

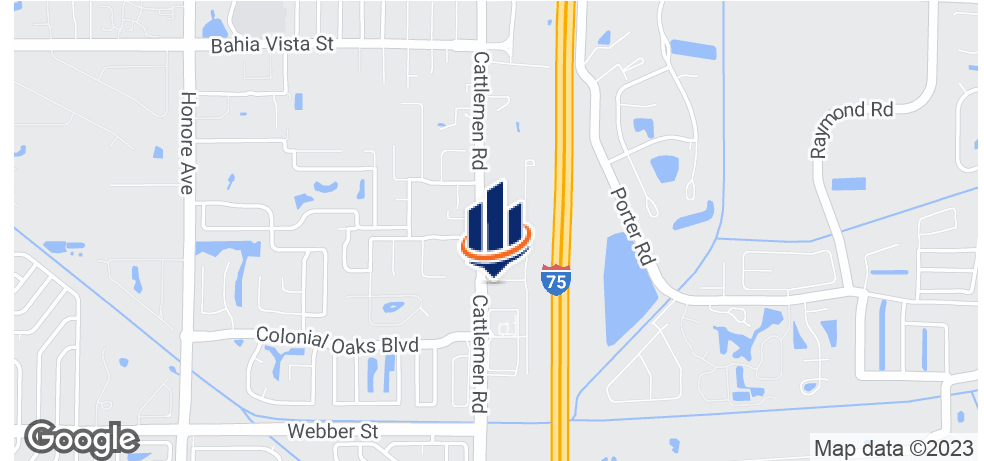


MEDICAL SPACE FOR LEASE HOSPITAL

5922 CATTLEMEN
SARASOTA, FL 34232

Mike Migone CCIM
Senior Investment Advisor
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Property Summary



OFFERING SUMMARY

| | |
|----------------|-------------|
| Available SF: | |
| Lease Rate: | N/A |
| Lot Size: | 0.998 Acres |
| Year Built: | 1995 |
| Building Size: | 14,714 SF |
| Renovated: | 2013 |
| Zoning: | ILW |
| Market: | Sarasota |
| Submarket: | SW Florida |

PROPERTY OVERVIEW

Currently being utilized for physical therapy the space consists of 2,767 SF of open area, with an additional 3,811 SF consisting off reception area, multiple treatment rooms and a therapy pool building. Ideal use would be continue as a physical therapy practice or medical spa. Other medical uses would work here as well with multiple plumbed treat rooms and built in reception.

PROPERTY HIGHLIGHTS

- Very Close to Doctors Hospital
- Quality Space ready for Immediate Occupancy
- Flexible Space Size Available

Additional Photos



Interior Photos



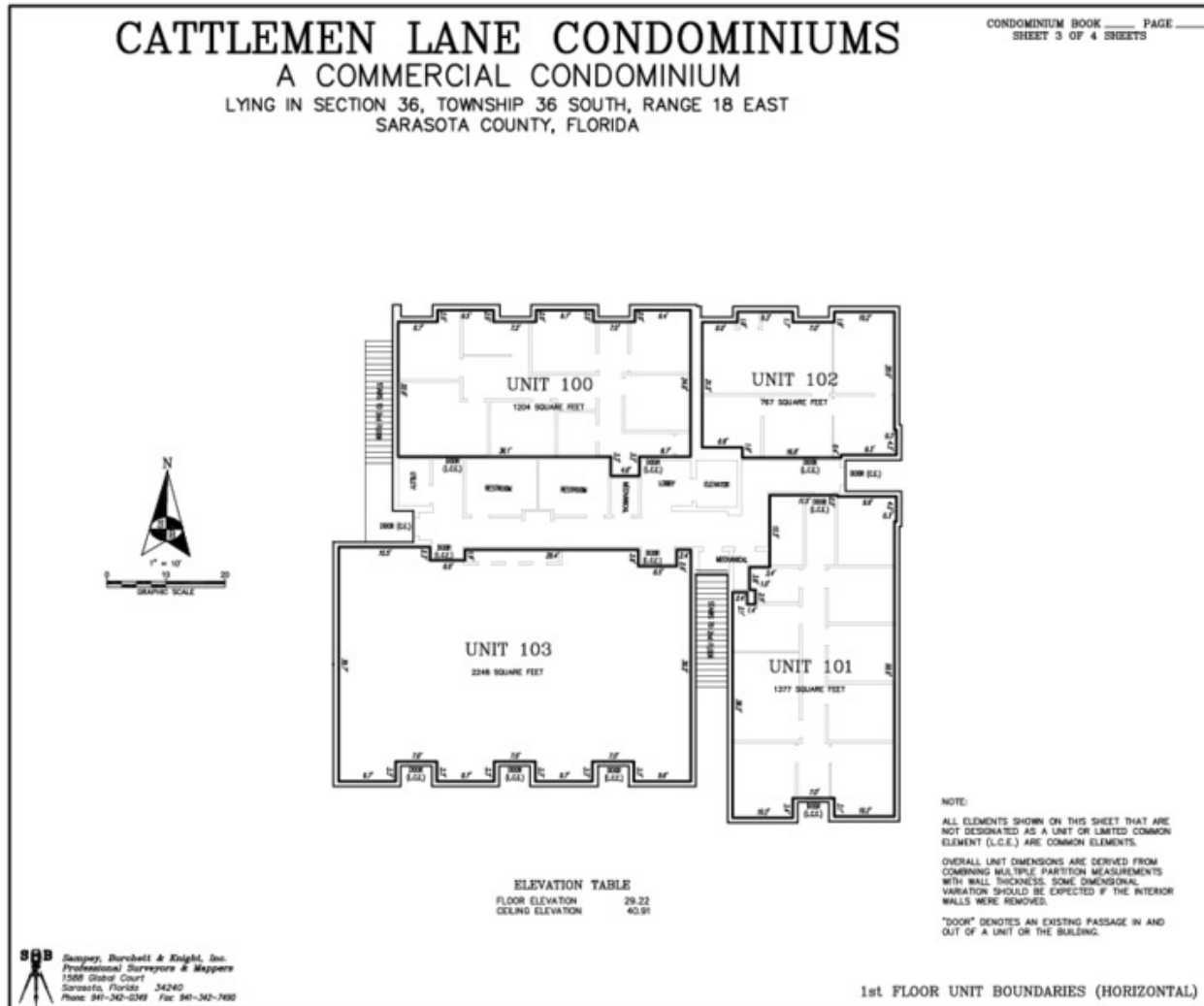
Exterior Photos



Pool Building



Floor Plans



Available Spaces

LEASE RATE: N/A

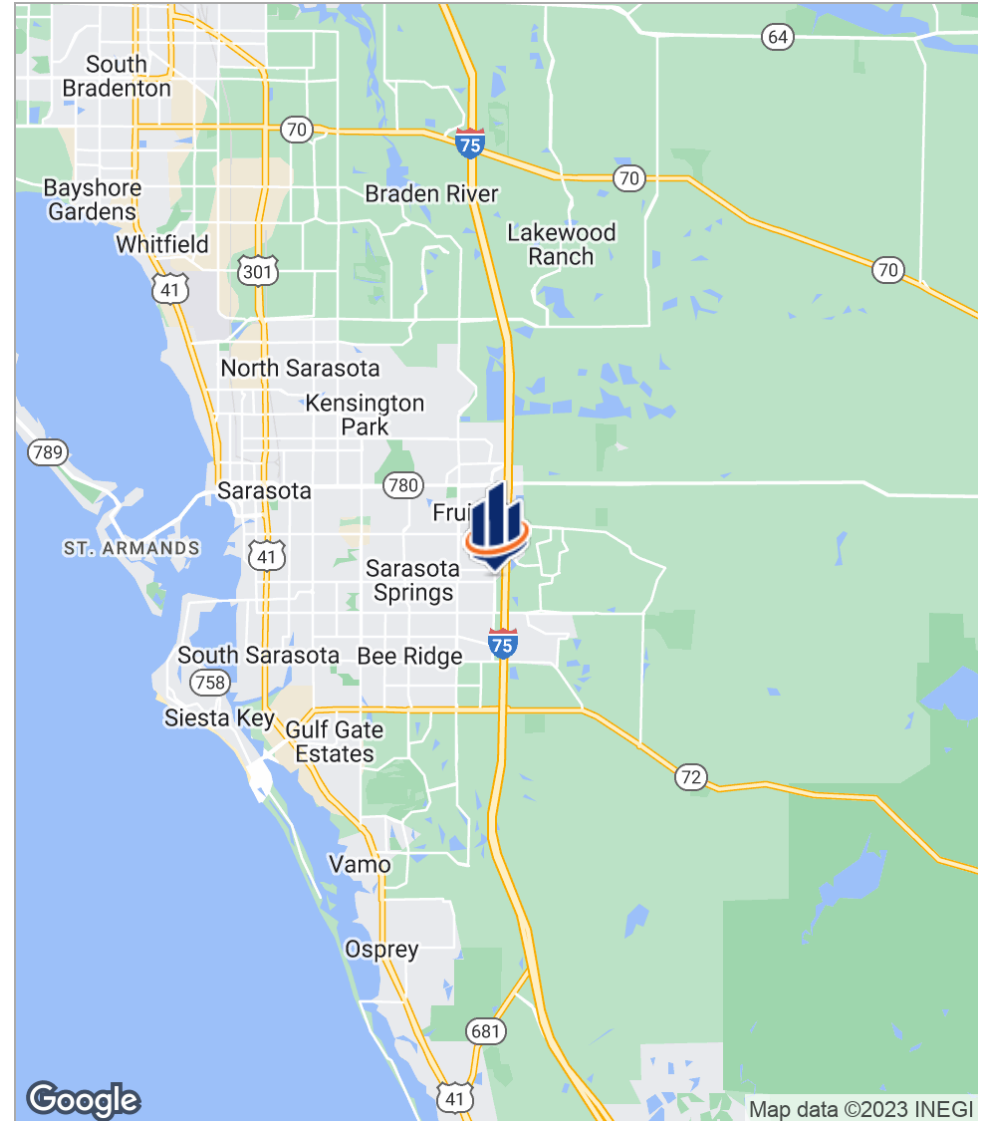
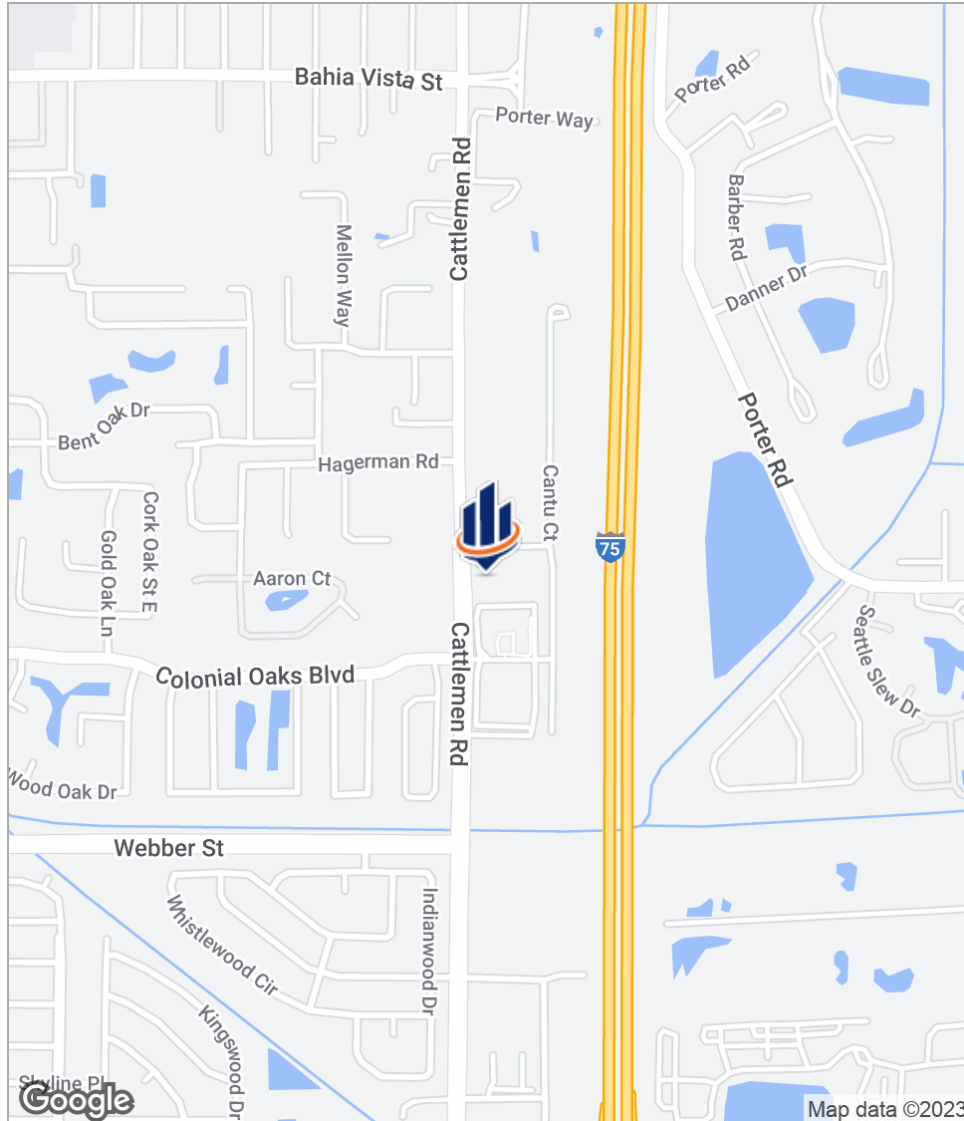
LEASE TYPE: -

TOTAL SPACE: -

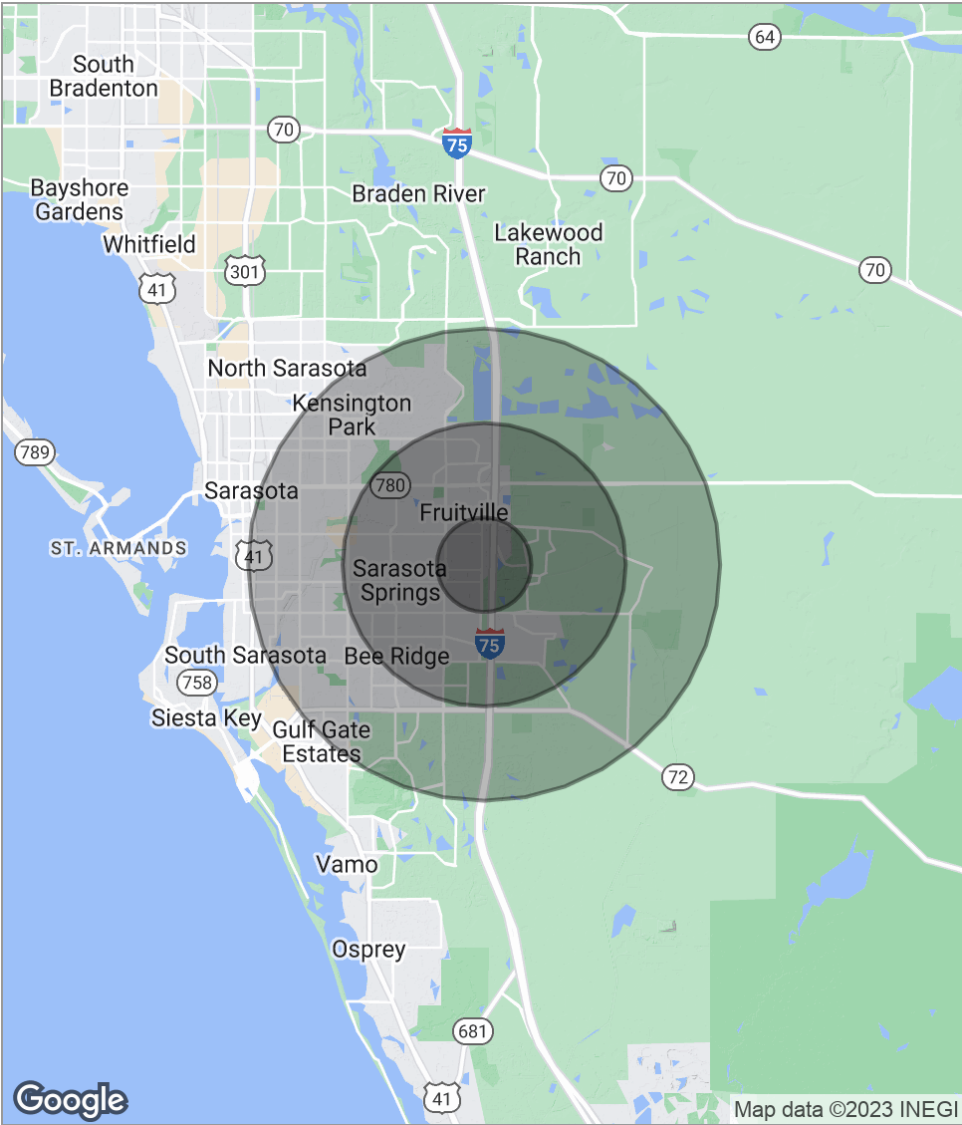
LEASE TERM: Negotiable

| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE | TERM | COMMENTS |
|-------|-----------|------------|------------|------|------|----------|
|-------|-----------|------------|------------|------|------|----------|

Location Maps



Demographics Map



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 6,056 | 53,613 | 129,600 |
| Median age | 42.1 | 45.0 | 47.2 |
| Median age [Male] | 42.0 | 43.3 | 45.5 |
| Median age [Female] | 41.9 | 46.2 | 48.8 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 2,287 | 21,560 | 55,121 |
| # of persons per HH | 2.6 | 2.5 | 2.4 |
| Average HH income | \$77,148 | \$73,387 | \$69,469 |
| Average house value | \$253,844 | \$238,587 | \$264,792 |

* Demographic data derived from 2020 ACS - US Census

Advisor Bio

MIKE MIGONE CCIM

Senior Investment Advisor



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PROFESSIONAL BACKGROUND

Mike Migone, a Senior Investment Advisor for SVN | Commercial Advisory Group, has essentially grown up in the real estate industry, thanks to his father who was a successful Broker in Miami, Florida for decades. Mike's professionalism, integrity and passion for commercial real estate, has consistently made him a Top Advisor. He ranked 1st in sales in the State of Florida in 2019 and 9th in the World for SVN and 10th in 2021 in the State and 33rd Internationally. With extensive experience in listing and selling several commercial asset types, his specialties include the acquisition and development of multi-family properties, where he excels in site identification and the assessment of deal structuring and cost analysis. He was designated a Certified Land Specialist by SVN with over \$100 Million Dollars in total land sales volume. With an equally strong track record in medical office, retail, and land for all facets of development. Garnered by his CCIM designation; his advanced financial and market analysis and keen sense of investment approach, has led to a loyal client roster.

Mike grew up in Miami and relocated to Sarasota in 1991. He and his wife Cindy, enjoy the arts and are proud supporters /volunteers of several organizations. Exploring the area parks with their pup and spending time with their family is something titled, as priceless.

EDUCATION

Associates Degree in Business Administration at Broward College. CCIM 2008

MEMBERSHIPS & AFFILIATIONS

CCIM, GRI, Suncoast Community Church



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