

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

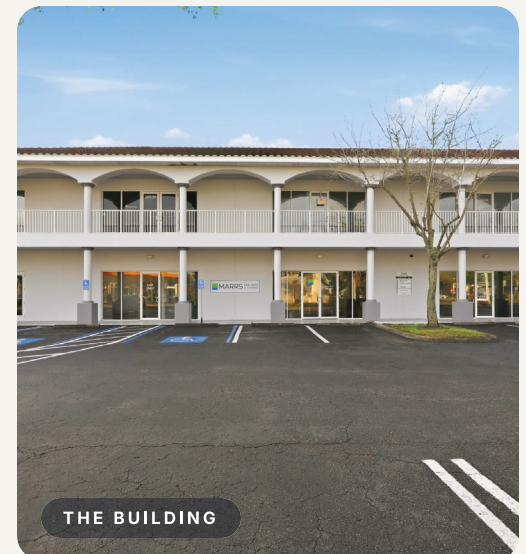
YEAR BUILT

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



PRIVATE OFFICE



SUITE INTERIOR

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

+

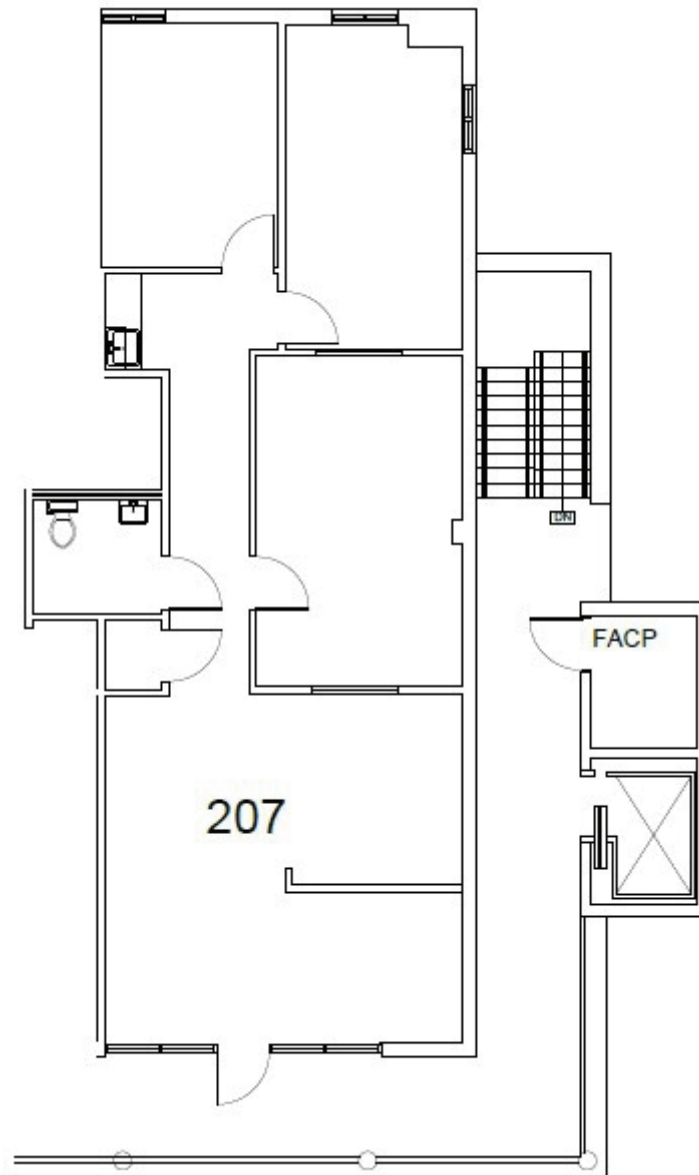
Limited medical office supply

=

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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