

WAGNER REALTY

COMMERCIAL/INVESTMENT DIVISION

3639 Cortez Road W. Suite 200, Bradenton, FL 34210
Phone: 941-727-2800 Fax 941-727-2900

Available for Lease Free-Standing Clark Road Retail Building



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Property Information

- Address: 3805 Clark Rd (SR 72)
- Building size: 4,200 sq ft +/-
- Land area: 19,833 sq ft
- Parking spaces: 16 surface parking spaces
- Zoning: GC—General Commercial
- Base rental rate: \$14.00 per sq ft
- Lease type: Net Net: Landlord will maintain roof and structural responsibility. Tenant pays all operating expenses such as R.E. taxes, insurance, maintenance, utilities, landscaping and sales tax

Monthly base rent:	\$4,900
Monthly R.E. tax (2015):	\$623
Monthly insurance:	\$308
Sales Tax:	\$343
*Total Rent:	\$6,174

*Total Rent: This figure does not include electric, utilities, maintenance or landscape maintenance.

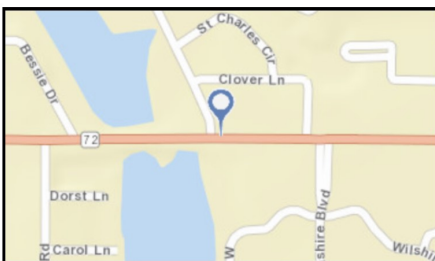
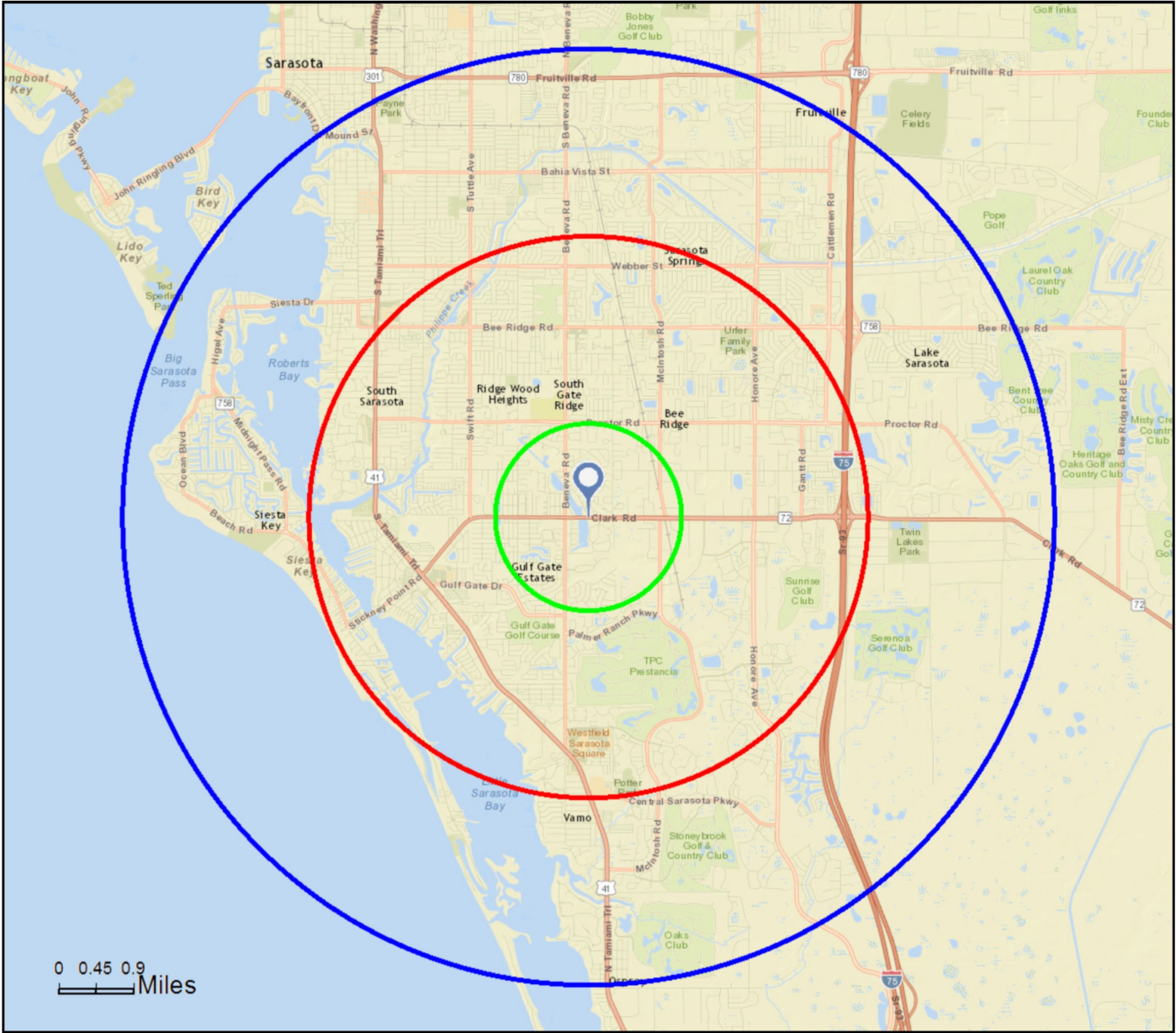
The information provided in this document has been prepared to provide a summary of information to a prospective purchaser and to establish only a preliminary level of interest in the subject property. The information contained in this document has been obtained from sources we believe to be reliable; however, Wagner Realty has not verified and will not verify, any of the information herein, nor has Wagner Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take the appropriate measures to verify all of the information set forth herein.



Site Map

3805 Clark Rd, Sarasota, Florida, 34233
Rings: 1, 3, 5 mile radii

Jay Heagerty CCIM jay.heagerty@ccim.net
Latitude: 27.26932
Longitude: -82.49344



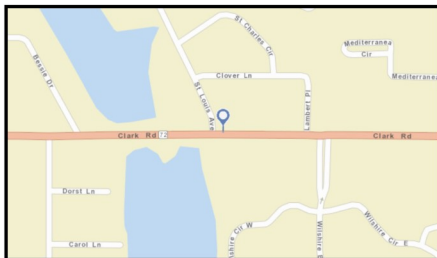
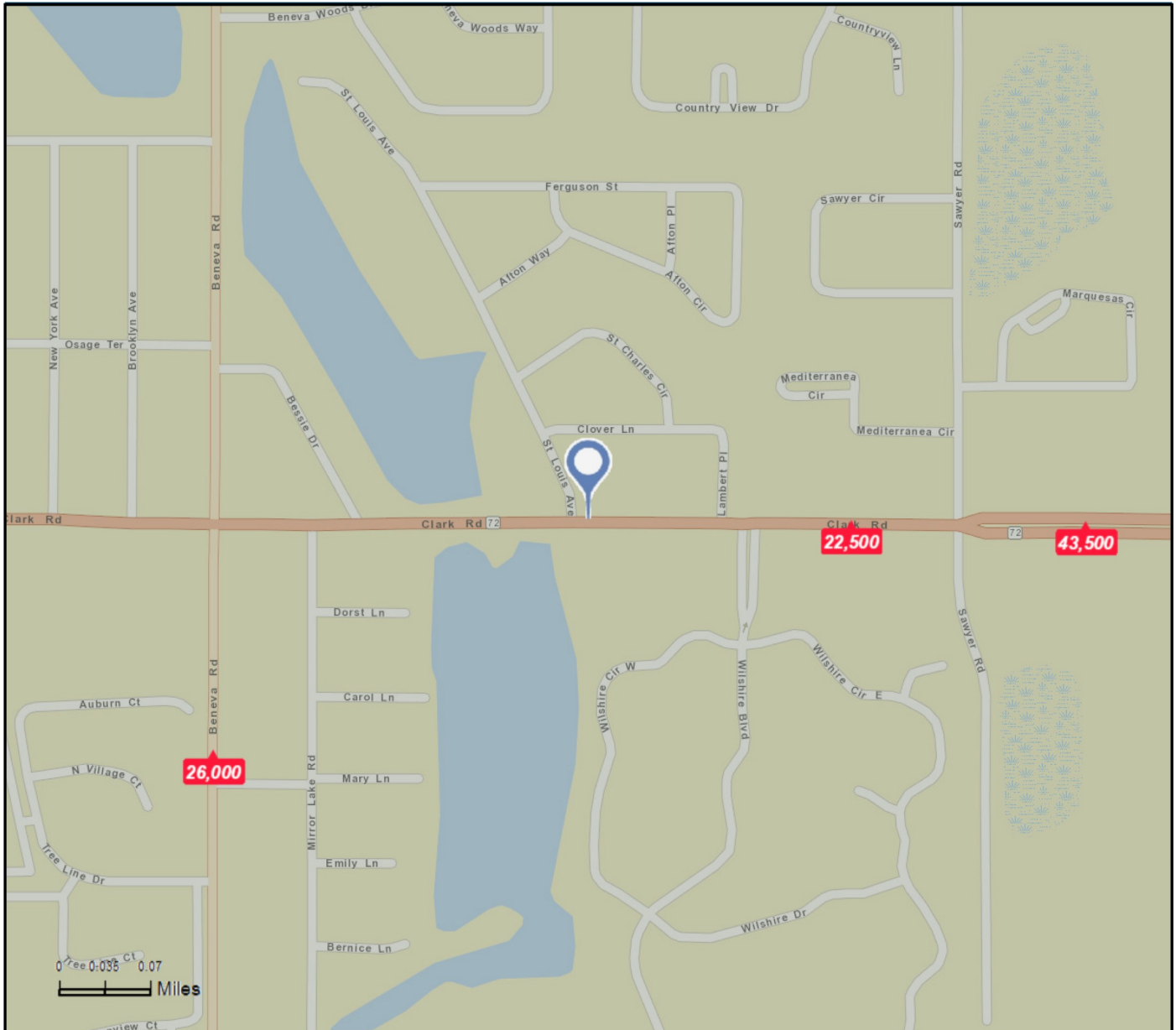
May 23, 2016



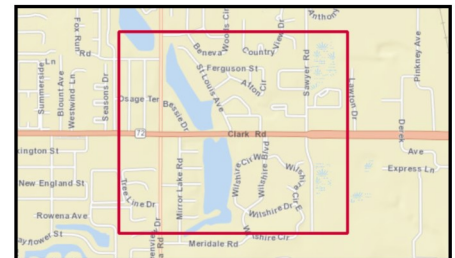
Traffic Count Map - Close Up

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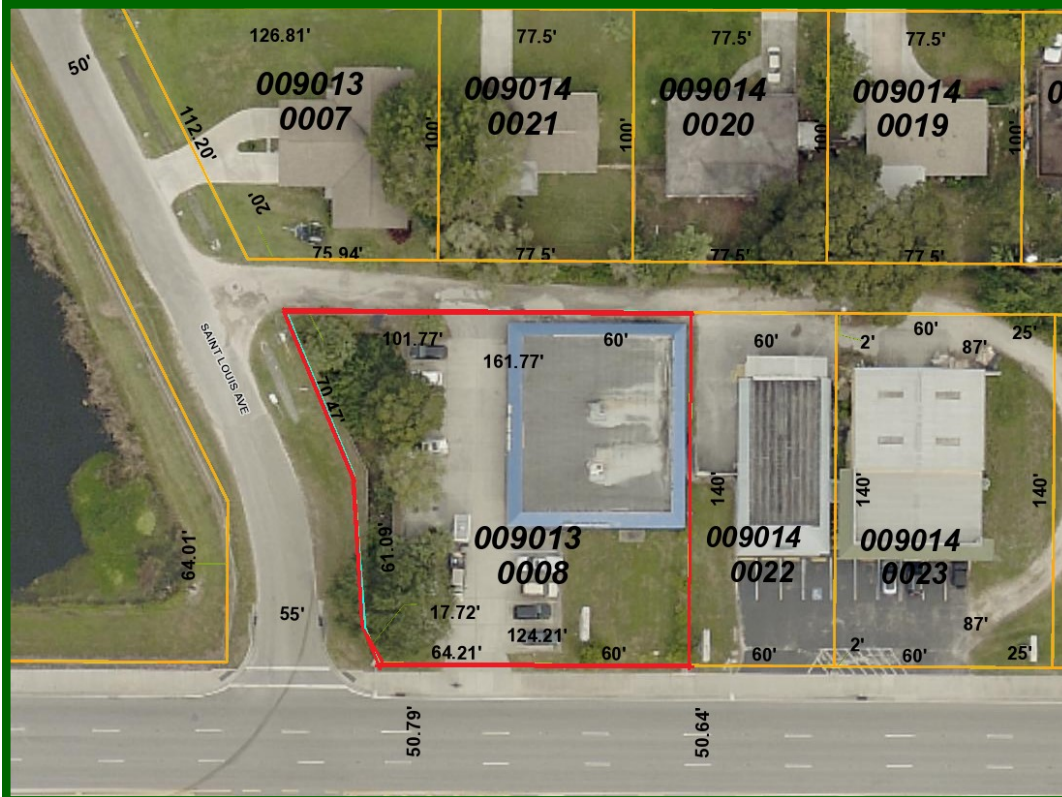
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2015 Market Planning Solutions, Inc.

May 23, 2016

Aerial Photos







Demographics



Executive Summary

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	1 mile	3 miles	5 miles
Population			
2000 Population	8,765	69,867	132,538
2010 Population	8,224	70,525	136,167
2015 Population	8,192	72,086	138,577
2020 Population	8,328	74,582	143,099
2000-2010 Annual Rate	-0.64%	0.09%	0.27%
2010-2015 Annual Rate	-0.07%	0.42%	0.33%
2015-2020 Annual Rate	0.33%	0.68%	0.64%
2015 Male Population	46.0%	46.7%	47.6%
2015 Female Population	54.0%	53.3%	52.4%
2015 Median Age	53.7	54.0	53.0

In the identified area, the current year population is 138,577. In 2010, the Census count in the area was 136,167. The rate of change since 2010 was 0.33% annually. The five-year projection for the population in the area is 143,099 representing a change of 0.64% annually from 2015 to 2020. Currently, the population is 47.6% male and 52.4% female.

Median Age

The median age in this area is 53.7, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	91.6%	92.0%	91.5%
2015 Black Alone	1.8%	1.5%	1.8%
2015 American Indian/Alaska Native Alone	0.1%	0.2%	0.3%
2015 Asian Alone	1.5%	2.0%	1.9%
2015 Pacific Islander Alone	0.0%	0.0%	0.0%
2015 Other Race	2.8%	2.2%	2.6%
2015 Two or More Races	2.2%	2.0%	1.9%
2015 Hispanic Origin (Any Race)	9.9%	9.0%	9.8%

Persons of Hispanic origin represent 9.8% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 31.1 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	4,073	33,171	60,430
2010 Households	3,935	34,523	63,884
2015 Total Households	3,914	35,301	65,074
2020 Total Households	3,980	36,558	67,272
2000-2010 Annual Rate	-0.34%	0.40%	0.56%
2010-2015 Annual Rate	-0.10%	0.43%	0.35%
2015-2020 Annual Rate	0.33%	0.70%	0.67%
2015 Average Household Size	2.07	2.03	2.11

The household count in this area has changed from 63,884 in 2010 to 65,074 in the current year, a change of 0.35% annually. The five-year projection of households is 67,272, a change of 0.67% annually from the current year total. Average household size is currently 2.11, compared to 2.11 in the year 2010. The number of families in the current year is 37,450 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$53,296	\$51,996	\$53,883
2020 Median Household Income	\$58,383	\$58,429	\$60,961
2015-2020 Annual Rate	1.84%	2.36%	2.50%
Average Household Income			
2015 Average Household Income	\$70,430	\$70,440	\$76,482
2020 Average Household Income	\$79,085	\$79,769	\$86,482
2015-2020 Annual Rate	2.35%	2.52%	2.49%
Per Capita Income			
2015 Per Capita Income	\$34,409	\$34,360	\$36,029
2020 Per Capita Income	\$38,656	\$38,930	\$40,768
2015-2020 Annual Rate	2.35%	2.53%	2.50%

Households by Income

Current median household income is \$53,883 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$60,961 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$76,482 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$86,482 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$36,029 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$40,768 in five years, compared to \$32,501 for all U.S. households

Housing

2000 Total Housing Units	4,410	39,063	72,079
2000 Owner Occupied Housing Units	2,996	25,390	46,689
2000 Renter Occupied Housing Units	1,077	7,781	13,742
2000 Vacant Housing Units	337	5,892	11,648
2010 Total Housing Units	4,569	43,295	80,843
2010 Owner Occupied Housing Units	2,737	24,625	46,410
2010 Renter Occupied Housing Units	1,198	9,898	17,474
2010 Vacant Housing Units	634	8,772	16,959
2015 Total Housing Units	4,651	44,620	83,116
2015 Owner Occupied Housing Units	2,584	23,722	44,655
2015 Renter Occupied Housing Units	1,330	11,579	20,419
2015 Vacant Housing Units	737	9,319	18,042
2020 Total Housing Units	4,760	46,196	85,895
2020 Owner Occupied Housing Units	2,602	24,380	45,865
2020 Renter Occupied Housing Units	1,378	12,178	21,406
2020 Vacant Housing Units	780	9,638	18,623

Currently, 53.7% of the 83,116 housing units in the area are owner occupied; 24.6%, renter occupied; and 21.7% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 80,843 housing units in the area - 57.4% owner occupied, 21.6% renter occupied, and 21.0% vacant. The annual rate of change in housing units since 2010 is 1.24%. Median home value in the area is \$217,412, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 3.18% annually to \$254,197.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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