



LSI
COMPANIES

OFFERING MEMORANDUM

WELLEN PARK MEDICAL/PROFESSIONAL OFFICE

NEW SINGLE-STORY CLASS A OFFICE SPACE FOR BUILD-OUT & LEASE - VENICE, FL

PROPERTY SUMMARY

Property Address: 8026 S. Tamiami Trail, Suite 103/104
Venice, FL 34293

County: Sarasota

Municipality: City of North Port

Property Type: Single-Story Class A Medical/
Professional Office

Building Size: 16,840± Sq. Ft. (Completed 2024)

Available Space: 5,271± Sq. Ft.

Delivery Condition: Dark cold shell space ready for design
and build out

Utilities: Water and Electric, Separately metered

Parking: 165 Shared Surface Spaces

LEASE RATE:
\$40 PSF NNN + CAM*

**Please inquire for details. Rate will vary based on
tenant improvement allowance and term*

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SALES EXECUTIVES



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OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

EXECUTIVE SUMMARY

LSI is pleased to present a lease opportunity in a newly constructed, Class A medical office on S. Tamiami Trail in Wellen Park.

This highly visible, single-story drive up medical office, located in a busy area of Wellen Park, is an ideal space for a growing medical practice, specialty office, dental, cosmetics or other practice.

The neighboring users include Millennium Physicians Group, Advocate Radiation Oncology and Elite DNA Behavioral Health.

The space will be delivered in a cold dark shell condition, with the space unfinished. The tenant will be responsible for completing their own interior build-out, allowing for a customizable layout that best suits the tenant's needs. A tenant improvement allowance is available for qualified tenants to help offset buildout costs.

Constructed in 2024, the building has modern features and superior building construction. Building construction features include:

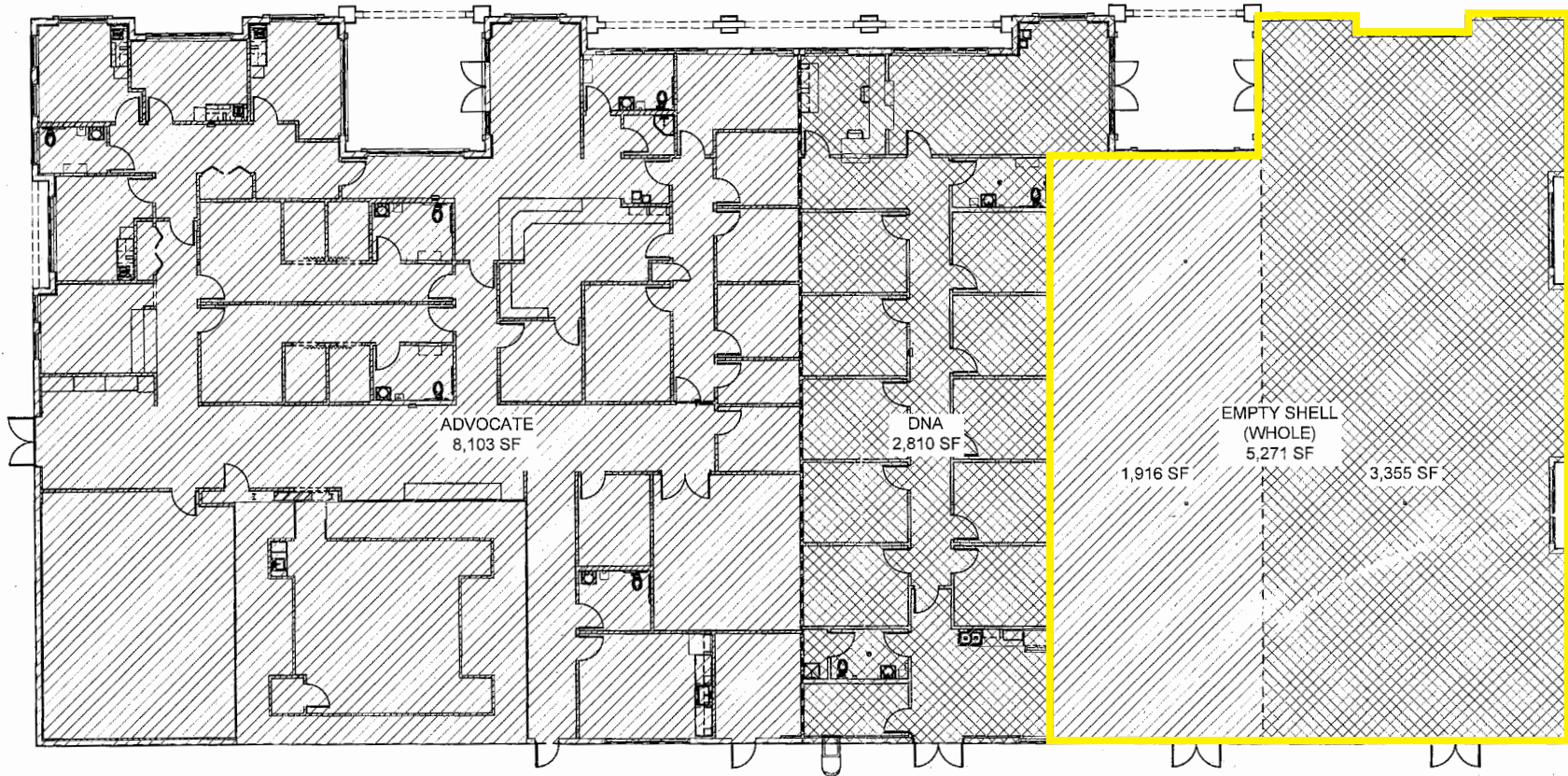
- Poured Concrete Block Walls
- Impact Windows and Glass Entry Doors
- Concrete Tile Roof
- Stucco Exterior Walls
- Modern Facade
- Delivery condition is dark grey cold shell, ready for tenant design and buildout with rough plumbing and fire suppression system in place



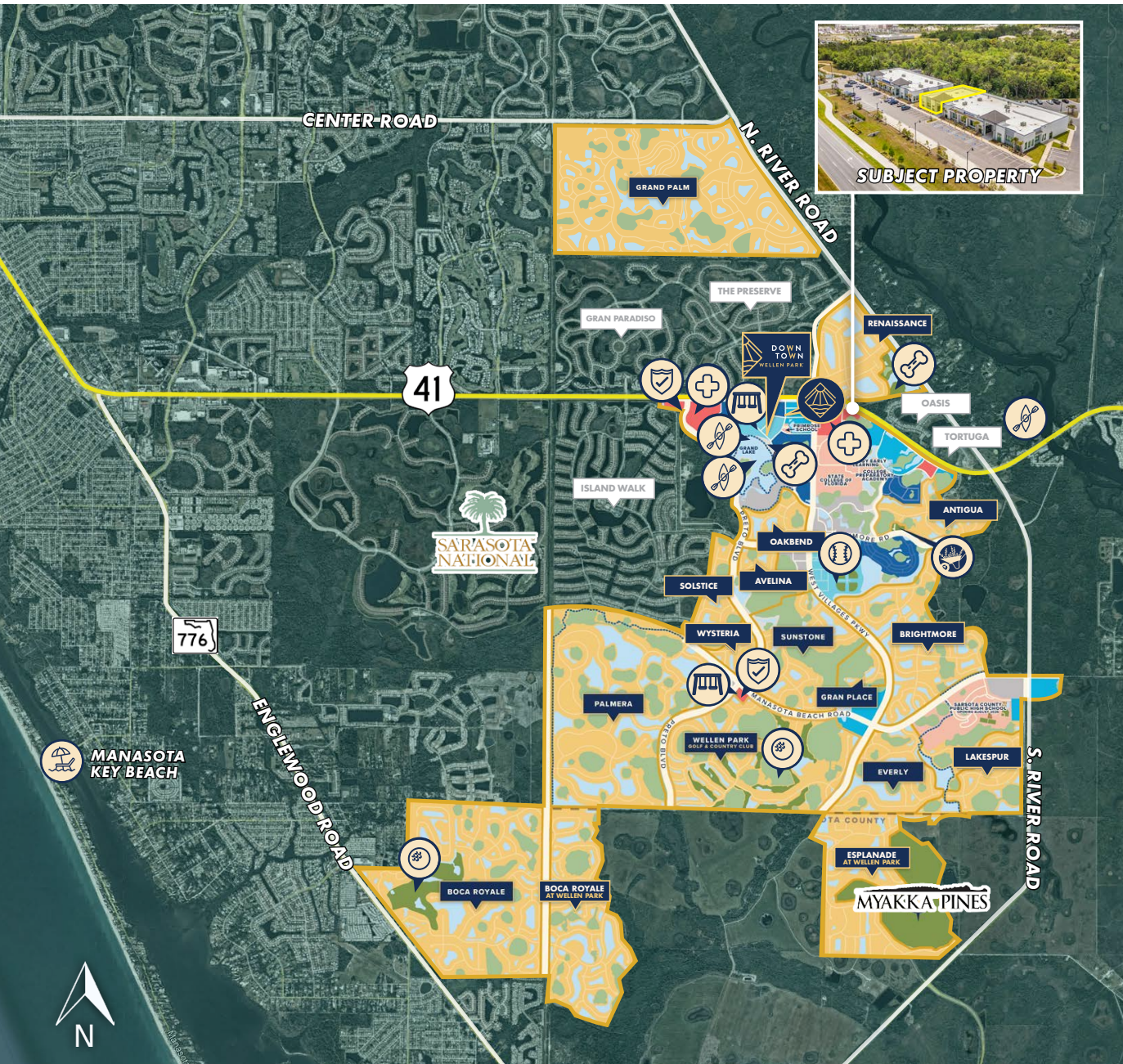
BUILDING EXTERIOR



BUILDING LAYOUT



WELLEN PARK OVERVIEW



WELLEN PARK

Wellen Park is one of the fastest growing master-planned communities in the United States, encompassing over 12,000 acres and will include more than 22,000 homes at buildout.

Wellen Park stretches across South Sarasota County, within the city limits of North Port and is easily accessible via US-41 and River Road off I-75. With 19 residential neighborhoods, several commercial centers and the Atlanta Braves' spring training stadium are all located within The West Villages Improvement District (WVID).

The Wellen Park town center serves as the social hub of the community. It features a large lake with water recreational activities, more than 20 miles of walking trails, entertainment spaces, restaurants, shops, parks, playgrounds and fitness-centered activities for all ages.

Wellen Park is home to CoolToday Park, the spring training facility for the Atlanta Braves, which offers year-round events.

LEGEND

- Residential Neighborhood
- Rental Neighborhood
Tropia, Grand Living, Solea 55+, Stillwell & BB Living
- Commercial
- Health Care & Emergency
- Education
- Future Developments
- - Nature Trails

PROPERTY AERIAL



RENAISSANCE
WELLEN PARK

Myakka River

N. RIVER ROAD

TARPON POINT
GRILL & MARINA



DENTAL CARE
at Wellen Park



MEZZO DRIVE

41

S. TAMiami TRAIL - AADT 34,853±



PROPERTY AERIAL



RENAISSANCE
WELLEN PARK

Blue Heron Park

Deer Prairie Creek
Preserve

Myakka River

N. RIVER ROAD

41

S. TAMAMI TRAIL - AADT 34,853+



THE LAWRENCE APARTMENTS
AT WELLEN PARK

HCA Florida
Wellen Park Emergency



GRAND LIVING
COMMERCIAL REAL ESTATE

Publix.



ACE
Hardware

CHASE

GRAN PARADISO

W. VILLAGE PKWY.

W. VILLAGE PKWY.

RENAISSANCE
WELLEN PARK

41

S. TAMIAAMI TRAIL - ADD'l 34,853±



NEARBY MEDICAL FACILITIES



- 1 Sarasota Memorial Hospital - Venice
- 2 Venetian Emergency Dental
- 3 Primary Care of Venice
- 4 Coastal Family Medicine
- 5 Primary Care of Venice
- 6 MaxHealth Primary Care
- 7 HCA Florida Wellen Park Emergency
- 8 Advocate Radiation Oncology
- 9 Wellen Park Dental
- 10 Family Doctors of North Port
- 11 North Port Family Medicine
- 12 MaxHealth Primary Care
- 13 HCA Florida Tamiami Trail Emergency
- 14 HCA Florida Englewood Hospital & ER
- 15 HCA Florida Fawcett Hospital



RETAIL MAP



1. VENICE VILLAGE SHOPPES



2. WEST VILLAGE MARKETPLACE



4. COCOPLUM VILLAGE SHOPS



LOCATION MAP



AREA DEMOGRAPHICS

1 MILE RADIUS

POPULATION



HOUSEHOLDS



MEDIAN INCOME



3 MILE RADIUS

POPULATION



HOUSEHOLDS



MEDIAN INCOME



5 MILE RADIUS

POPULATION



HOUSEHOLDS



MEDIAN INCOME



LOCATION HIGHLIGHTS

- 1± mile to HCA Emergency Center
- 1.5± miles to Wellen Park Town Center
- 5.7± miles to I-75 (exit 191)
- 11± miles to Sarasota Memorial Hospital/Venice
- 15± miles to HCA Fawcett Hospital/Port Charlotte
- 28± miles to Downtown Sarasota
- 31± miles to Punta Gorda Airport (PGD)
- 36± miles to Sarasota Bradenton Intl. Airport (SRQ)



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LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Landlord. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Landlord has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Tenant may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Landlord and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Tenant to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Tenant acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Landlord, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Tenant will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.