





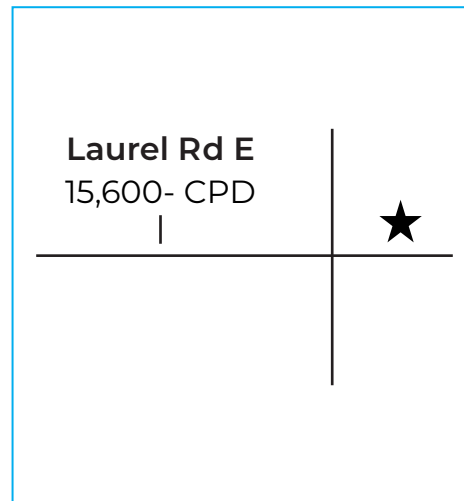
Summary:

- **For Lease:** Call for pricing
- **Building Size:** 21,000 SF
- **Available For Lease:** 17,000 SF
- **Completion Date:** Q4 2025
- **Co-Tenants:** Dental
- **Parking Count:** TBD

Demographics

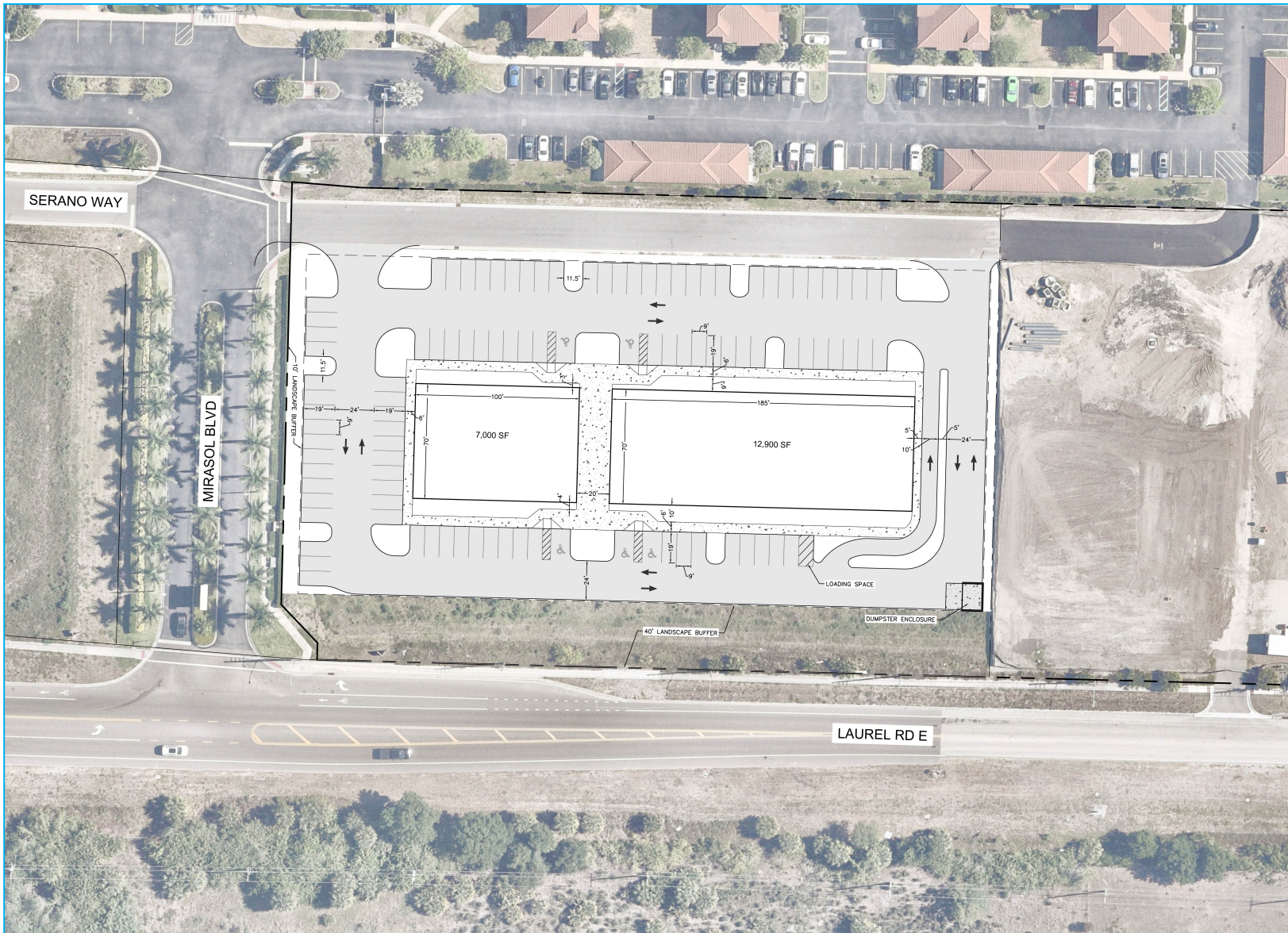
2023 Population		
2,315 1 Mile	22,154 3 Mile	65,459 5 Mile
2023 Average Household Income		
\$119,027 1 Mile	\$96,703 3 Mile	\$89,106 5 Mile
Estimated Annual Population Growth ('23-'28)		
8.98% 1 Mile	5.42% 3 Mile	4.60% 5 Mile

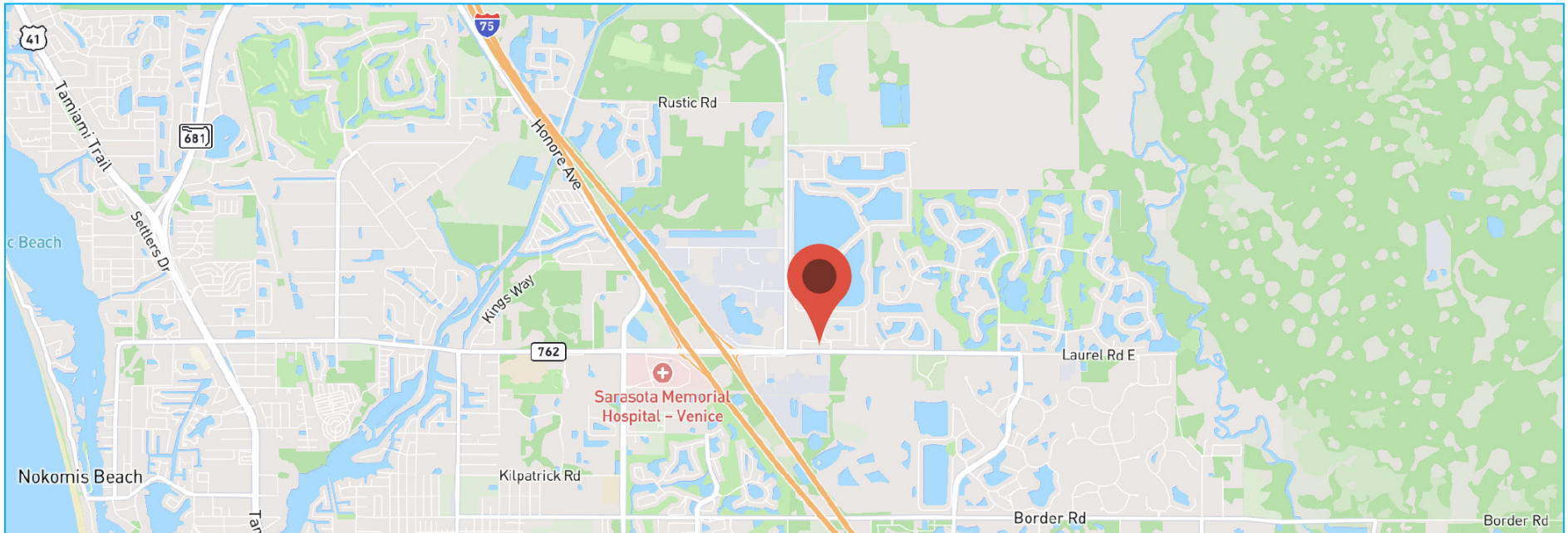
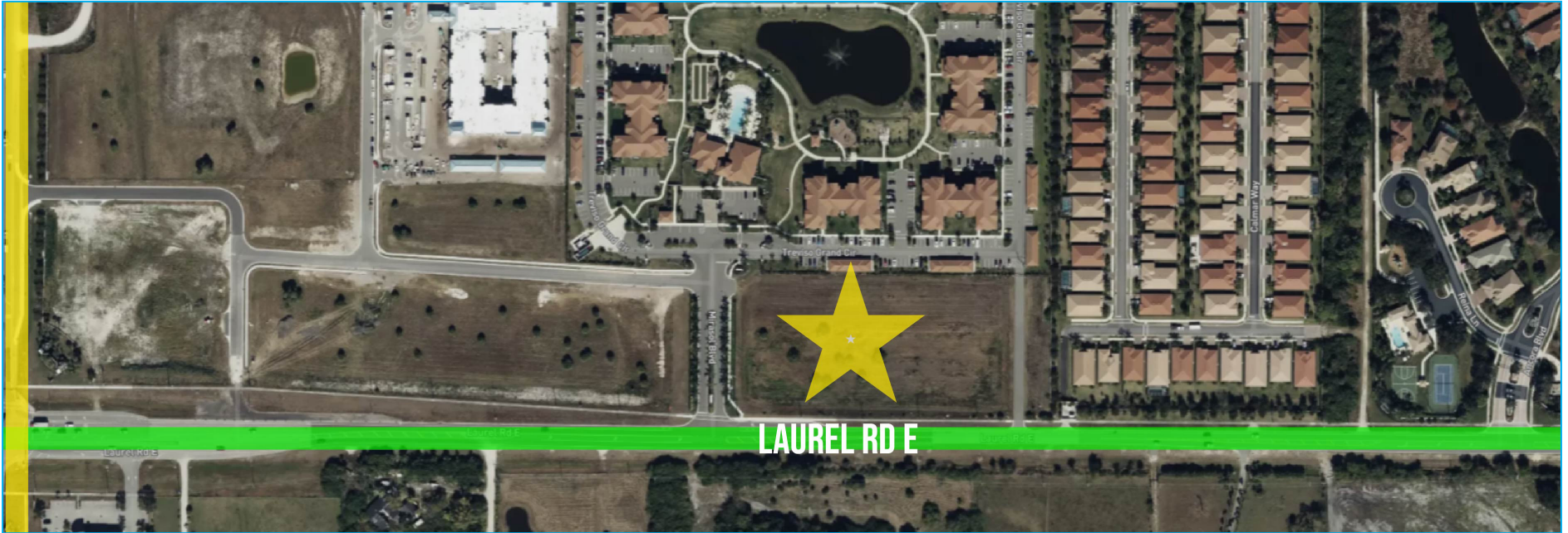
Traffic Counts



Property Overview

- Positioned just off of Interstate-75 adjacent to Sarasota Memorial Hospital (212 beds)
- Average Household Incomes in excess of \$100,000 within the 1-m radius of site
- Located at primary entrance to 200+ acre master plan community that is currently under construction in addition to 3 brand new multi-family developments
- Warm Gray Shell Delivery







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