

COASTAL COMMONS

1200 N TAMIAMI TRAIL
SARASOTA FL 34275



RETAIL BUILDING SPECIFICATIONS

Retail Strip ± 9,000 SF

Breaking Ground 2025

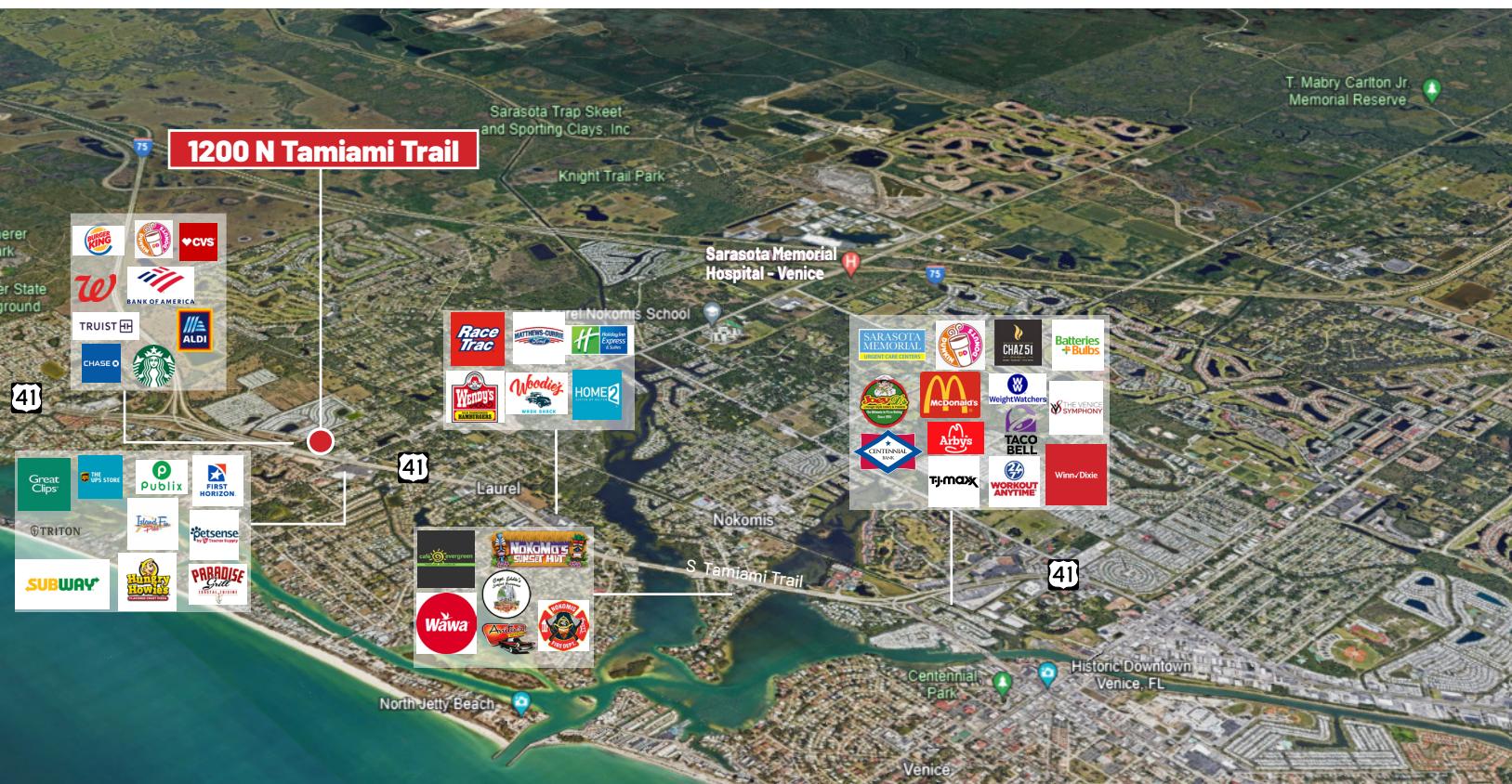
- A to be built retail shopping center
- Great location and strategically located on busy Tamiami Trail
- Significant increased residential growth
- MOB adjacent to retail property

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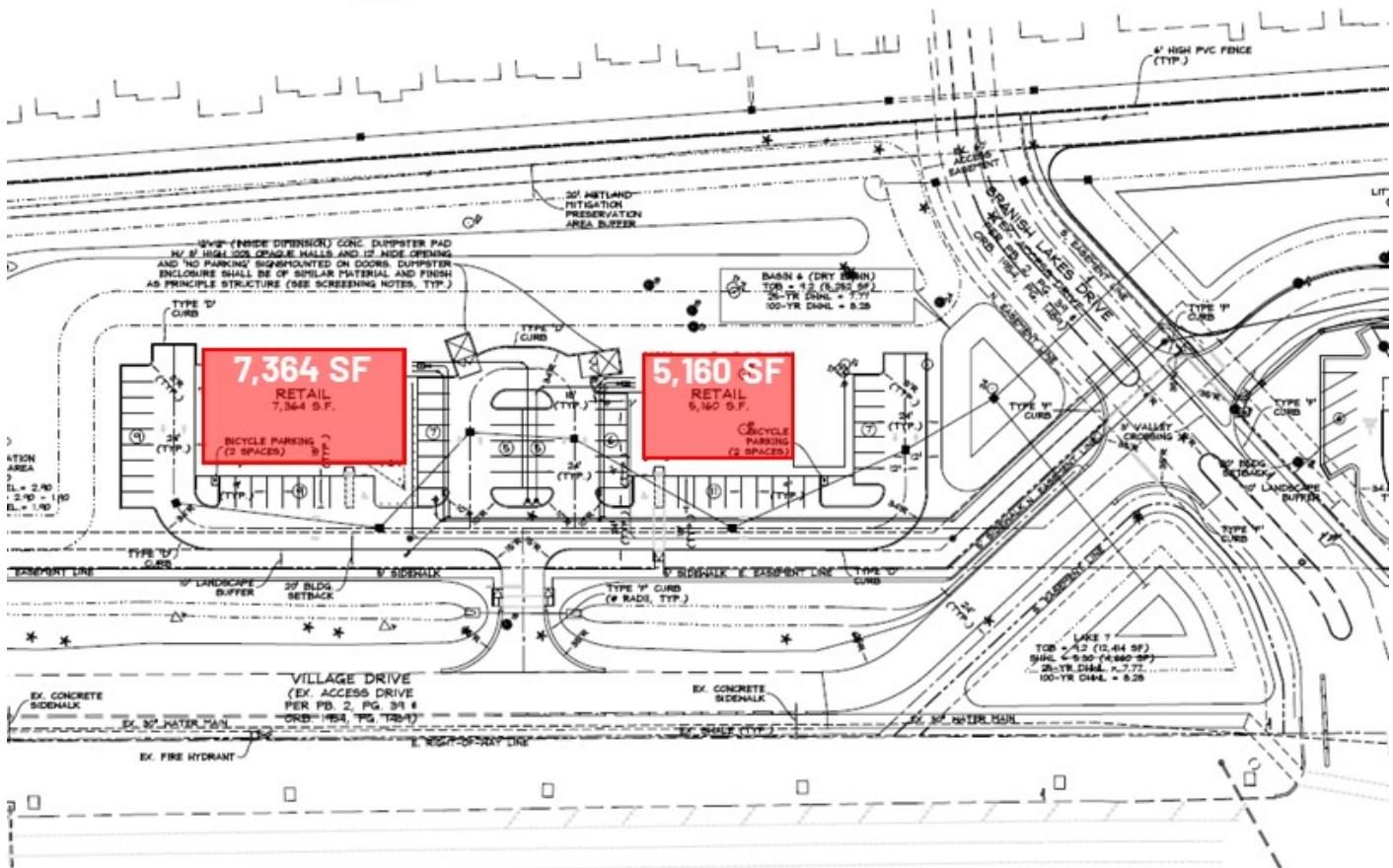
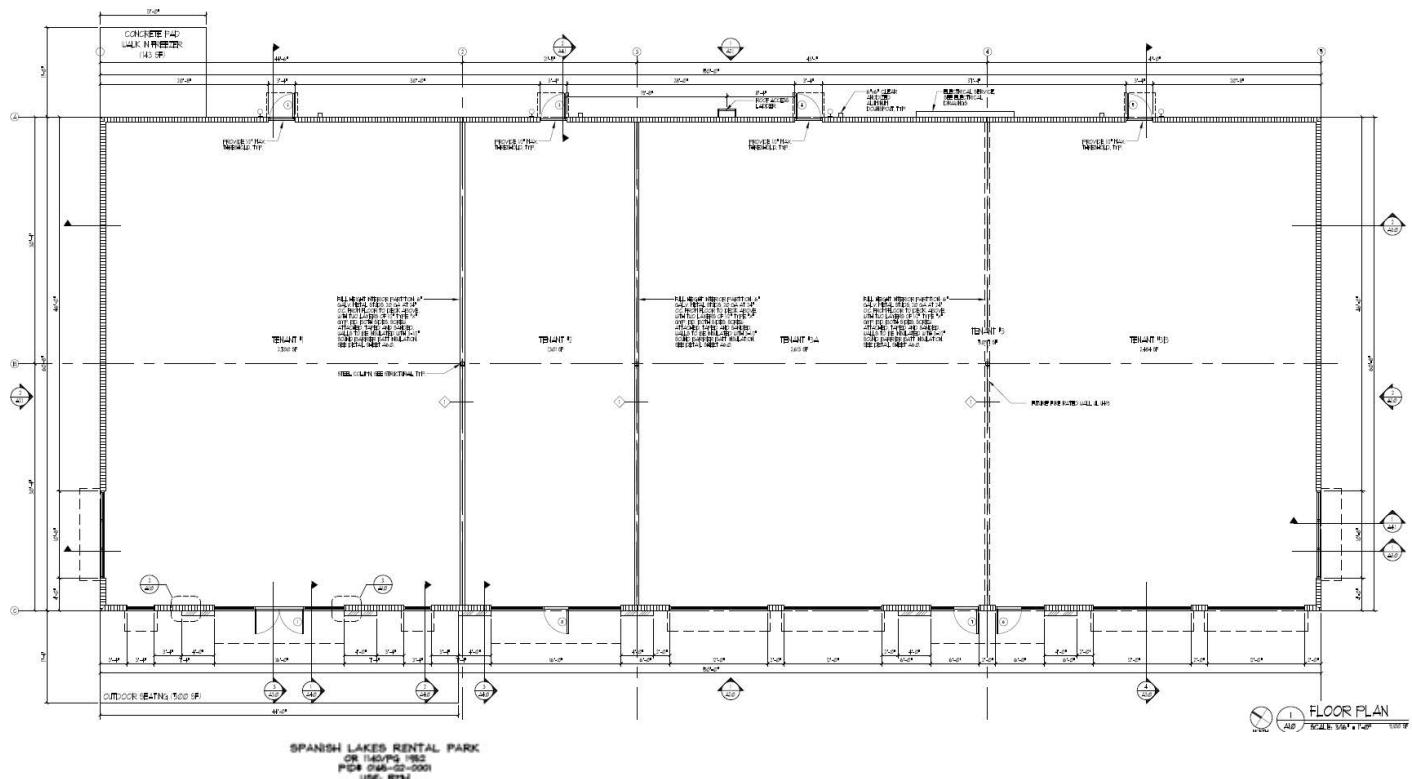
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Nearby Restaurants & Retail

- 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



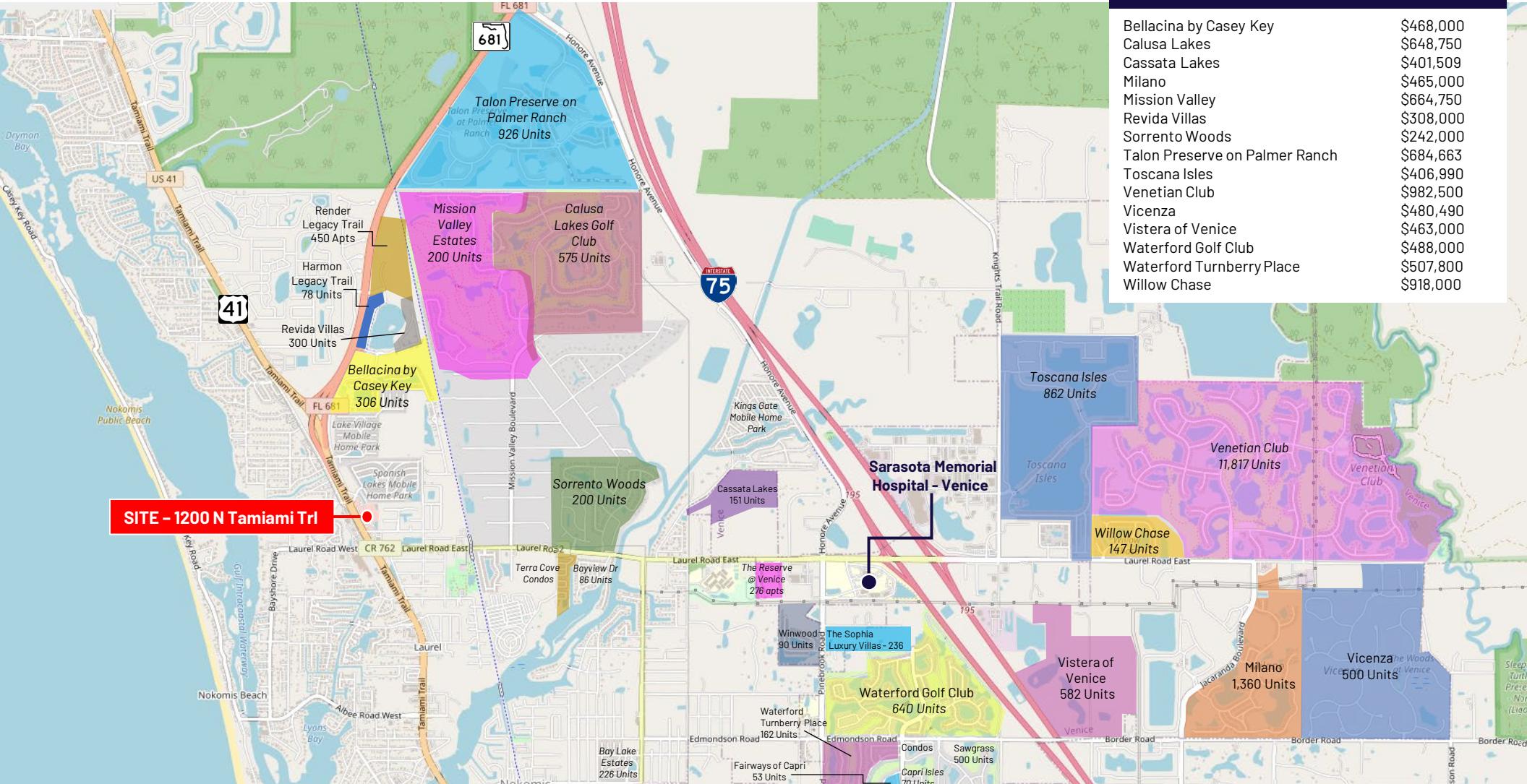
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Coastal Commons

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Sarasota FL 34275



Surrounding Residential Data



Notes:

- MOB – 5 miles to Sarasota Memorial Hospital – Venice

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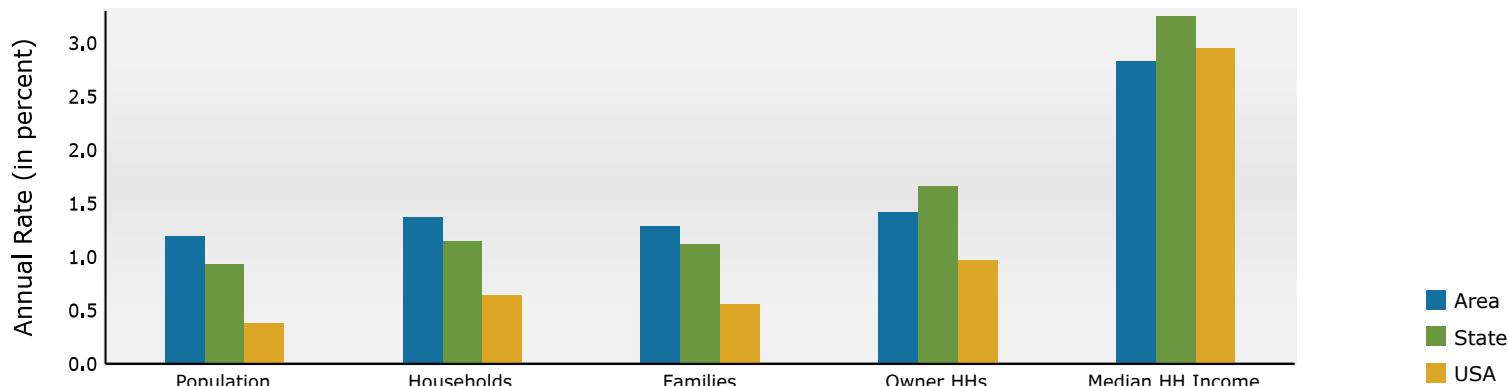
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Summary	Census 2010	Census 2020	2024	2029
Population	76,853	88,196	95,631	101,476
Households	39,303	45,059	49,050	52,504
Families	23,367	26,667	28,384	30,266
Average Household Size	1.93	1.92	1.91	1.90
Owner Occupied Housing Units	30,754	36,031	39,585	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	National	
Population	1.19%	0.93%	0.38%	
Households	1.37%	1.15%	0.64%	
Families	1.29%	1.12%	0.56%	
Owner HHs	1.42%	1.66%	0.97%	
Median Household Income	2.83%	3.25%	2.95%	
Households by Income	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
0 - 4	1,770	2.3%	1,526	1.7%
5 - 9	2,143	2.8%	1,977	2.2%
10 - 14	2,566	3.3%	2,529	2.9%
15 - 19	2,668	3.5%	2,724	3.1%
20 - 24	1,927	2.5%	2,196	2.5%
25 - 34	3,974	5.2%	4,252	4.8%
35 - 44	5,659	7.4%	5,063	5.7%
45 - 54	9,545	12.4%	8,094	9.2%
55 - 64	13,383	17.4%	15,157	17.2%
65 - 74	16,035	20.9%	22,097	25.1%
75 - 84	11,721	15.3%	16,099	18.3%
85+	5,464	7.1%	6,481	7.3%
Race and Ethnicity	Census 2010	Census 2020	2024	2029
White Alone	73,759	96.0%	79,989	90.7%
Black Alone	702	0.9%	854	1.0%
American Indian Alone	132	0.2%	195	0.2%
Asian Alone	914	1.2%	1,481	1.7%
Pacific Islander Alone	23	0.0%	41	0.0%
Some Other Race Alone	532	0.7%	1,158	1.3%
Two or More Races	792	1.0%	4,478	5.1%
Hispanic Origin (Any Race)	2,614	3.4%	4,239	4.8%

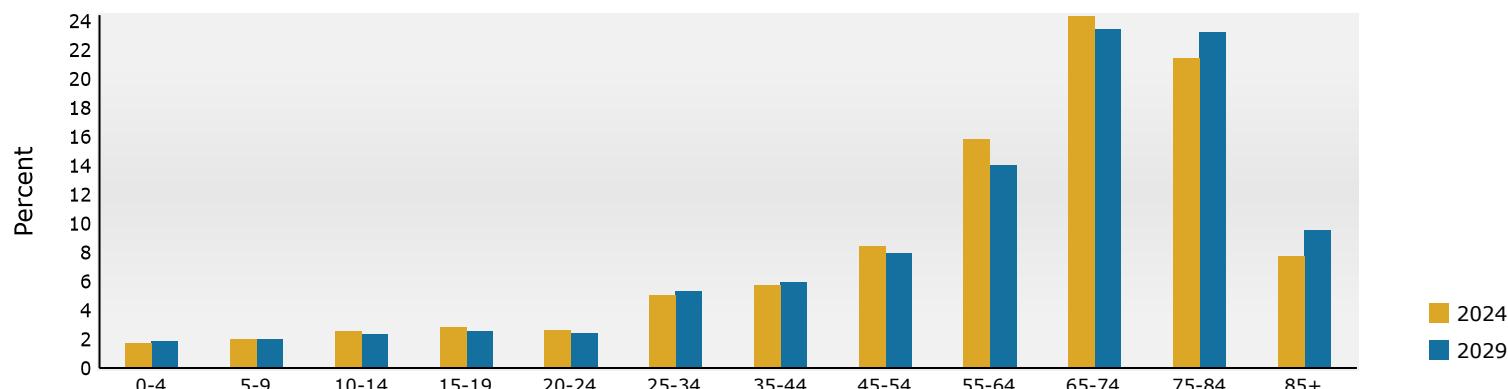
Data Note: Income is expressed in current dollars.

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

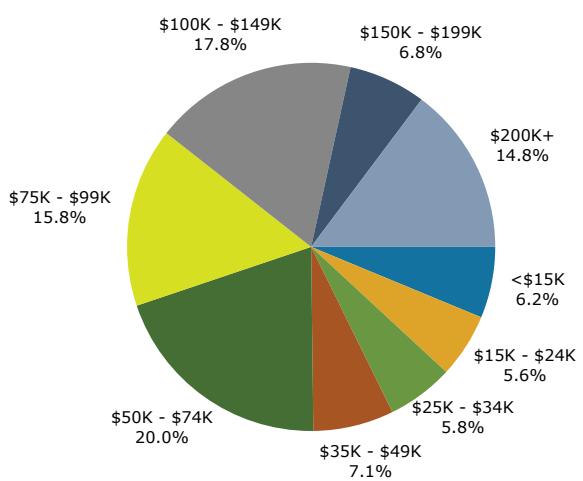
Trends 2024-2029



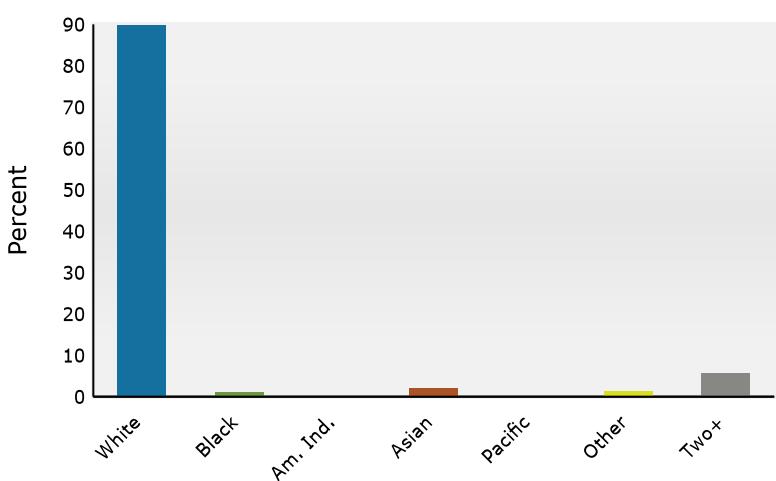
Population by Age



2024 Household Income

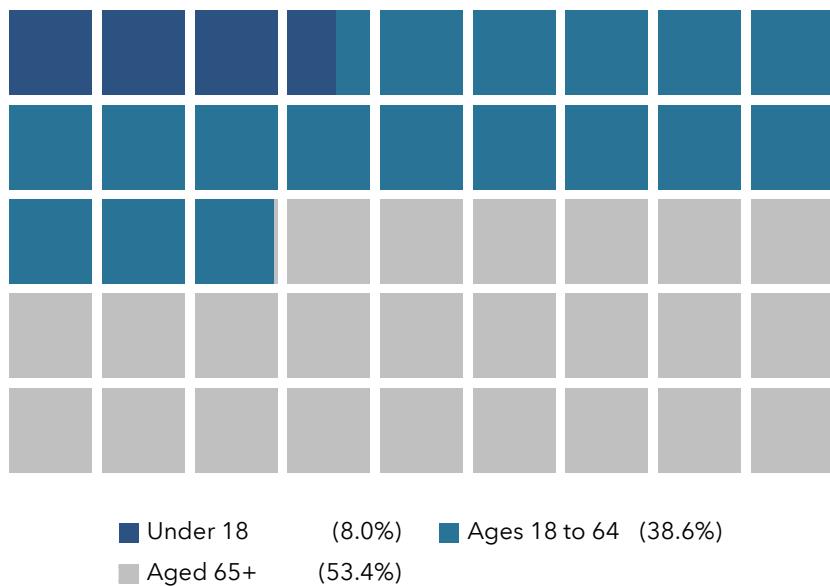


2024 Population by Race





POPULATION BY AGE



Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022). © 2025 Esri

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



\$15,817

Avg Spent on Mortgage & Basics



36.6%

Percent of Income for Mortgage

POPULATION BY GENERATION



18.5%

Greatest Gen:
Born 1945/Earlier



44.2%

Baby Boomer:
Born 1946 to 1964



15.5%

Generation X:
Born 1965 to 1980



9.5%

Millennial:
Born 1981 to 1998



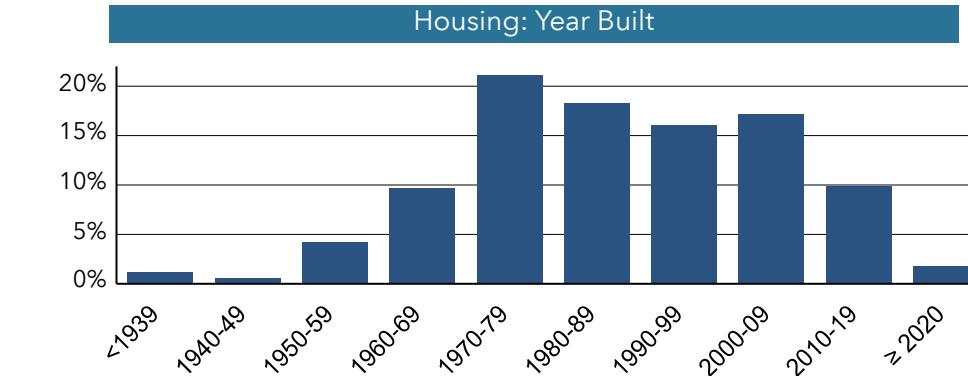
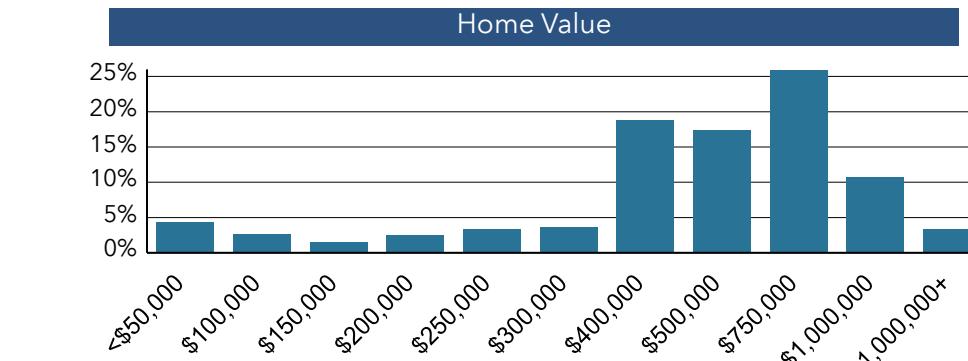
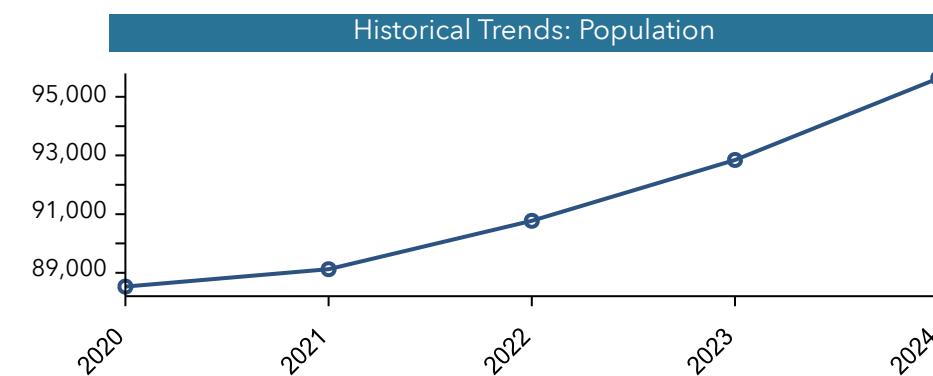
9.3%

Generation Z:
Born 1999 to 2016



2.9%

Alpha: Born
2017 to Present





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