

# University Health Park

2415 UNIVERSITY PKWY SARASOTA, FL 34243



## PROPERTY DESCRIPTION

Professional medical office park comprised of 3 buildings with multiple units for lease on the heavily traveled University Pkwy corridor. Located at the Northeast corner of the signalized intersection of University Parkway and Shade Ave, University Health Park provides medical users with a unique opportunity to lease space in a well-maintained medical park. This office park offers convenient ingress & egress as well as ample parking for staff & customers.

## PROPERTY HIGHLIGHTS

- Beautiful Medical Space
- Easy Access from Signalized Intersection
- Flexible Floorplan
- Well Maintained Medical Office Park

## OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Available SF:	Fully Leased
Building Size:	27,640 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,338	27,960	86,875
Total Population	4,607	58,552	170,643
Average HH Income	\$62,485	\$59,990	\$65,329



### DEREK ROBBINS

Broker Associate  
941.356.4906  
Derek@RobbinsCommercial.com



### KEVIN ROBBINS

Sales Associate  
941.724.2321  
Kevin@RobbinsCommercial.com



# University Health Park

2415 UNIVERSITY PKWY SARASOTA, FL 34243

## LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	Fully Leased	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2415 University Pkwy #216	-	1,981 SF	NNN	\$24.00 SF/yr	Suite 216 offers an ideal layout with a reception area, check-in/check-out desk, admin office, 5 treatment rooms, large Doctor office or therapy room, and private restroom.

**DEREK ROBBINS**

Broker Associate  
941.356.4906  
Derek@RobbinsCommercial.com

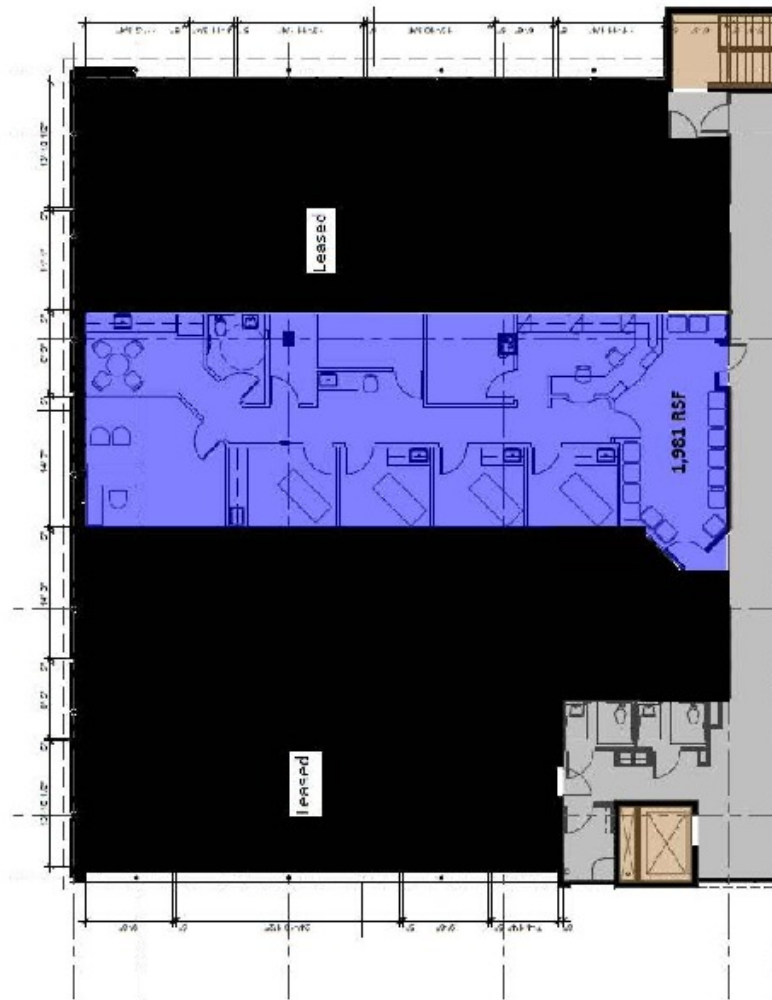
**KEVIN ROBBINS**

Sales Associate  
941.724.2321  
Kevin@RobbinsCommercial.com



# University Health Park

2415 UNIVERSITY PKWY SARASOTA, FL 34243



## DEREK ROBBINS

Broker Associate  
941.356.4906  
Derek@RobbinsCommercial.com



## KEVIN ROBBINS

Sales Associate  
941.724.2321  
Kevin@RobbinsCommercial.com





# University Health Park

2415 UNIVERSITY PKWY SARASOTA, FL 34243



## DEREK ROBBINS

Broker Associate  
941.356.4906  
Derek@RobbinsCommercial.com



## KEVIN ROBBINS

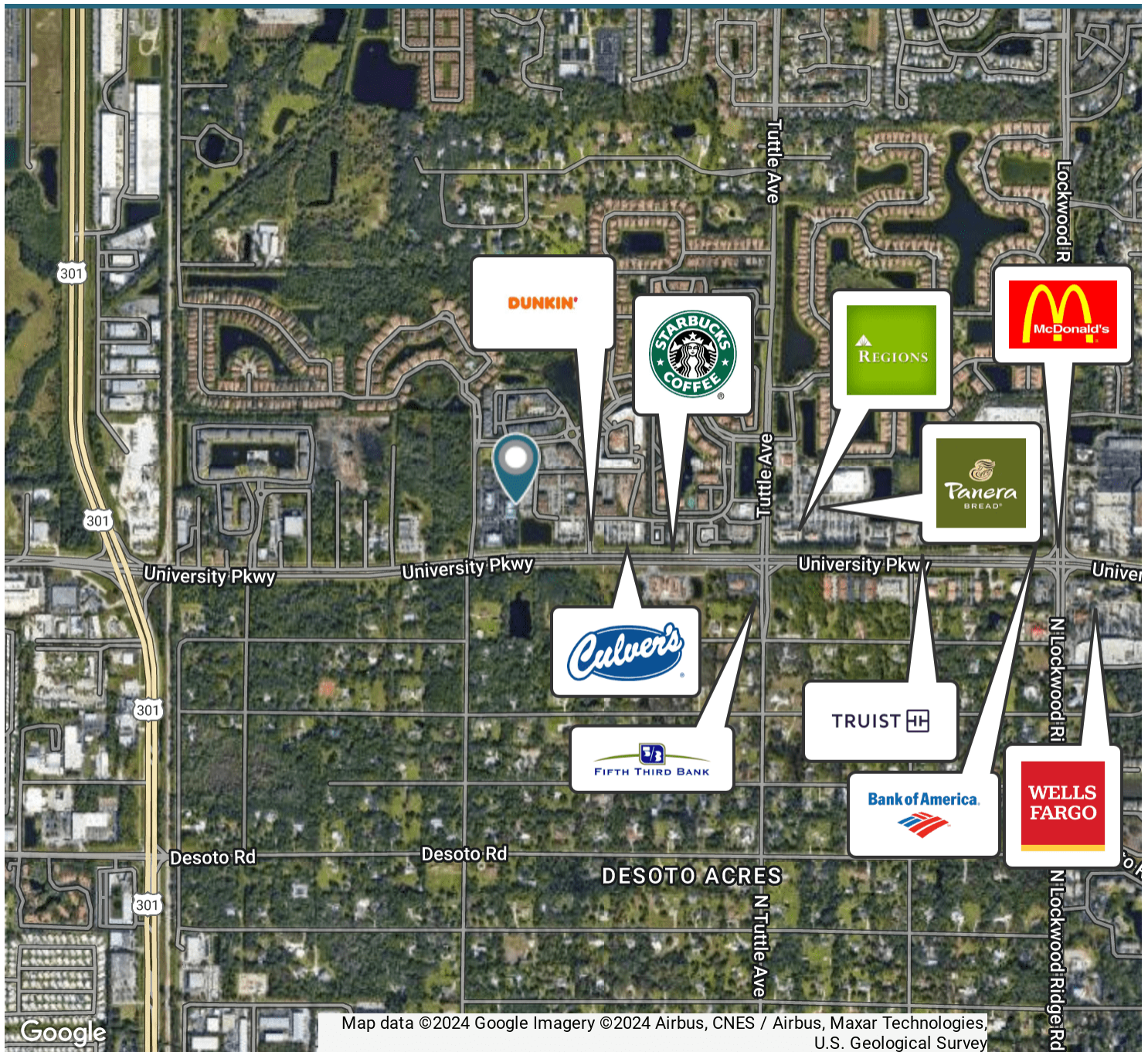
Sales Associate  
941.724.2321  
Kevin@RobbinsCommercial.com





# University Health Park

2415 UNIVERSITY PKWY SARASOTA, FL 34243



## DEREK ROBBINS

Broker Associate  
941.356.4906  
Derek@RobbinsCommercial.com



## KEVIN ROBBINS

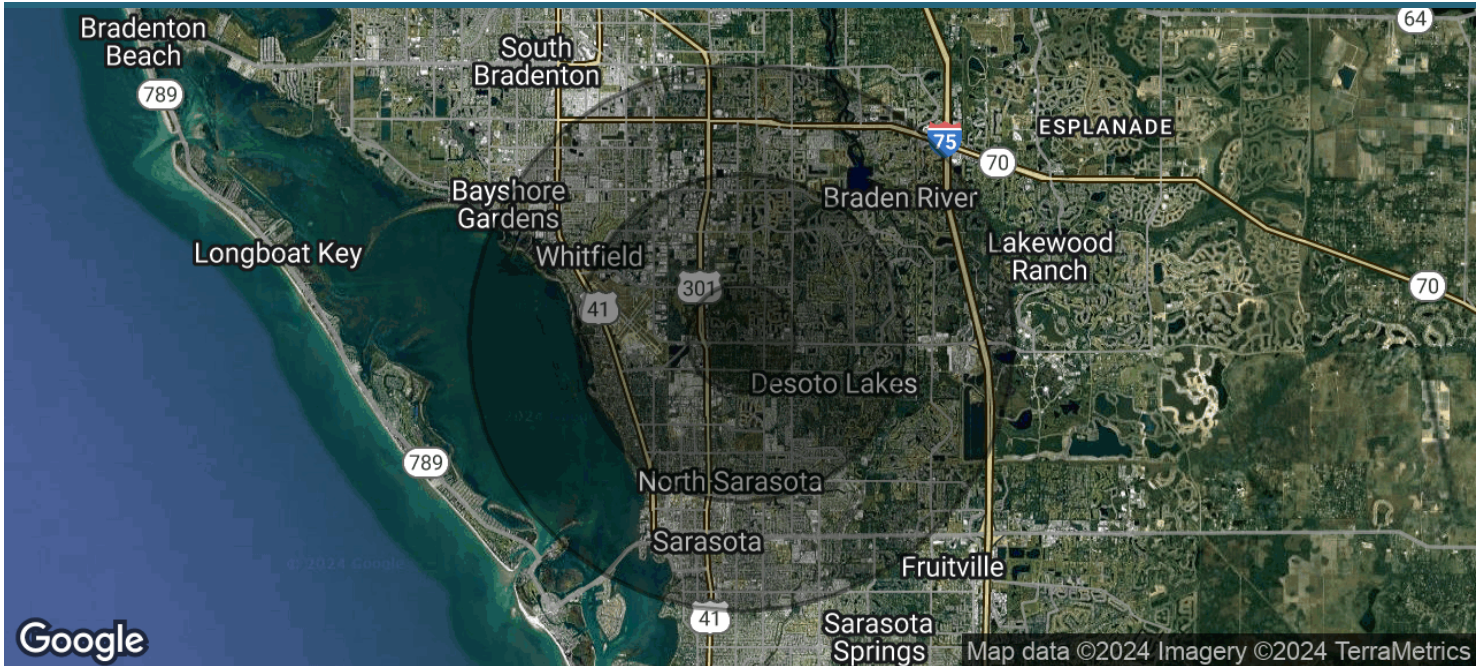
Sales Associate  
941.724.2321  
Kevin@RobbinsCommercial.com





# University Health Park

2415 UNIVERSITY PKWY SARASOTA, FL 34243



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,607	58,552	170,643
Average Age	54.5	48.6	49.1
Average Age (Male)	54.8	46.4	47.3
Average Age (Female)	54.6	49.8	50.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,338	27,960	86,875
# of Persons per HH	2.0	2.1	2.0
Average HH Income	\$62,485	\$59,990	\$65,329
Average House Value	\$276,537	\$238,294	\$255,952

\* Demographic data derived from 2020 ACS - US Census



## DEREK ROBBINS

Broker Associate  
941.356.4906  
Derek@RobbinsCommercial.com



## KEVIN ROBBINS

Sales Associate  
941.724.2321  
Kevin@RobbinsCommercial.com

