

2805 CURRY LANE  
NOKOMIS, FLORIDA

GROUND LEASE AVAILABLE



## SPECIFICATIONS

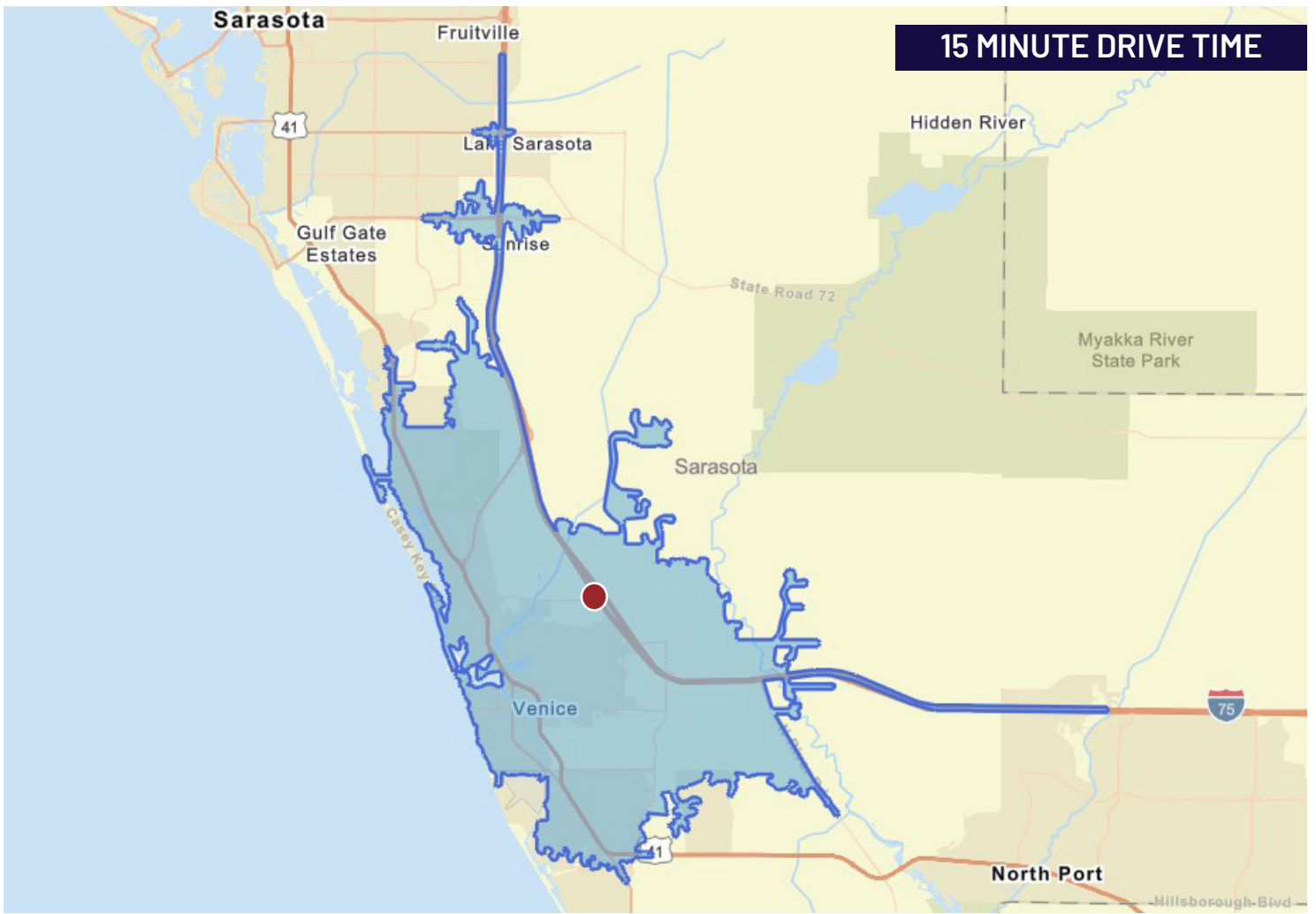
Total Acres	5 Acres
Total Building Area	+/- 217,800 SF

- Off- Hospital campus location
- Adjacent to the new Sarasota Memorial Hospital system in Venice, Florida
- Traffic count 8,000+ cars a day
- Significant increased residential growth
- Great location for practices expanding



LIZ COOK  
d. 443-517-3962  
liz.cook@FlagshipHP.com





**15 MINUTE DRIVE TIME**

**AREA DEMOGRAPHICS**



POPULATION



HOUSEHOLDS



MEDIAN HH INCOME



PER CAPITA

**15 MINUTE DRIVE TIME**

	POPULATION	HOUSEHOLDS	MEDIAN HH INCOME	PER CAPITA
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

Fourth entrance on the left

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2202 N. Westshore Blvd, Suite 200 | Tampa, Florida 33607  
 www.FlagshipHP.com

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