



For Sale

American Momentum Bank Building

5221 Clark Road
Sarasota, FL 34233

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PROPERTY INFORMATION

The offering is a freestanding 3,320 SF bank building with three teller lanes that was built in 2003. This is a sale/transfer of the improvements and subject to the assignment/assumption of the sublease. Initial 20-year term expires in 2023 with four additional 5-Year renewal options. The property is located in a high retail trade area on a major thoroughfare, minutes from Interstate 75.

PROPERTY SUMMARY

Gross Building Area:	3,320 SF.
Land Area:	1.3± Acres.
Parking Ratio:	15 spaces; 4.54 spaces per 1,000 SF.
Zoning:	The property is zoned CG - "Commercial General."

ASKING PRICE: \$1,200,000

- Zoned CG - "Commercial General"
- Flood Zone X
- Utilities provided by Sarasota County

KEY FACTS

6,035

Population

56.5

Median Age

2.1

Average
Household Size

\$56,923

Median Household
Income

BUSINESS



578

Total Businesses



5,728

Total Employees

INCOME



\$56,923

Median Household
Income

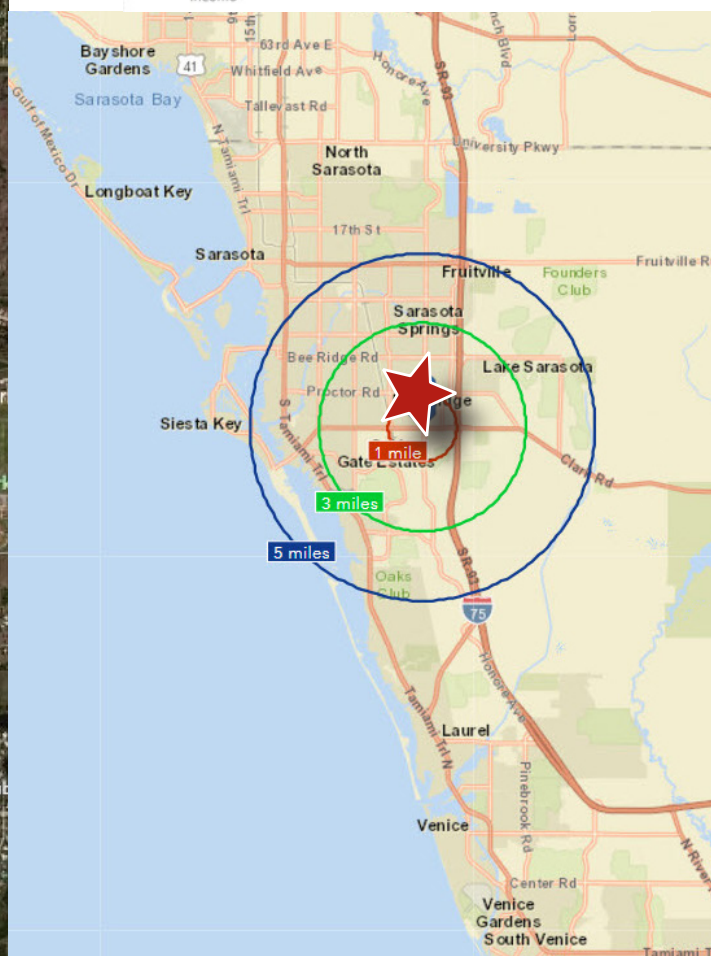
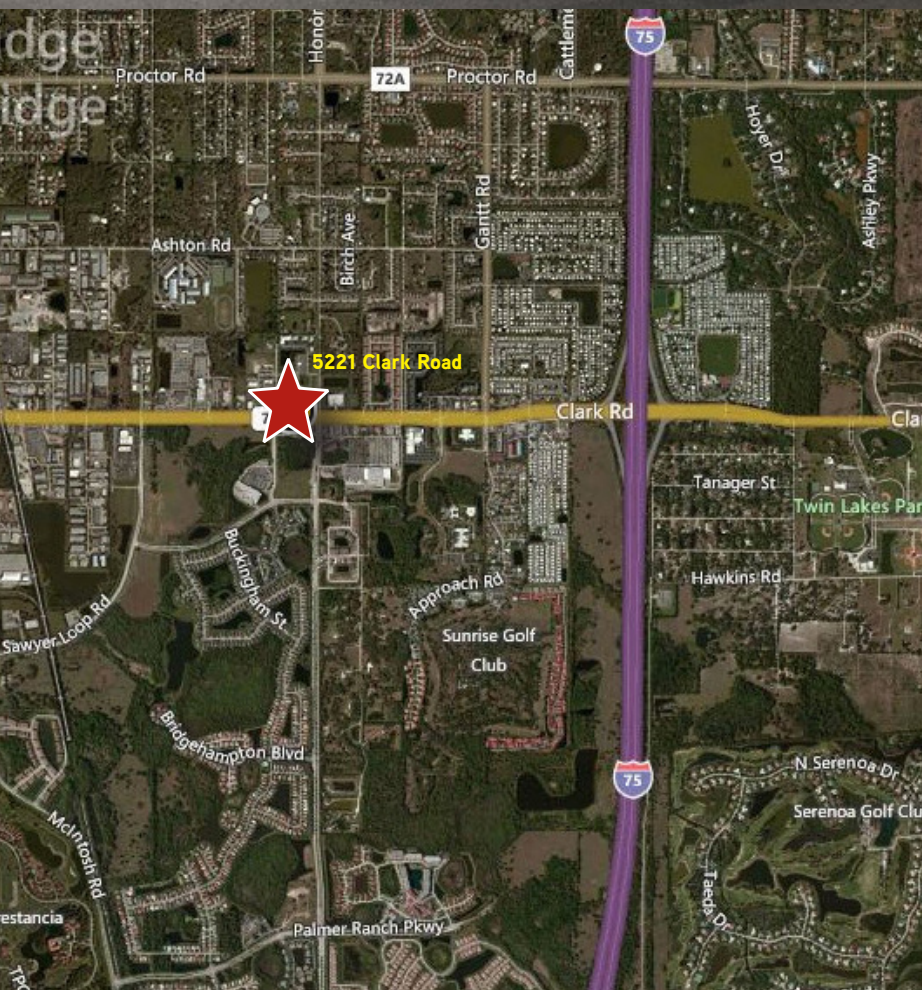
\$38,301

Per Capita Income



\$190,501

Median Net Worth



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