

DOWNTOWN SARASOTA *MEDICAL CENTER*

1970 GOLF STREET · SARASOTA, FLORIDA

FLORIDA CANCER SPECIALISTS

THE BUILDING

18,601 ± SF two-story medical office — full building available

THE LOCATION

Corner of Golf Street & US-301 · under 2 miles to Sarasota Memorial Hospital

THE OPPORTUNITY

Former oncology center, now vacant — turnkey for medical use

The heart of Sarasota's *healthcare market.*

FULL BUILDING · 18,601 ± SF · TWO FLOORS

1970 Golf Street

Sarasota, FL 34236



A former oncology center in the *heart of Sarasota*.

A two-story, 18,601 ± SF medical office building — formerly a full-service oncology center, now vacant and available in its entirety. Purpose-built for clinical care with a ground-floor treatment and imaging layout and a second-floor exam and physician suite, the property is ideally positioned at a high-visibility downtown corner for a medical group ready to move in.

18,601±

TOTAL SF • FULL BUILDING

2

STORIES • MEDICAL OFFICE

9,301

1ST FLOOR SF

9,300

2ND FLOOR SF

01 Downtown Corner Visibility

Corner of Golf Street & US-301 — a high-traffic intersection with excellent signage opportunity.



02 Minutes to Sarasota Memorial

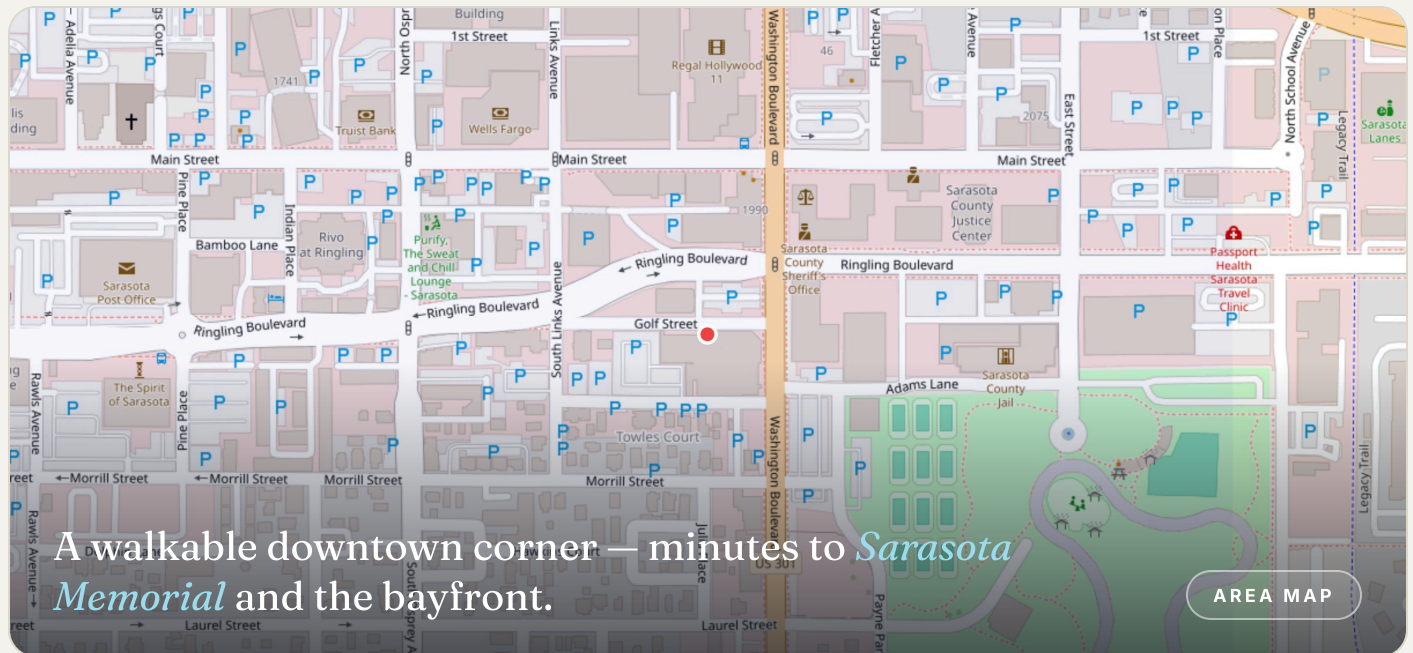
Under 2 miles to Sarasota Memorial Hospital and the surrounding downtown medical cluster.



03 Turnkey Clinical Buildout

Existing exam rooms, treatment bays, lab and imaging areas from its oncology use.

Information obtained from sources believed reliable; no guarantee or warranty as to accuracy is made.



Connected @ *central*

- **Sarasota Memorial Hospital** UNDER 2 MILES
- **US-301 / Washington Blvd** AT THE CORNER
- **Downtown & Bayfront** WALKABLE
- **Florida Cancer Specialists** ADJACENT CORRIDOR
- **Restaurants & Retail** SURROUNDING

Ideal *medical uses*

Multi-Specialty Group

Ambulatory Surgery (ASC)

Oncology / Infusion

Orthopedic / Pain

Imaging / Radiology

Dialysis Center

Urgent Care

Behavioral Health

Dermatology / Med Spa



TREATMENT FLOOR



CLINICAL FLOOR

Information obtained from sources believed reliable; no guarantee or warranty as to accuracy is made.

An affluent, *aging* patient base at the doorstep.

Within a 5-mile radius, 1970 Golf Street reaches a large, affluent and older population — a demographic profile that drives sustained demand for outpatient, surgical and specialty care, in a market underserved in surgical and infusion capacity.

130,863

TOTAL POPULATION · 5-MI
RADIUS

Plus 151,556 daytime population
supporting a strong patient draw.

\$364,926

MEDIAN NET WORTH

58,157 households with median
household income rising ~3.2%
annually.

51.7

MEDIAN AGE

A 65+ share well above the
national average — high
healthcare utilization.

THE OPPORTUNITY

Affluent, aging demand

+

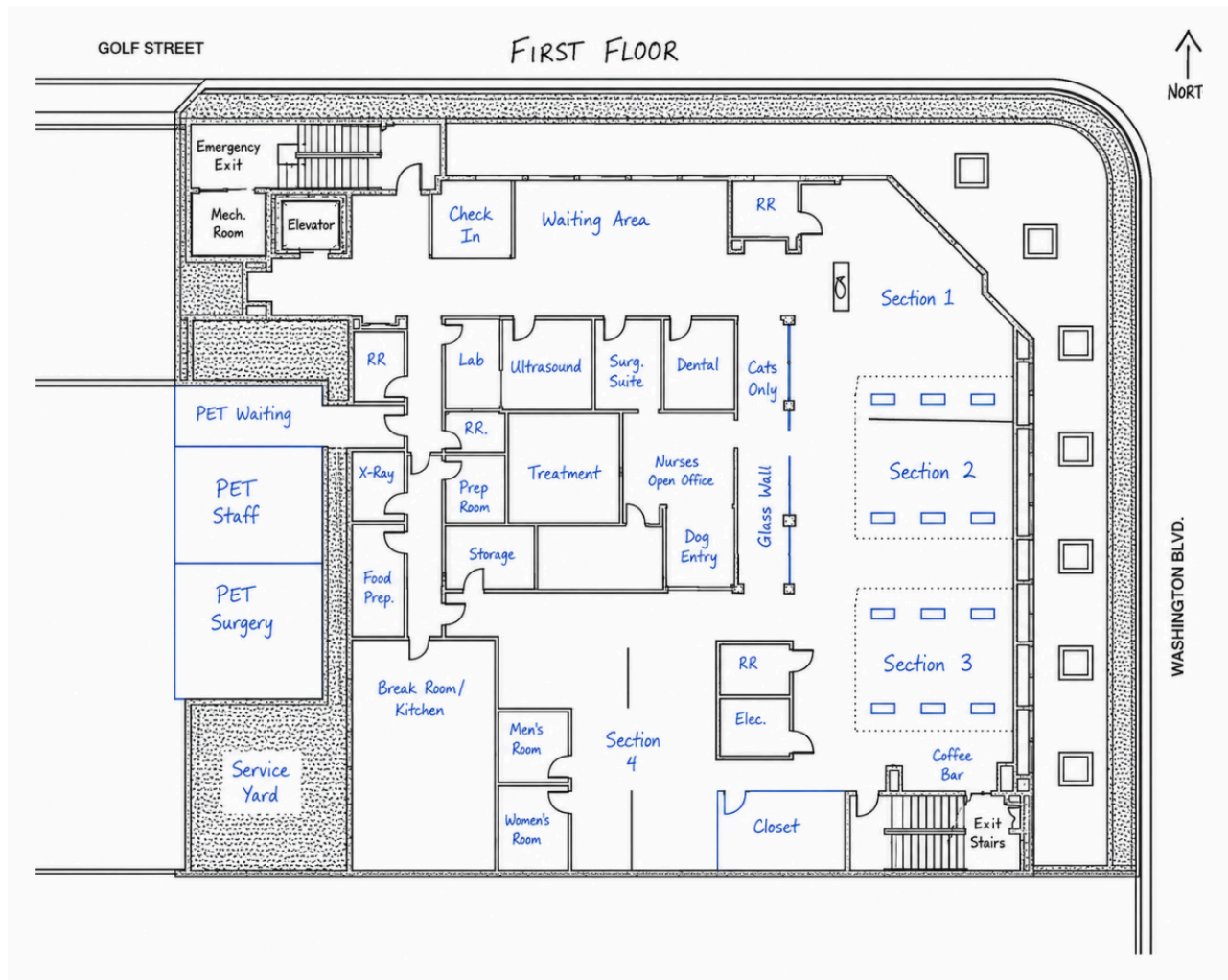
Limited outpatient surgical supply

=

Exceptional opportunity.

First Floor

GROUND LEVEL • 9,301 ± SF



First floor — 9,301 ± SF. Plan not to scale; contact broker to confirm dimensions.

Second *Floor*

UPPER LEVEL • 9,300 ± SF



Second floor — 9,300 ± SF. Plan not to scale; contact broker to confirm dimensions.



Position your practice in one of Sarasota's *most central* healthcare corners.

Strategically located medical office space empowers healthcare providers to expand their reach, elevate the patient experience, and meet the evolving needs of a growing population.

PRESENTED BY

Liz Cook

MANAGING DIRECTOR, HEALTHCARE · BROKER
ASSOCIATE

443.517.3962

lizcookhealthcare@gmail.com

EXIT King Realty · 8728 E State
Road 70,
Bradenton, FL 34202



SCAN ME

LEASE INQUIRY · NOW AVAILABLE

POWERED BY



The information contained herein was obtained from sources believed reliable; no guarantee or warranty as to accuracy is made.