

COASTAL COMMONS

1200 N TAMiami TRAIL
SARASOTA FL 34275



RETAIL BUILDING SPECIFICATIONS

Retail Strip ± 9,000 SF

Breaking Ground 2025

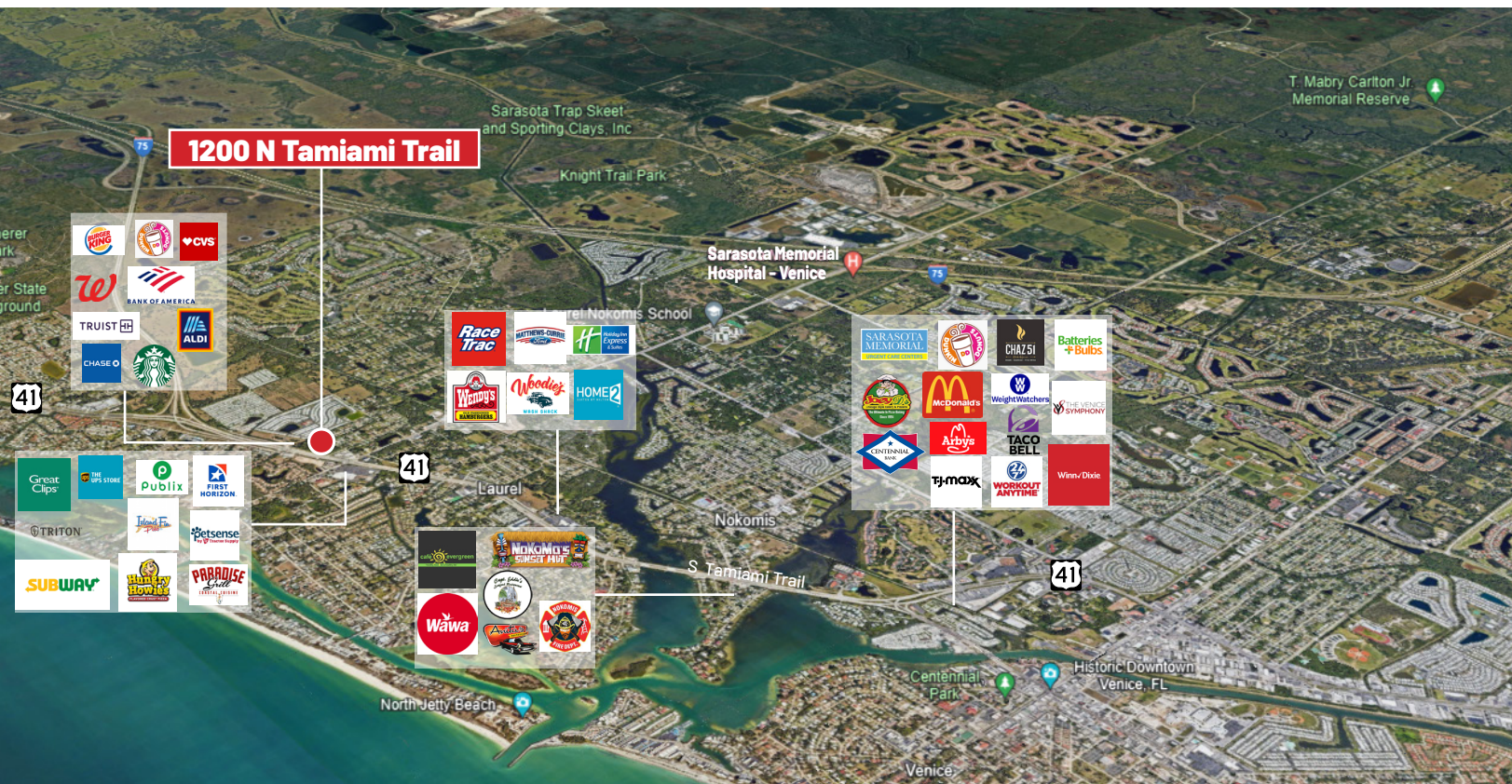
- A to be built retail shopping center
- Great location and strategically located on busy Tamiami Trail
- Significant increased residential growth
- MOB adjacent to retail property

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Nearby Restaurants & Retail

- Publix
- Aldi
- Dollar General
- The UPS Store
- Dunkin' Donuts
- CVS
- Truist
- Chase
- Bank of America

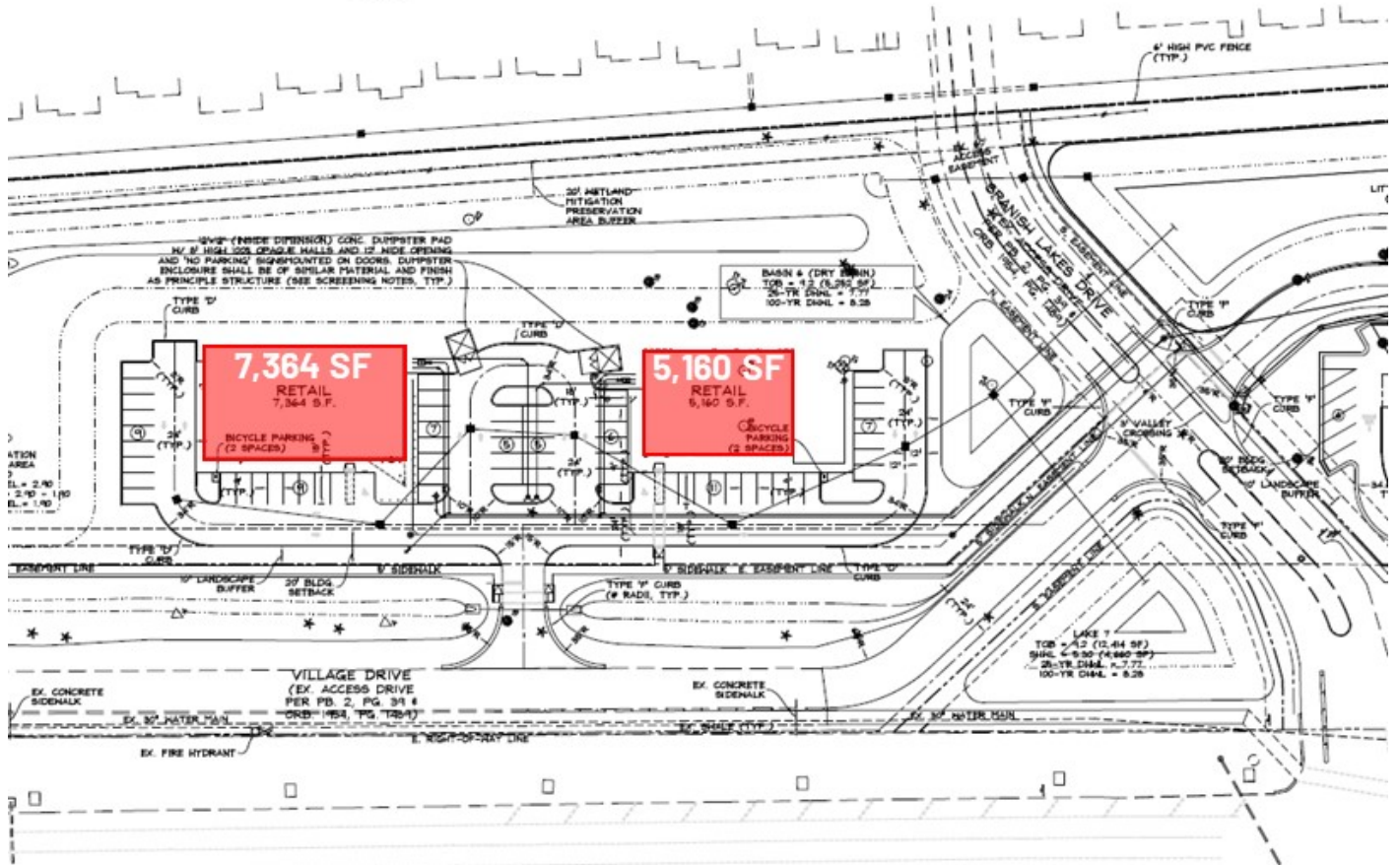
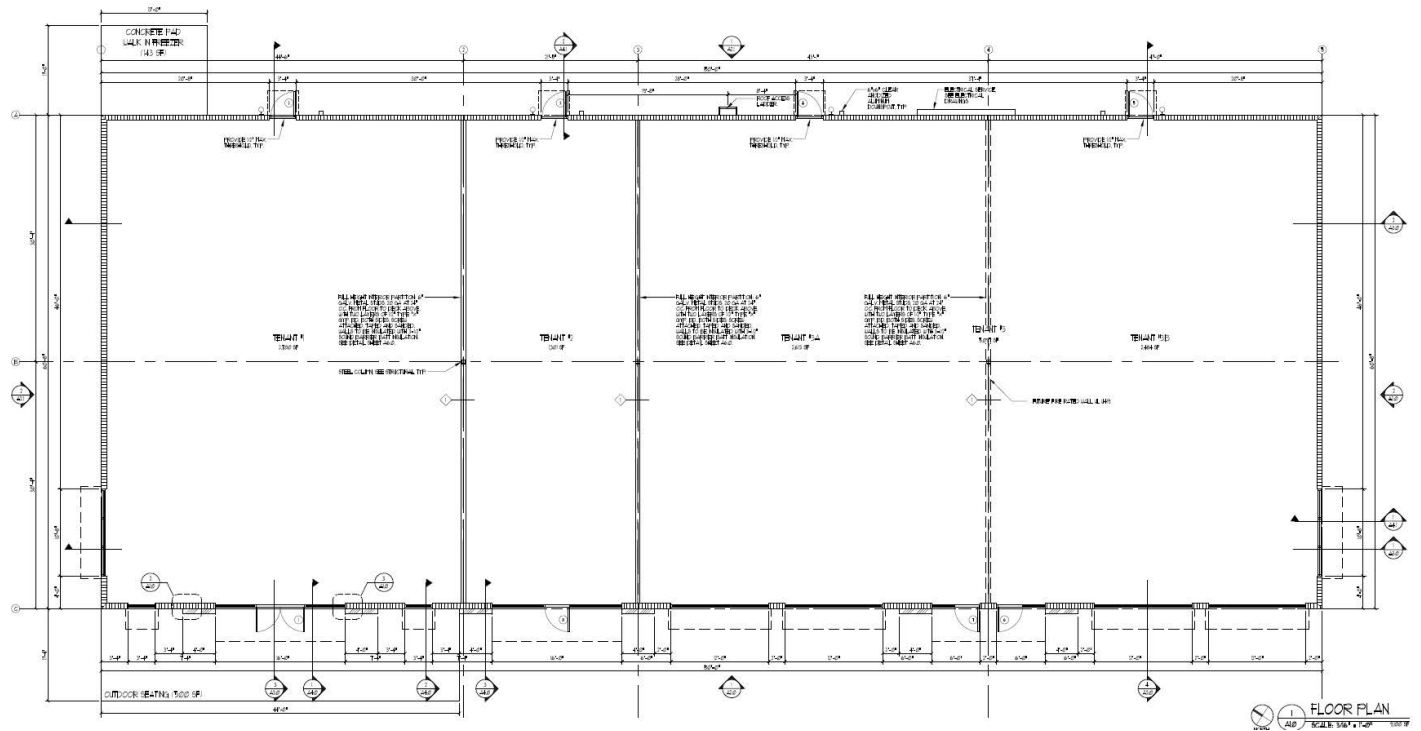
- Hungry Howie's
- New China
- Paradise Grill
- Walgreens
- Subway
- Petsense
- First Horizon
- Great Clips
- Triton Jewelers
- Island Fin Poke'

- RaceTrac
- ACE Hardware
- Burger King
- The Breakfast Cottage
- Wendy's
- Woodie's Wash Shack
- Home 2 Suites/Hilton
- Holiday Inn Express

- Sarasota Memorial Urgent Care
- Joey D's Chicago Style Pizza
- Centennial Bank
- Dunkin' Donuts
- McDonald's
- Arby's
- TJ Maxx
- Chaz 51
- Weight Watchers
- Taco Bell
- 24/7 Workout Anytime
- Batteries + Bulbs
- The Venice Symphony
- Winn Dixie

- Anita's
- Crow's Nest
- Pincher's
- Dockside Grill
- Wawa
- Cafe Evergreen
- Nokomo's Sunset Hut
- Capital Eddie's Seafood Restaurant

Site Plan - Retail



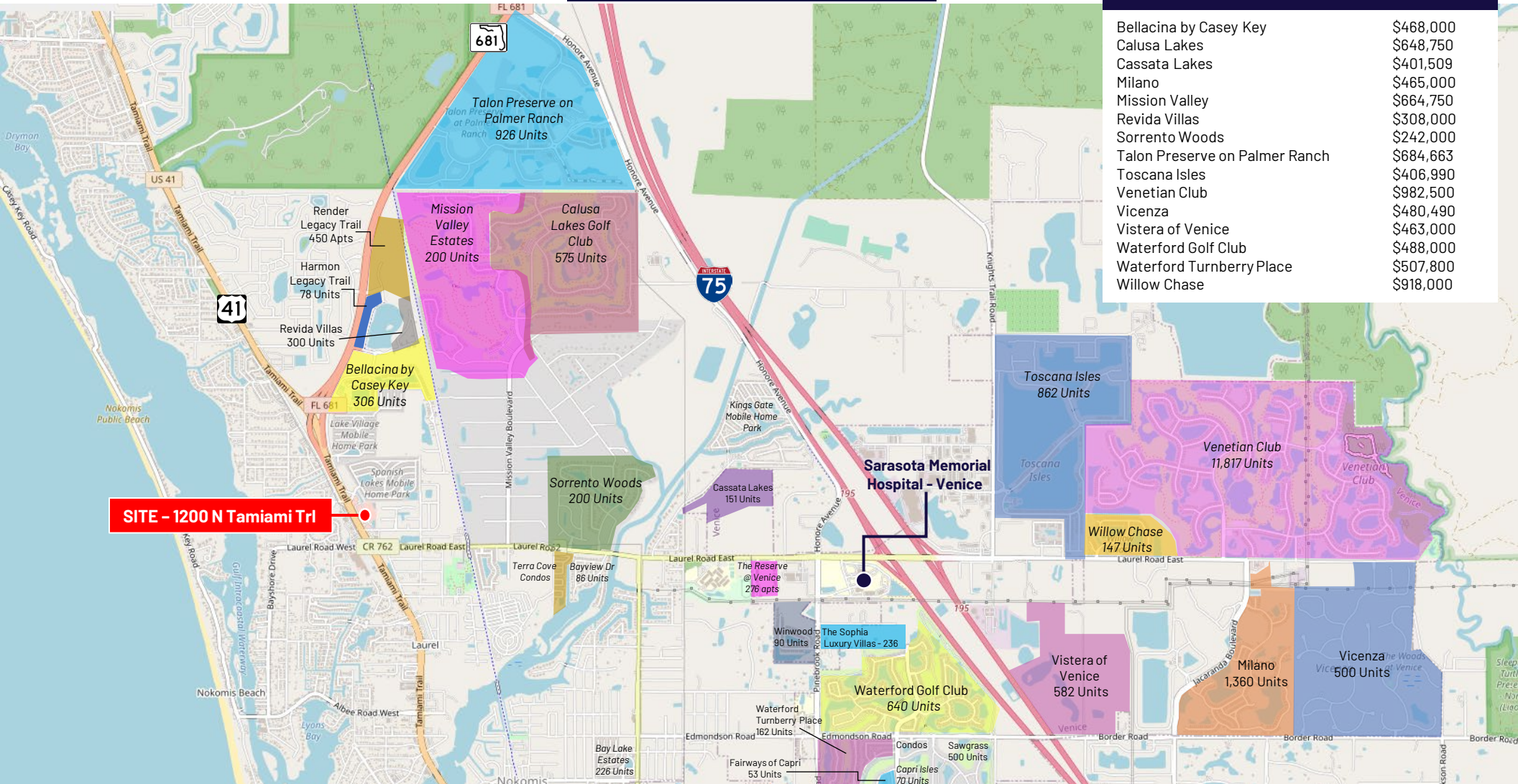
Coastal Commons

1200 N Tamiami Trail
Sarasota FL 34275



Surrounding Residential Data

RESIDENTIAL SUBDIVISION	AVERAGE HOME PRICE
Bellacina by Casey Key	\$468,000
Calusa Lakes	\$648,750
Cassata Lakes	\$401,509
Milano	\$465,000
Mission Valley	\$664,750
Revida Villas	\$308,000
Sorrento Woods	\$242,000
Talon Preserve on Palmer Ranch	\$684,663
Toscana Isles	\$406,990
Venetian Club	\$982,500
Vicenza	\$480,490
Vistera of Venice	\$463,000
Waterford Golf Club	\$488,000
Waterford Turnberry Place	\$507,800
Willow Chase	\$918,000



Notes:

- MOB - 5 miles to Sarasota Memorial Hospital - Venice

Liz Cook, Vice President Leasing & Brokerage
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Demographic and Income Profile

1200 N Tamiami Trl, Nokomis, Florida, 34275
Drive time (Tue 7:30 AM): 15 minute radius

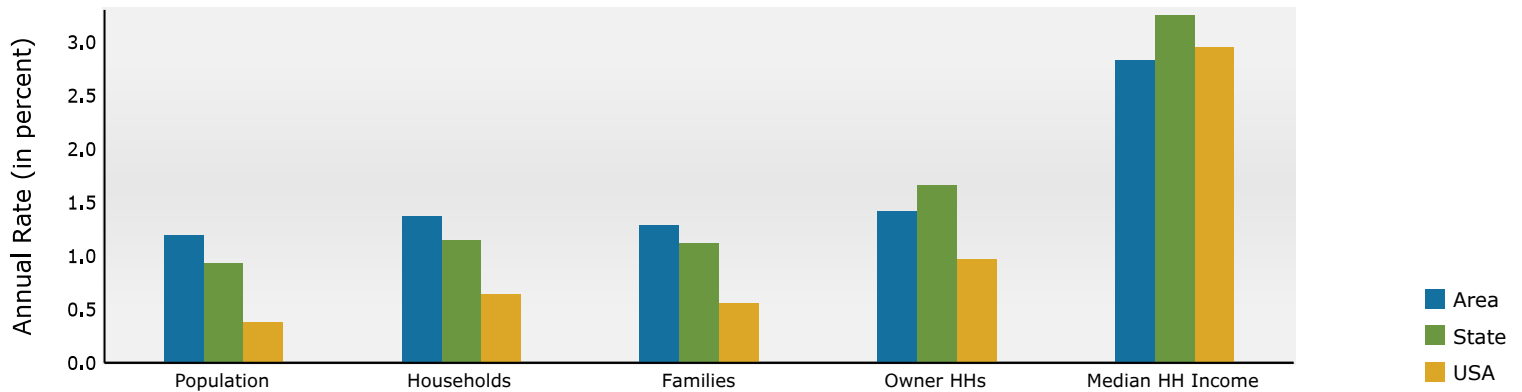
Prepared by Esri
Latitude: 27.14002
Longitude: -82.45847

Summary	Census 2010		Census 2020		2024		2029	
Population	76,853		88,196		95,631		101,476	
Households	39,303		45,059		49,050		52,504	
Families	23,367		26,667		28,384		30,266	
Average Household Size	1.93		1.92		1.91		1.90	
Owner Occupied Housing Units	30,754		36,031		39,585		42,473	
Renter Occupied Housing Units	8,549		9,028		9,465		10,031	
Median Age	61.6		65.3		66.5		67.7	
Trends: 2024-2029 Annual Rate	Area		State		State		National	
Population	1.19%		0.93%		0.93%		0.38%	
Households	1.37%		1.15%		1.15%		0.64%	
Families	1.29%		1.12%		1.12%		0.56%	
Owner HHs	1.42%		1.66%		1.66%		0.97%	
Median Household Income	2.83%		3.25%		3.25%		2.95%	
Households by Income			2024		2029			
			Number	Percent	Number	Percent	Number	Percent
<\$15,000			3,064	6.2%	2,654	5.1%		
\$15,000 - \$24,999			2,766	5.6%	2,041	3.9%		
\$25,000 - \$34,999			2,862	5.8%	2,330	4.4%		
\$35,000 - \$49,999			3,477	7.1%	2,952	5.6%		
\$50,000 - \$74,999			9,818	20.0%	9,639	18.4%		
\$75,000 - \$99,999			7,740	15.8%	8,271	15.8%		
\$100,000 - \$149,999			8,748	17.8%	10,540	20.1%		
\$150,000 - \$199,999			3,337	6.8%	4,794	9.1%		
\$200,000+			7,238	14.8%	9,283	17.7%		
Median Household Income			\$81,580		\$93,813			
Average Household Income			\$126,431		\$147,787			
Per Capita Income			\$64,865		\$76,463			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,770	2.3%	1,526	1.7%	1,661	1.7%	1,783	1.8%
5 - 9	2,143	2.8%	1,977	2.2%	1,949	2.0%	1,979	2.0%
10 - 14	2,566	3.3%	2,529	2.9%	2,358	2.5%	2,331	2.3%
15 - 19	2,668	3.5%	2,724	3.1%	2,724	2.8%	2,510	2.5%
20 - 24	1,927	2.5%	2,196	2.5%	2,518	2.6%	2,424	2.4%
25 - 34	3,974	5.2%	4,252	4.8%	4,773	5.0%	5,387	5.3%
35 - 44	5,659	7.4%	5,063	5.7%	5,407	5.7%	5,945	5.9%
45 - 54	9,545	12.4%	8,094	9.2%	8,036	8.4%	7,974	7.9%
55 - 64	13,383	17.4%	15,157	17.2%	15,150	15.8%	14,228	14.0%
65 - 74	16,035	20.9%	22,097	25.1%	23,207	24.3%	23,713	23.4%
75 - 84	11,721	15.3%	16,099	18.3%	20,500	21.4%	23,580	23.2%
85+	5,464	7.1%	6,481	7.3%	7,346	7.7%	9,620	9.5%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	73,759	96.0%	79,989	90.7%	85,821	89.7%	89,916	88.6%
Black Alone	702	0.9%	854	1.0%	963	1.0%	1,118	1.1%
American Indian Alone	132	0.2%	195	0.2%	223	0.2%	240	0.2%
Asian Alone	914	1.2%	1,481	1.7%	1,866	2.0%	2,245	2.2%
Pacific Islander Alone	23	0.0%	41	0.0%	53	0.1%	62	0.1%
Some Other Race Alone	532	0.7%	1,158	1.3%	1,361	1.4%	1,588	1.6%
Two or More Races	792	1.0%	4,478	5.1%	5,345	5.6%	6,307	6.2%
Hispanic Origin (Any Race)	2,614	3.4%	4,239	4.8%	5,147	5.4%	6,141	6.1%

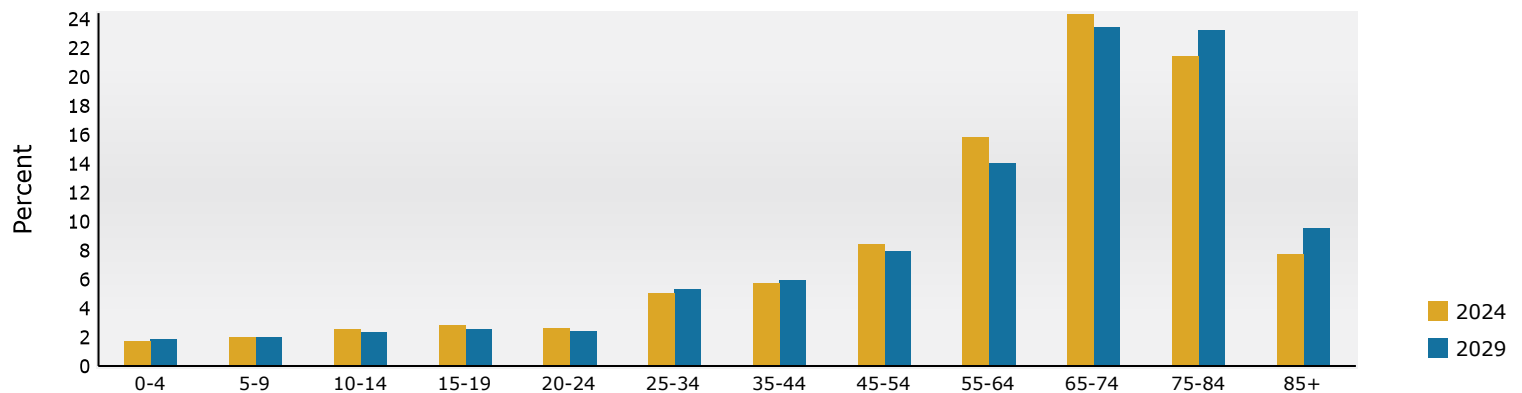
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

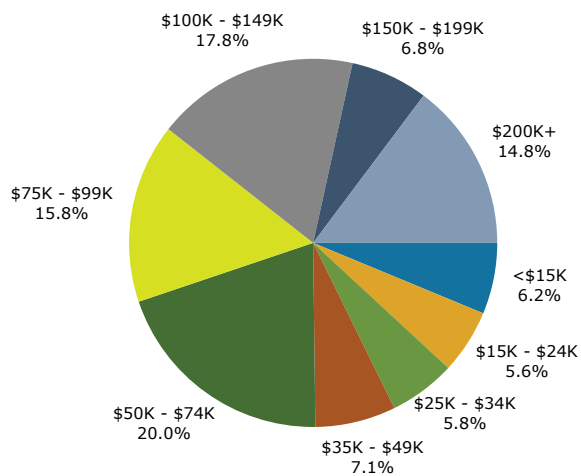
Trends 2024-2029



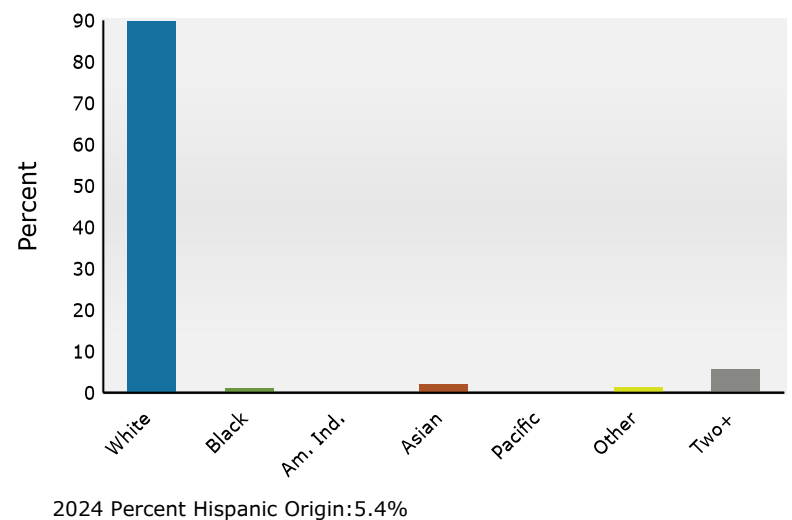
Population by Age



2024 Household Income



2024 Population by Race





Population Trends and Key Indicators

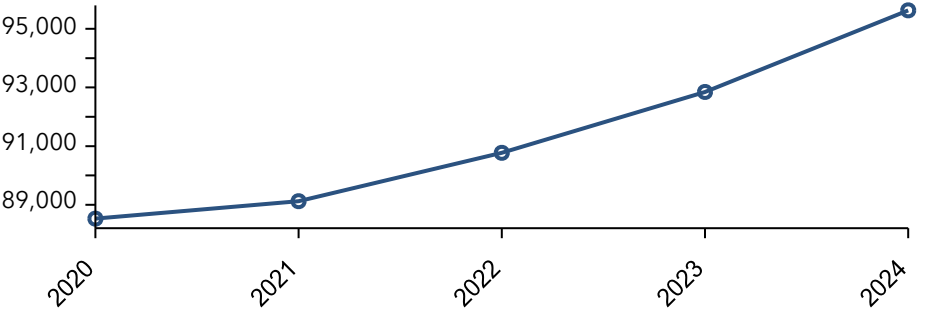
1200 N Tamiami Trl, Nokomis, Florida, 34275
Drive time of 15 minutes

95,631	49,050	1.91	66.5	\$81,580	\$476,630	168	68	27
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

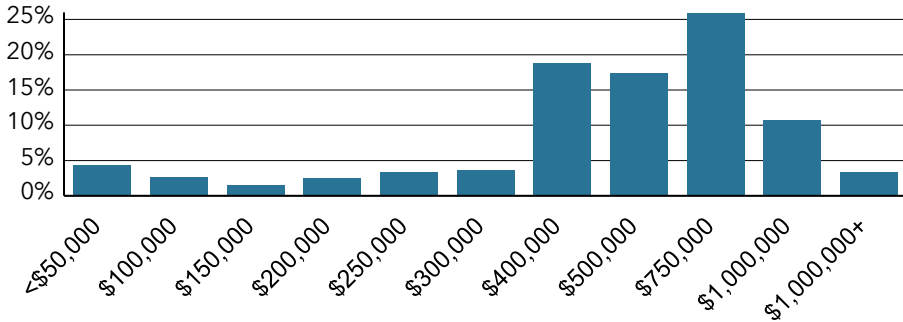
MORTGAGE INDICATORS



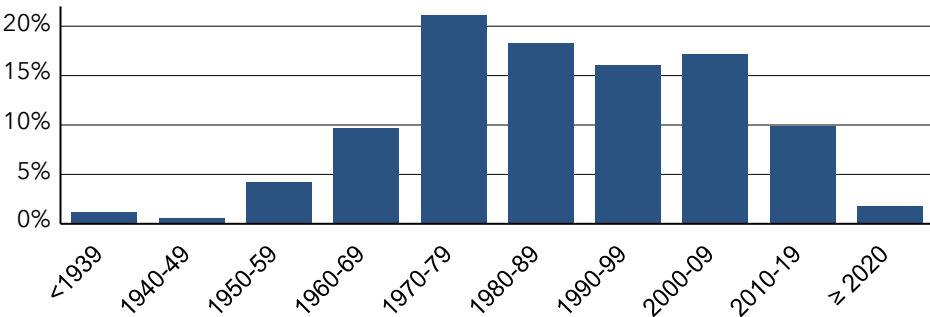
Historical Trends: Population



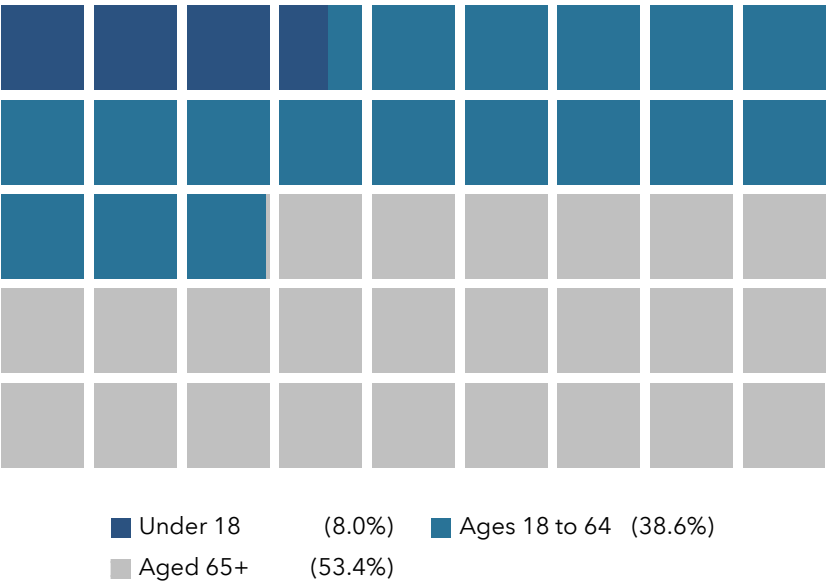
Home Value



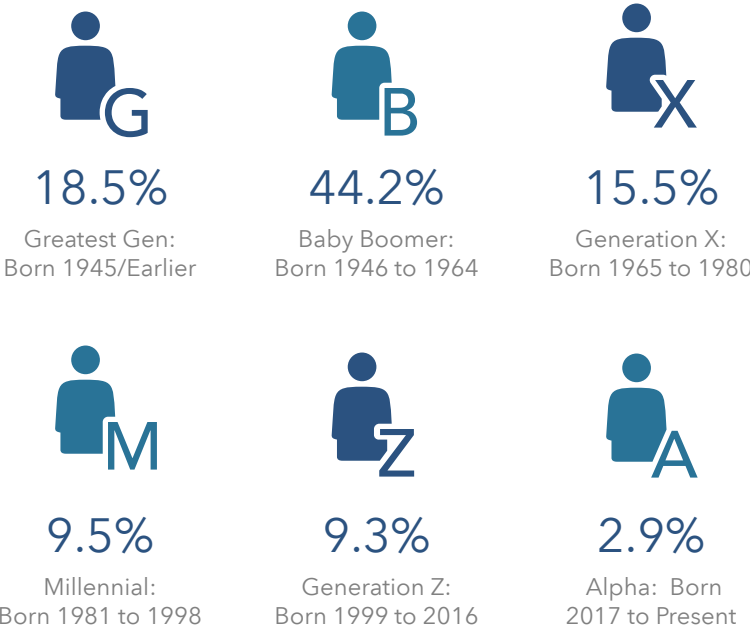
Housing: Year Built



POPULATION BY AGE



POPULATION BY GENERATION





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HEALTHCARE PROPERTIES

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