

For Sale

CLARK STATION

5172 Station Way, Sarasota, FL 34233



OFFERING SUMMARY

Asking Price:	\$1,250,000
Asking PSF:	\$210
Available SF:	5,940 SF
Lot Size:	4.17 Acres
Zoning:	OPI

PROPERTY OVERVIEW

This desirable office located just off Clark Rd near Interstate-75 has 11 enclosed offices, a bullpen currently setup for 10 employees but can easily host more, a reception area, two open work areas, two conference rooms, a break room, an IT room, and a large room for storage. Ideal for a professional office such as engineers, accountants, architects, or any other professional service company.

JOE C. HEMBREE, CCIM

941.951.1776

jchembree@hembreeco.com

JOEY SAVINSKY

941.704.3634

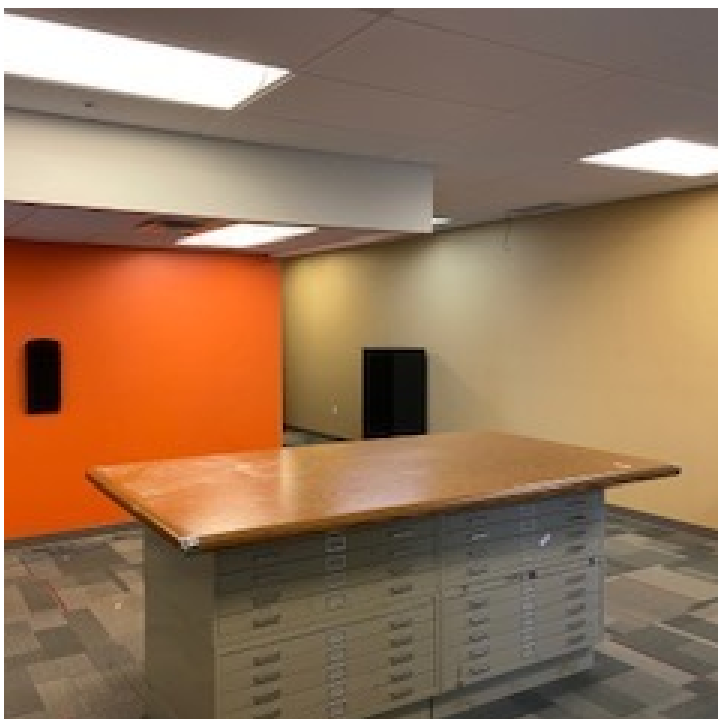
jsavinsky@hembreeco.com



For Sale

CLARK STATION

5172 Station Way, Sarasota, FL 34233



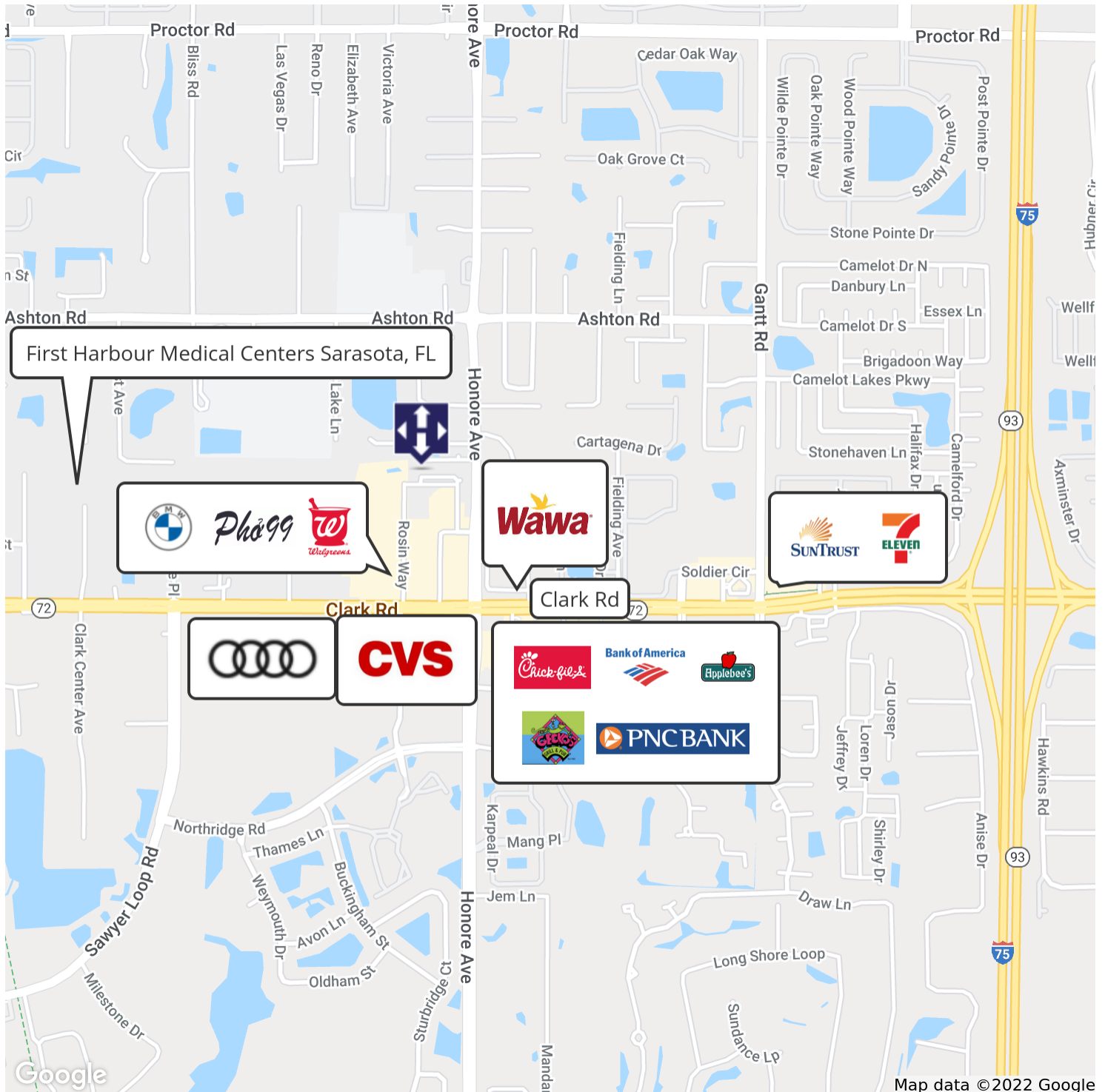
JOE C. HEMBREE, CCIM JOEY SAVINSKY
941.951.1776 941.704.3634
jchembree@hembreeco.com jsavinsky@hembreeco.com



For Sale

CLARK STATION

5172 Station Way, Sarasota, FL 34233



JOE C. HEMBREE, CCIM

941.951.1776

jchembree@hembreeco.com

JOEY SAVINSKY

941.704.3634

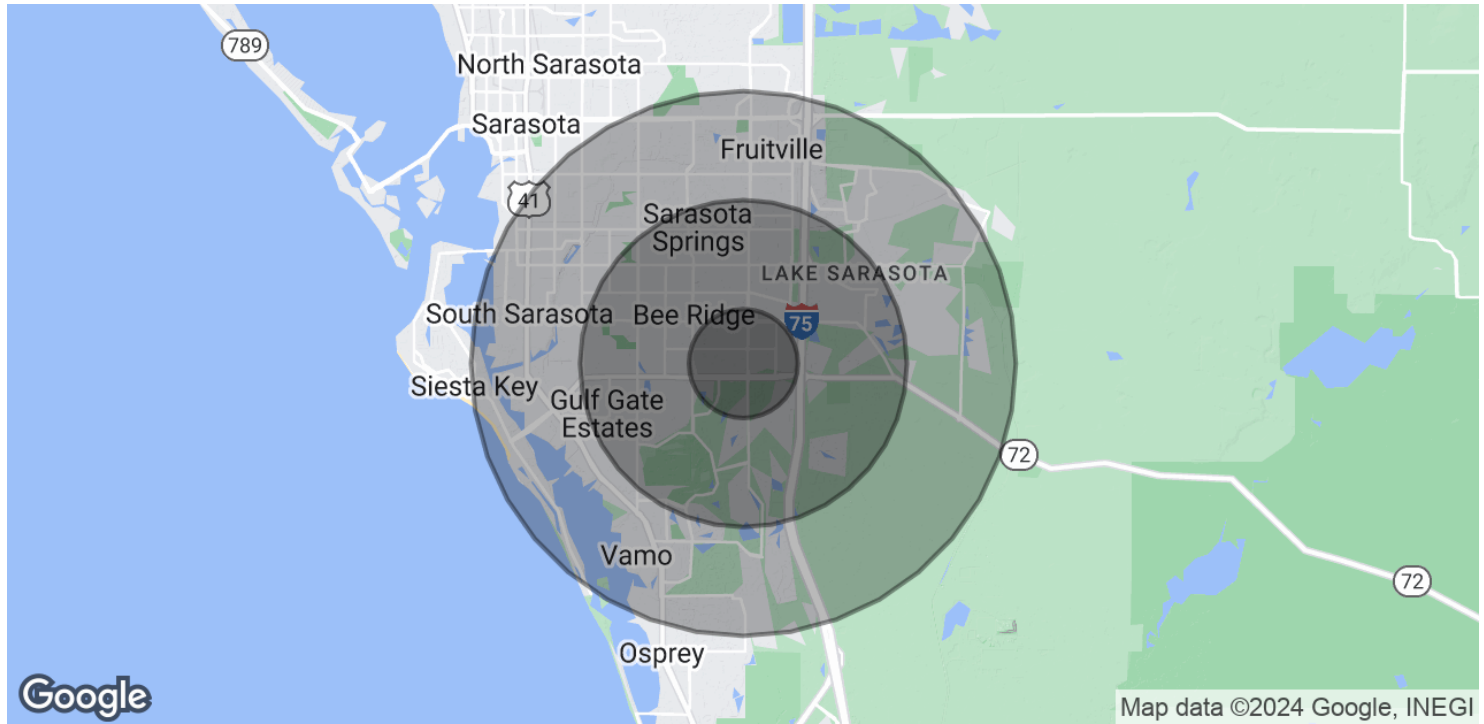
jsavinsky@hembreeco.com



For Sale

CLARK STATION

5172 Station Way, Sarasota, FL 34233



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

JOE C. HEMBREE, CCIM

941.951.1776

jchembree@hembreeco.com

JOEY SAVINSKY

941.704.3634

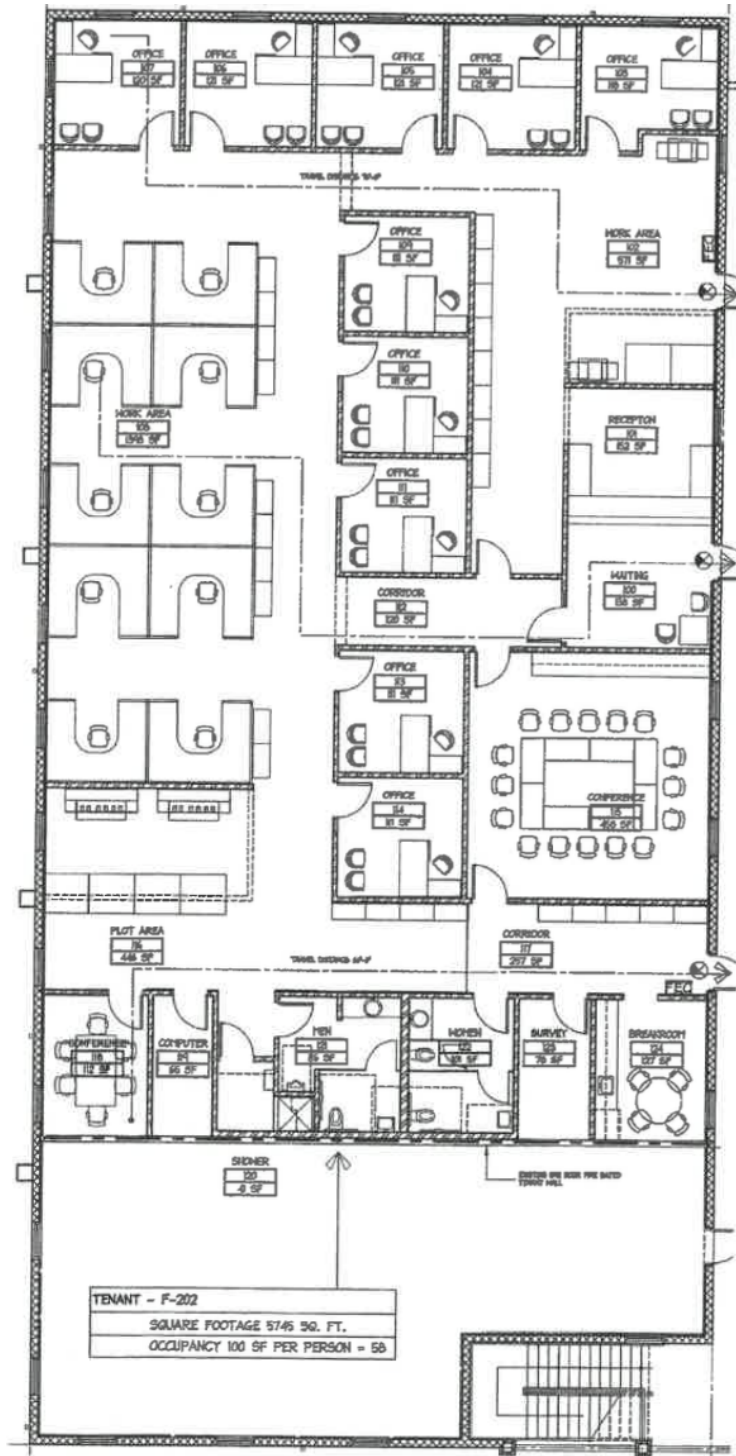
jsavinsky@hembreeco.com



For Sale

CLARK STATION

5172 Station Way, Sarasota, FL 34233



JOE C. HEMBREE, CCIM
941.951.1776
jchembree@hembreeco.com

JOEY SAVINSKY
941.704.3634
jsavinsky@hembreeco.com

