

FOR SALE
2805 CURRY LANE
NOKOMIS FLORIDA



FOR SALE

SPECIFICATIONS

Total Acres	5 Acres
Total Building Area	+/- 217,800 SF

5 - ACRE MEDICAL OFFICE OPPORTUNITY

This prime 5-acre parcel is currently in the rezoning process for medical office use. Strategically located adjacent to Sarasota Memorial Hospital, the site benefits from high visibility and ease of access.

Highlights include:

Proximity to new residential developments, offering a growing patient base

Adjacent to an acute rehab facility, fostering synergistic opportunities

Ideal for medical office or healthcare-related development

Secure your spot in one of Sarasota's most sought-after medical hubs. Contact us today for more information.

- Off Hospital campus location

- Traffic count 8,000+ cars a day

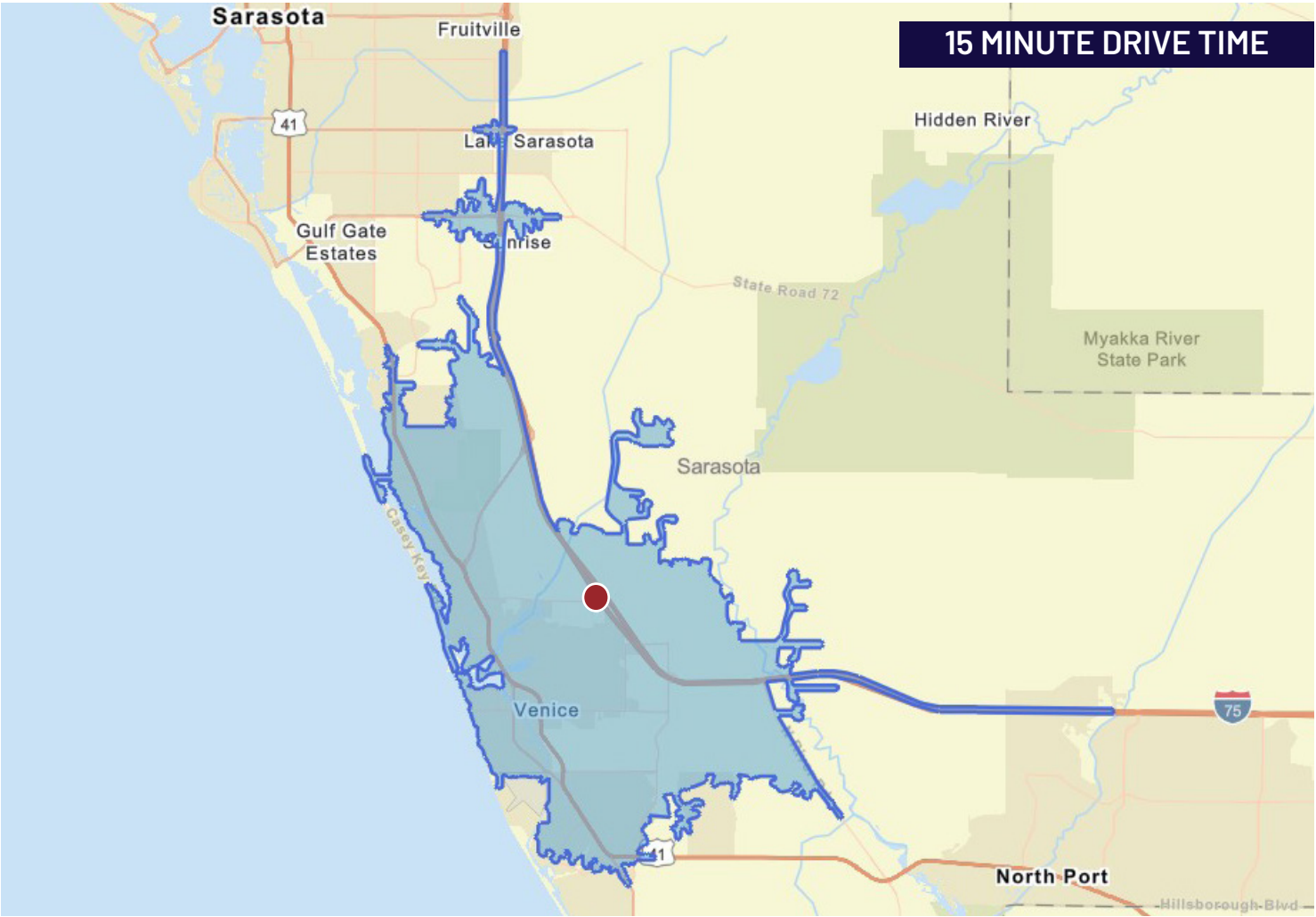
- Significant increased residential growth

- Great location for practices expanding



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AREA
DEMOGRAPHICS



POPULATION



HOUSEHOLDS



MEDIAN HH
INCOME



PER CAPITA

15 MINUTE DRIVE TIME

2024	93,550	47,337	\$ 124,143	\$ 62,972
2029	99,745	50,956	\$ 145,488	\$ 74,469

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LOCATION

Located in the North Port-Sarasota-Bradenton MSA, between Bradenton and Fort Myers, along the I-75 corridor.

Directions:

Interstate I-75 to Venice
Exit 195, head west for County Hwy-762 toward Laurel / Venice
Turn left onto Pinebrook Rd
Turn left onto Curry Ln
Fifth entrance on the left

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