



LAKWOOD RANCH MEDICAL OFFICE BUILDING

50,000 SF

**NEW MEDICAL OFFICE  
FOR LEASE**



Conceptual Rendering

# LAKWOOD RANCH

*Crossland Trail & Silver Falls  
Lakewood Ranch, FL*



Leasing By:

**FLAGSHIP**  
HEALTHCARE PROPERTIES

Owned &  
Developed By:



# WHY LAKEWOOD RANCH

IN A 33,000 ACRE AWARD WINNING  
MASTER PLANNED COMMUNITY



## THE RIGHT PLACE FOR MEDICAL OFFICE

The 2020 healthcare spend exceeded \$170,000,000 within 10 miles of the new medical office building (MOB).

This diverse upper income area is surprisingly underserved by hospitals and providers. There is strong demand for multiple healthcare specialties such as Cardiology, Orthopedics, Oncology, Primary Care, Dentistry, and Pediatrics. See page 2 for a list of specialties at Lakewood Ranch (LWR) that are underserved and in high demand.

## THE RIGHT DESIGN AT THE RIGHT COST

The building features a functional and efficient design for patients and providers combined with substantial parking and ease of access.

The building offers competitive lease rates, a generous tenant improvement allowance and selective pylon and building signage opportunities.

## THE RIGHT NEIGHBORS

Further validating healthcare demand, Orlando Health has purchased the adjacent parcel and is planning a new hospital.

Erickson Senior Living is developing a 1,200-unit Senior Living facility including IL, AL, MC, and Skilled Nursing. Expected to start in Q1 of 2024 and located on the adjacent 84 acres, this facility will help meet care demand for older family members and offer convenient lifestyle options and healthcare for its residents.

### AREA DEMOGRAPHICS 15 Minute Drive Time



#### TOTAL POPULATION

2024 - 100,144  
2029 - 109,482



#### TOTAL HOUSEHOLD

2024 - 41,914  
2029 - 46,458



#### AVERAGE HOUSEHOLD INCOME

2024 - \$157,365  
2029 - \$177,143

## ABOUT LAKEWOOD RANCH

Is the best selling community for all ages in the nation according to RCLCO Consulting

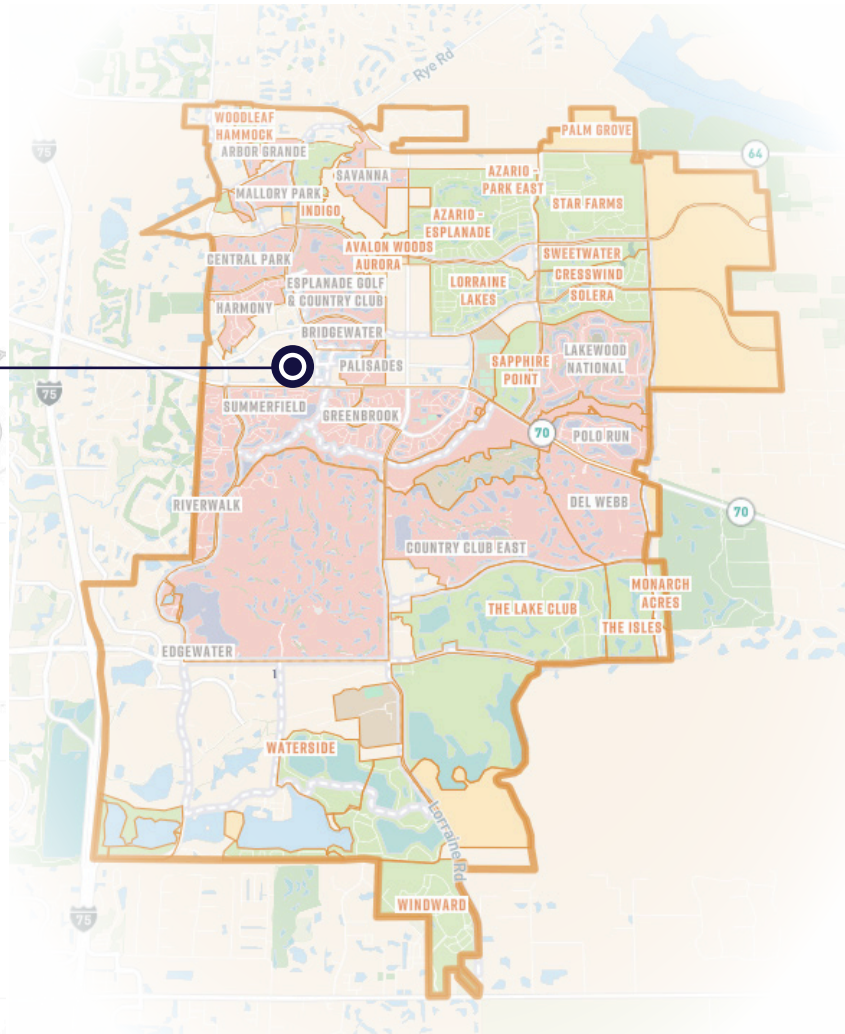
Since 2020, there have been over 6,500 new homes or an estimated population growth of over 16,400

2023 new home sales are up 20% through June over 2022

Recently purchased an additional 10,000 acres and is proposing 9,500 more homes with an estimated population growth of over 22,000

Is currently home to 67,000 residents and has a strong multi-generational appeal

Is an amenity rich development with top rated schools, Polo and Sports Complexes, three town centers, theaters, plus multiple shopping, cultural and dining options





# CLINICIAN SF FOR UNDERSERVED DEMAND BY SPECIALTY\*

SPECIALTY	NEED IN PROVIDERS 5 YEAR POP. GROWTH	60% OF TOTAL MARKET SHARE	SF NEED TO SATISFY REQUIREMENT
Physical Medicine & Rehabilitation	42.3	25.36	38,036
Primary Care	41.7	25.03	37,540
Dentistry	31.0	18.62	27,923
<b>General Surgery</b>	15.5	9.28	13,918
Pediatrics & Neonatology	14.7	8.84	13,265
<b>Orthopedics</b>	11.8	7.08	10,615
<b>Cardiovascular</b>	10.7	6.45	9,671
Oncology & Hematology	10.1	6.05	9,068
Emergency Medicine	10.0	5.98	8,963
Radiology	9.4	5.63	8,449
Obstetrics & Gynecology	9.3	5.57	8,350
Neurosciences	7.0	4.20	6,299
Hospitalist	6.8	4.10	6,145
Pathology & Laboratory Medicine	5.9	3.56	5,344
Gastroenterology	4.9	2.96	4,440
Nephrology	3.3	1.96	2,937
ENT	3.1	1.87	2,803
Urology	2.8	1.68	2,526

<b>10.7</b>	<b>X</b>	<b>60%</b>	<b>X</b>	<b>1,500 SF</b>	<b>=</b>	<b>9,671 SF</b>
Additional Demand Cardiovascular		Total Market Share		Avg SF Per Physician		Additional Medical Office Needed to Meet Demand

<b>11.8</b>	<b>X</b>	<b>60%</b>	<b>X</b>	<b>1,500 SF</b>	<b>=</b>	<b>10,615 SF</b>
Additional Demand Orthopedics		Total Market Share		Avg SF Per Physician		Additional Medical Office Needed to Meet Demand

<b>15.5</b>	<b>X</b>	<b>60%</b>	<b>X</b>	<b>1,500 SF</b>	<b>=</b>	<b>13,918 SF</b>
Additional Demand General Surgery		Total Market Share		Avg SF Per Physician		Additional Medical Office Needed to Meet Demand

\*Advisory Board



# ERICKSON SENIOR LIVING LAKEWOOD RANCH

## MORE ABOUT OUR NEIGHBORS

Erickson Senior Living is excited about a proposed continuing care retirement community (CCRC) in Lakewood Ranch.

Erickson Senior Living is a national leader in senior living and healthcare. They currently operate 21 continuing care retirement communities in 11 states and are growing.

- Medical office buildings will be developed on approximately 84 acres
- Phase I construction start date is Q1 2024
- The marketing center will open Fall 2023
- Art studio, classrooms, pool & fitness center
- 1,000 independent living spaces
- Multiple dining venues
- 200 skilled nursing beds
- On-site medical center





LAKWOOD RANCH MEDICAL OFFICE BUILDING



# CALL US ABOUT LAKWOOD RANCH

*50,000 SF MEDICAL OFFICE  
OPPORTUNITY!*

JIM ALLEN, SENIOR VICE PRESIDENT LEASING & BROKERAGE

WEBSITE : [www.MedicalBroker.com](http://www.MedicalBroker.com)

PHONE : 813.629.0743

ADDRESS : 2202 N Westshore Blvd., Suite 200, Tampa, FL 33607

EMAIL : [jim.allen@FlagshipHP.com](mailto:jim.allen@FlagshipHP.com)

Leasing By:



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