

PALMER *CROSSING*

MEDICAL OFFICE · CLARK ROAD · SARASOTA, FLORIDA

THE SUITE

1,600 ± SF available — Suite 207, second floor

THE ACCESS

Less than 1 mile from I-75 · 50,000 vehicles per day on Clark Road

THE BUILDING

Two-story medical office, freshly painted in 2025

Sarasota's fastest-growing
healthcare market.

SUITE 207 · 1,600 ± SF · NNN · 2ND FLOOR

5310 Clark Road, Suite 207

Sarasota, FL 34233



Move-in-ready *medical office* on Clark Road.

Two-story medical office building offering excellent visibility and convenient access, with recent 2025 improvements including fresh exterior paint, updated parking and lighting, and newly installed HVAC systems. Situated less than a mile from I-75 and surrounded by established healthcare demand, the property is ideally positioned for medical users seeking a well-located, upgraded space.

1,600[±]

SF · SUITE 207

NNN

LEASE TYPE

2003

YEAR BUILT

50K

TRAFFIC COUNT · AADT

01 Less Than One Mile to I-75

Direct connectivity to the regional highway network and Sarasota's major hospitals.



THE BUILDING

02 Ample Surface Parking

Generous, well-lit surface parking on a 1.19-acre lot for patients, visitors, and staff.



SUITE SIGNAGE

Information obtained from sources believed reliable; no guarantee or warranty as to accuracy is made.



Connected & *convenient*

● Interstate 75	LESS THAN 1 MILE
● Sarasota Memorial Hospital	NEARBY
● Sarasota Memorial — Venice	REGIONAL
● HCA Florida Sarasota Doctors	NEARBY
● Palmer Crossing Retail	ADJACENT

An established *medical hub*

Dermatology

Ophthalmology

Physical Therapy

Chick-fil-A

Walmart

PNC Bank

Bank of America

Applebee's

Ace Hardware



Projection renderings shown are conceptual visualizations for presentation purposes only and may not represent the final built condition.

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Positioned in a *high-growth* medical corridor.

Sarasota Palmer Crossing is located in one of Florida's fastest-growing healthcare markets, offering medical users access to a large, affluent, and expanding patient base within a 15-minute drive.

176K+

RESIDENTS · 15-MIN DRIVE

A large, affluent and expanding patient base within the trade area.

79K+

HOUSEHOLDS · \$115K+ INCOME

Rising household incomes and a strong daytime population.

Rising

SENIOR DEMOGRAPHIC

Sustained demand for accessible, high-quality healthcare.

THE OPPORTUNITY

Rapid residential growth

+

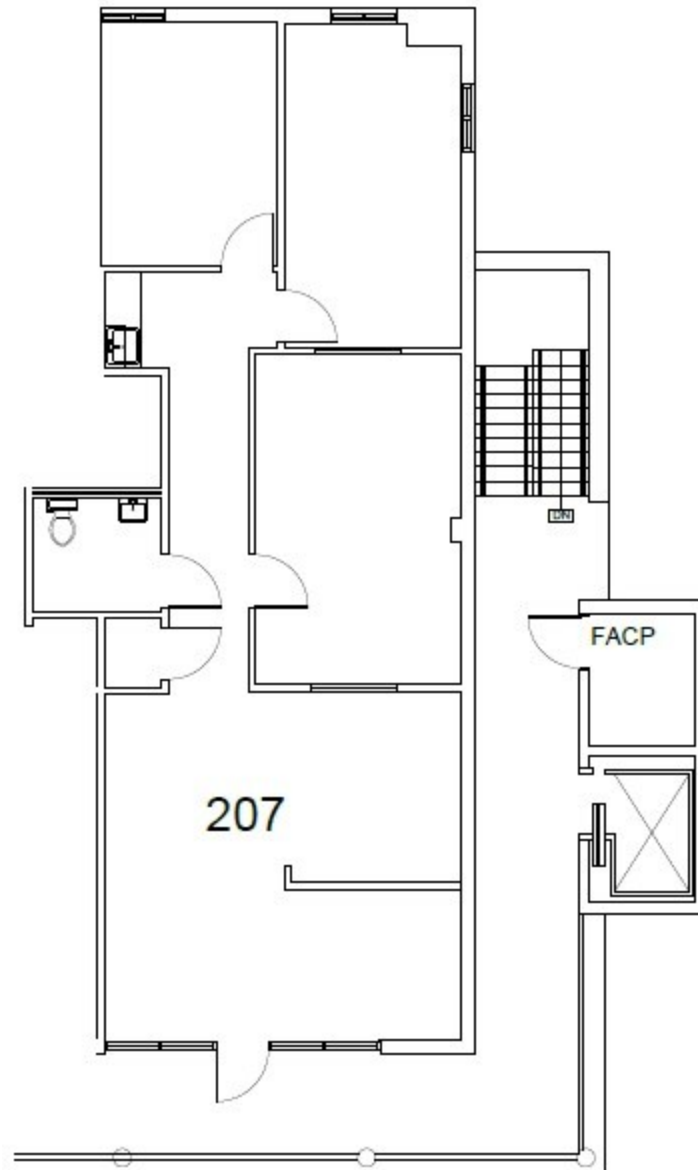
Limited medical office supply

=

Exceptional opportunity.

Suite 207

2ND FLOOR · 1,600 ± SF



Suite 207 — 1,600 ± SF available on the second floor. Plan not to scale; contact broker to confirm dimensions.



Position your practice in one of Sarasota's *fastest-growing* healthcare markets.

Strategically located medical office space empowers providers to expand their reach, elevate the patient experience, and meet the needs of a growing population.

PRESENTED BY

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LEASE INQUIRY · AVAILABLE NOW

POWERED BY



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