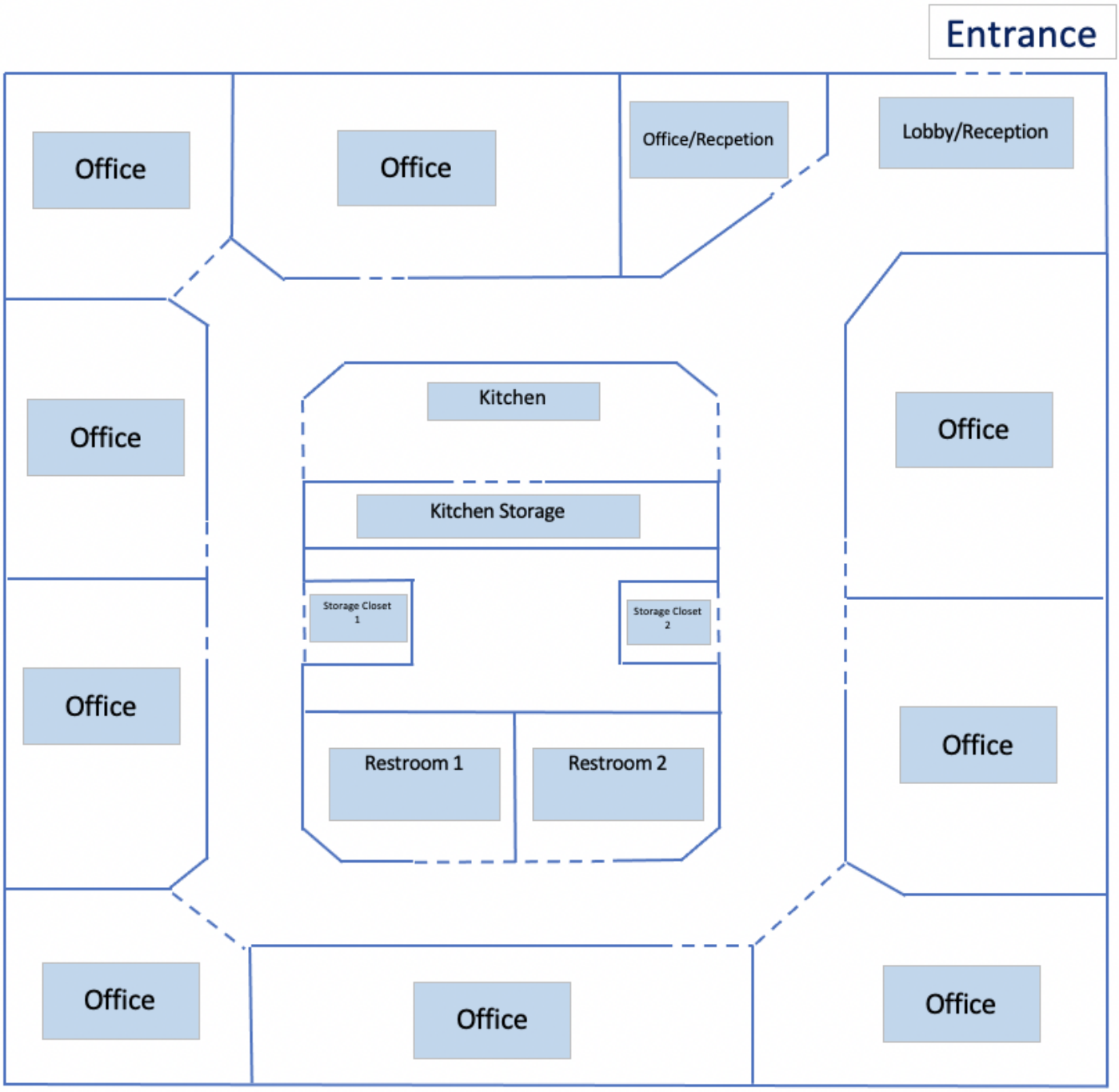
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