



MANASOTA PLAZA

3425 UNIVERSITY PARKWAY
SARASOTA, FL 34243

Tony Veldkamp, CCIM

Matt Fenske

Executive Summary



PROPERTY SUMMARY

AVAILABLE SF:	Fully Leased
LEASE RATE:	Negotiable
LOT SIZE:	2.2 Acres
BUILDING SIZE:	7,500 SF
BUILDING CLASS:	A
YEAR BUILT:	2016
ZONING:	PDO - Planned Development Office
MARKET:	University Parkway Corridor
CROSS STREETS:	University Parkway & Lockwood Ridge Road

PROPERTY OVERVIEW

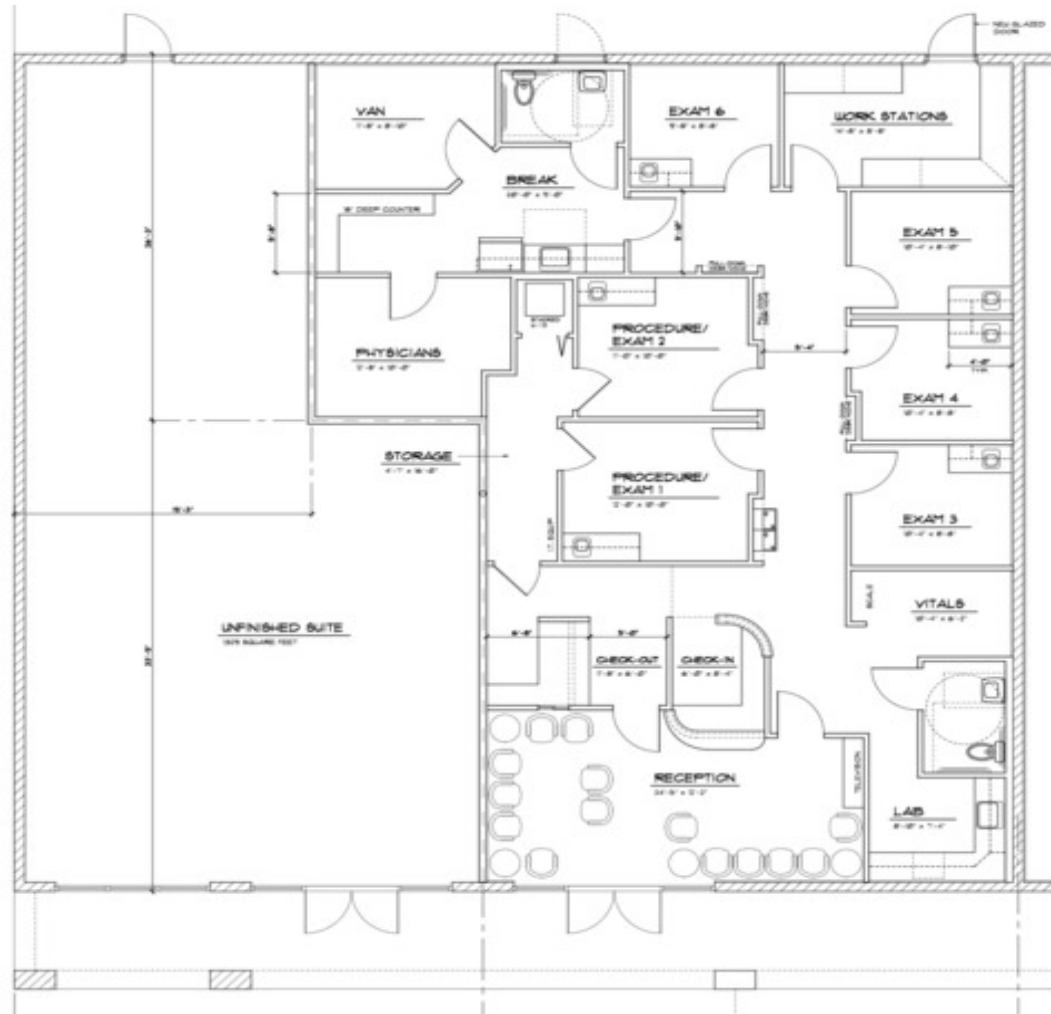
Brand new shell space ideal for medical or professional office space on busy University Parkway, just east of Lockwood Ridge Road. Join Manasota Pediatrics, Heartland Dental, UBreak IFix, Applebees, PNC Bank, Advance Auto Parts, Burger King, Taco Bell, Chase Bank, and others at this busy high volume intersection. Suite is in shell condition and awaits your custom build out! End unit can have windows with natural light.

Pass-thru budget currently \$6 PSF. Landlord will provide a \$40 PSF Allowance towards Tenant's custom build-out for either medical or professional office use.

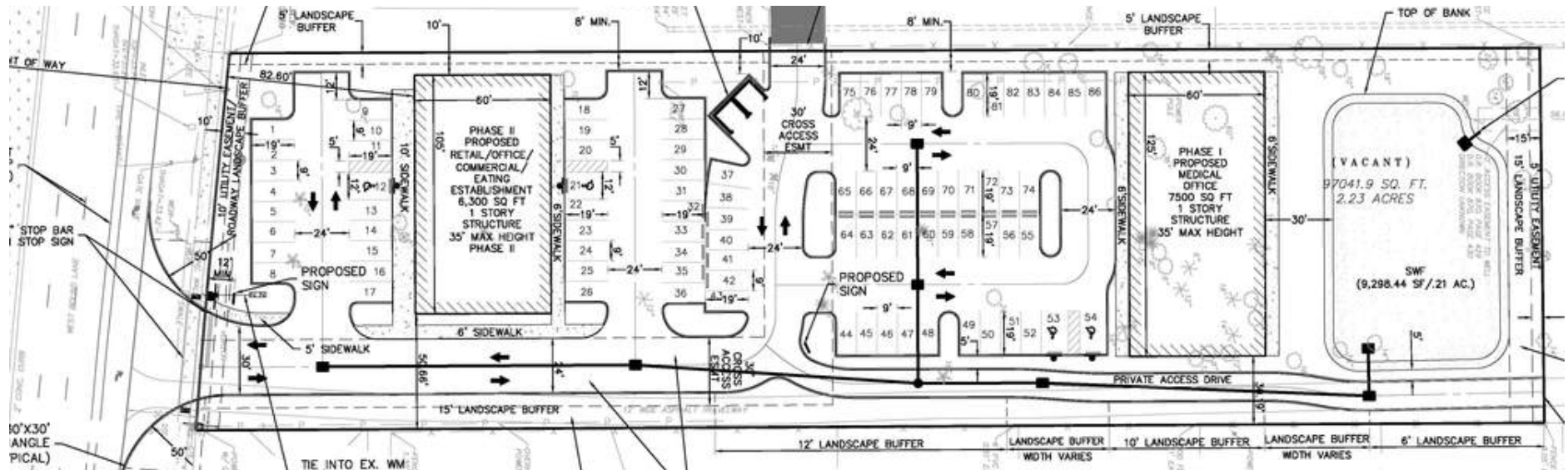
PROPERTY HIGHLIGHTS

- Brand new Medical Office Center
- High Traffic / High Visibility University Parkway Location

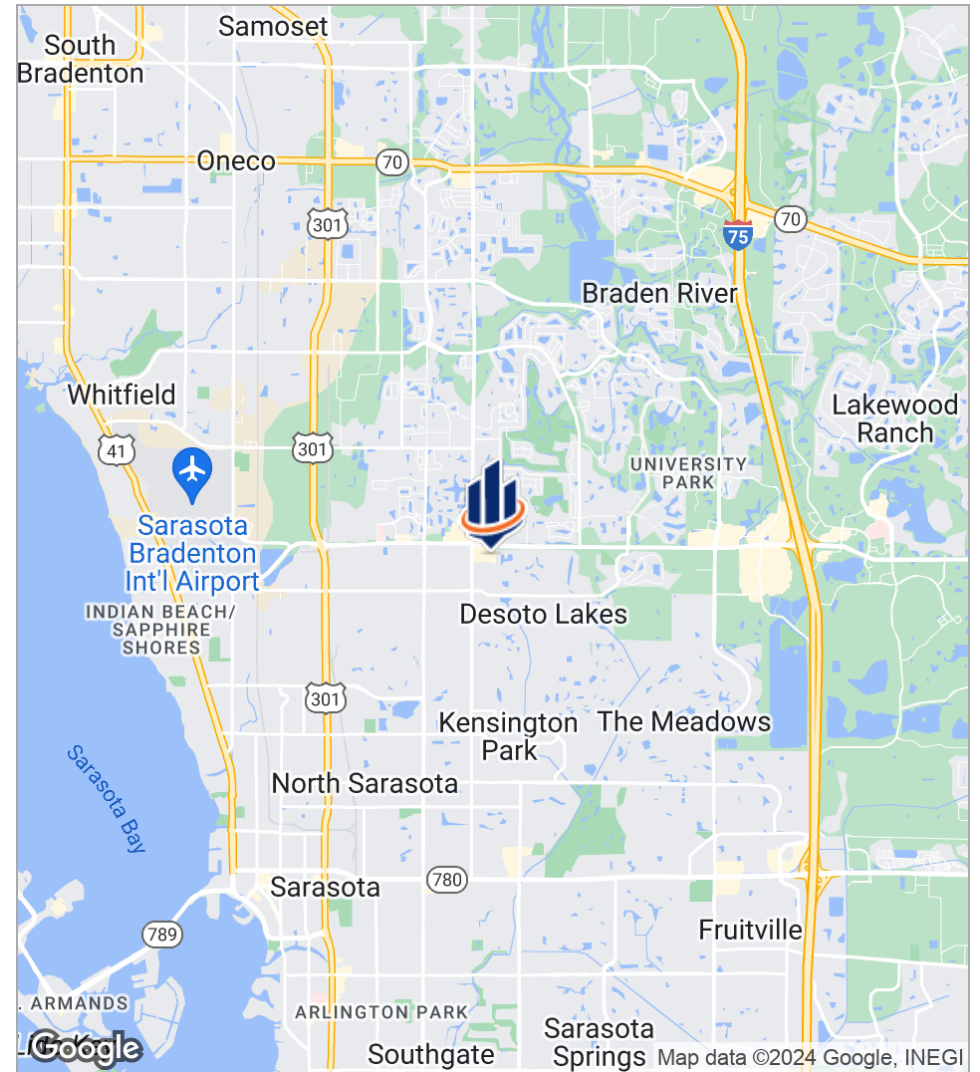
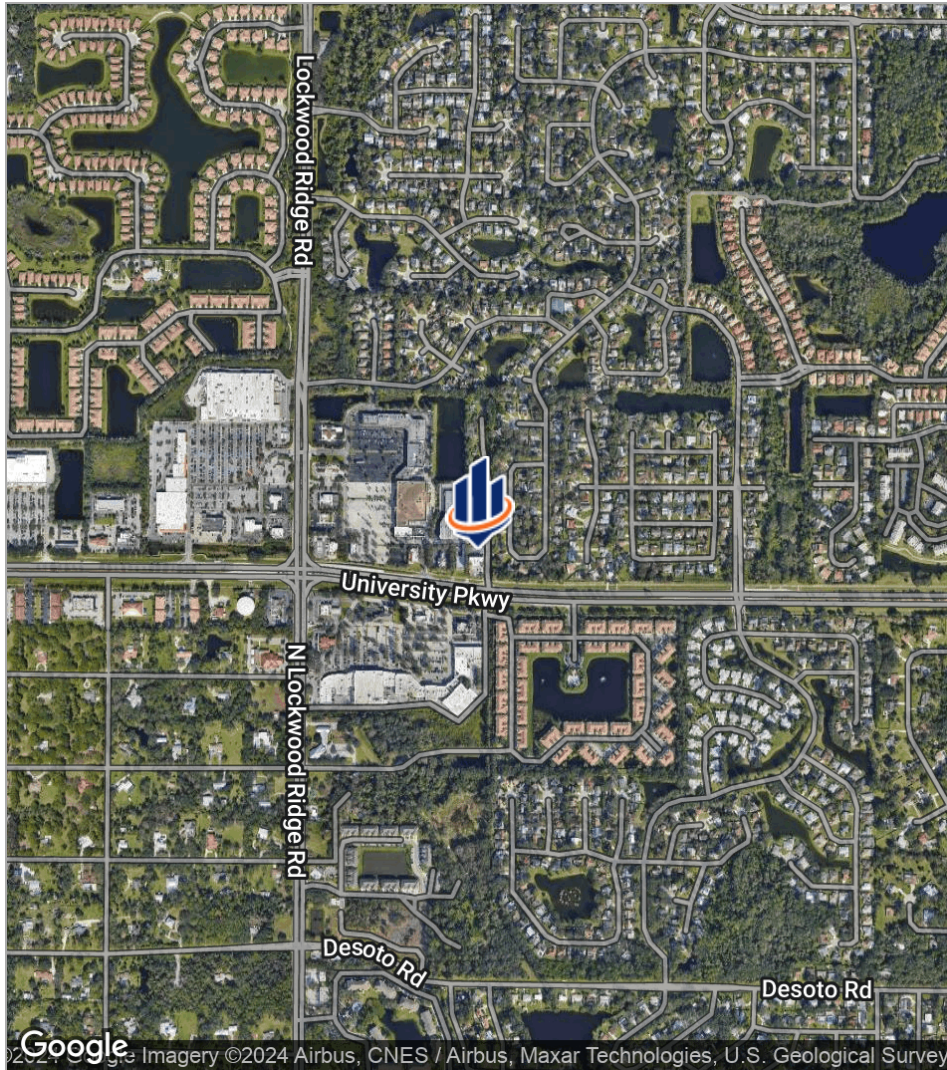
Floor Plans



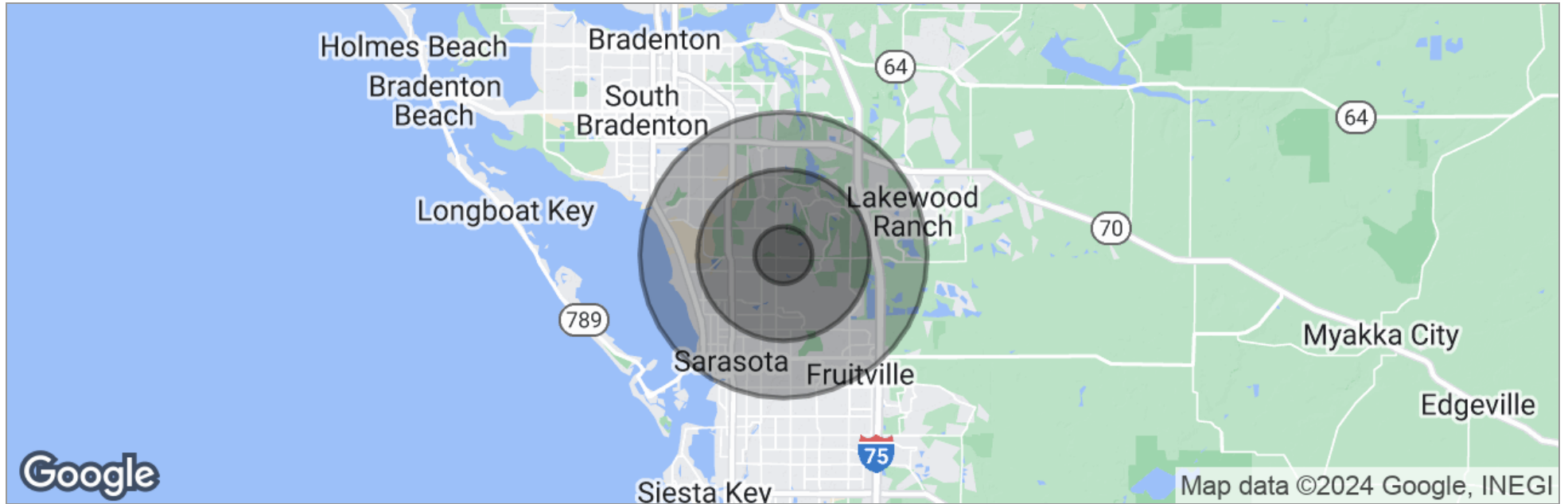
Additional Photos



Location Maps



Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	7,100	56,803	150,205
Population Density	2,260	2,009	1,912
Median Age	47.8	47.4	44.0
Median Age [Male]	46.7	47.4	43.1
Median Age [Female]	50.5	47.9	45.2
Total Households	3,309	25,263	63,075
# of Persons Per HH	2.1	2.2	2.4
Average HH Income	\$64,276	\$65,740	\$64,286
Average House Value	\$261,451	\$298,553	\$293,151

* Demographic data derived from 2020 ACS - US Census