

CLARK ROAD OFFICE

3941 Clark Road | Sarasota, FL
FOR LEASE



gomerritt.com



THE SPACE

Location	3941 Clark Road Sarasota, FL 34233
County	Sarasota
APN	90140041
Size	1,963 SF
Space	Unit 3941
Lease Rate	\$25.00 PSF (Yearly)
Lease Type	NNN

Notes \$5.00 CAM

HIGHLIGHTS

- Turn-key Medical/Professional Office
- Prime Clark Road Office
- Ample Parking/Accessibility
- Immediate occupancy



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	7,475	77,089	155,082

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$120,132	\$115,204	\$131,077

NUMBER OF HOUSEHOLDS

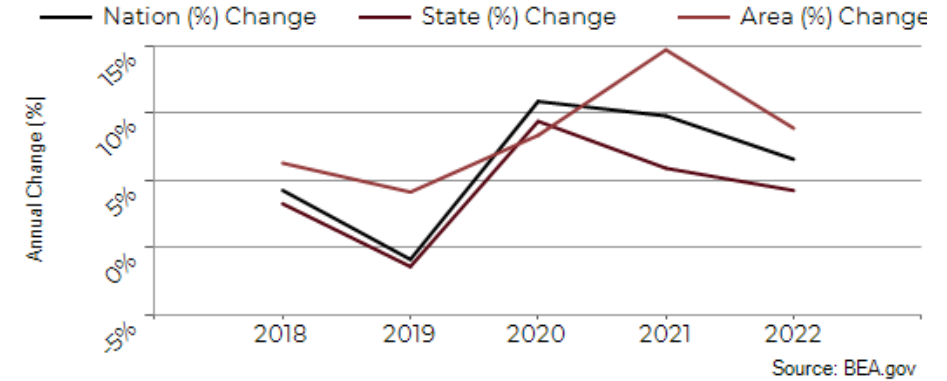
	1.00 MILE	3.00 MILE	5.00 MILE
	3,538	36,726	72,148

PROPERTY FEATURES

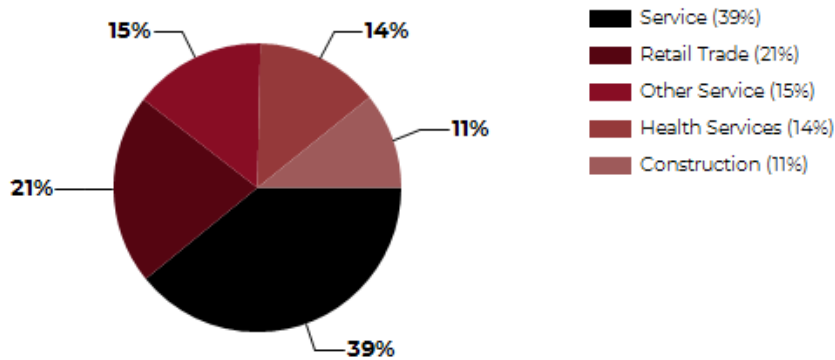
CURRENT OCCUPANCY	75.00%
TOTAL TENANTS	3
BUILDING SF	7,880
GLA (SF)	7,700
LAND SF	33,720
YEAR BUILT	2000
YEAR RENOVATED	2025
ZONING TYPE	CG
BUILDING CLASS	B
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1

- The property is strategically located along Clark Road, one of Sarasota's primary east-west corridors, providing strong visibility and convenient access to both Interstate 75 and US-41 (Tamiami Trail). This central location places the site within close proximity to dense residential neighborhoods, established medical users, and a growing population base, making it well-positioned to serve both local and commuter traffic. The surrounding area includes a mix of retail, medical, and professional office uses, creating a synergistic environment for healthcare and service-oriented businesses. With easy connectivity across Sarasota and into neighboring submarkets, the property benefits from consistent traffic flow and strong demographic support.

Sarasota County GDP Trend



Major Industries by Employee Count



Largest Employers

FCCI Insurance Group	1,000
Siemens Energy	800
Publix Super Markets	500
Chick-fil-A	200
Doctors Hospital of Sarasota	150
FPL EVolution	100
Walgreens	80
CVS Pharmacy	70



