

COASTAL WELLNESS & RETAIL SHOPPING CENTER

1200 N TAMiami TRAIL
SARASOTA FL 34275



RETAIL BUILDING SPECIFICATIONS

Retail Strip ± 9,000 SF

Breaking Ground Q1 2025

- A proposed Class A retail shopping Center
- Significant increased residential growth
- Great location and strategically located on busy Tamiami Trail

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Nearby Restaurants & Retail

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

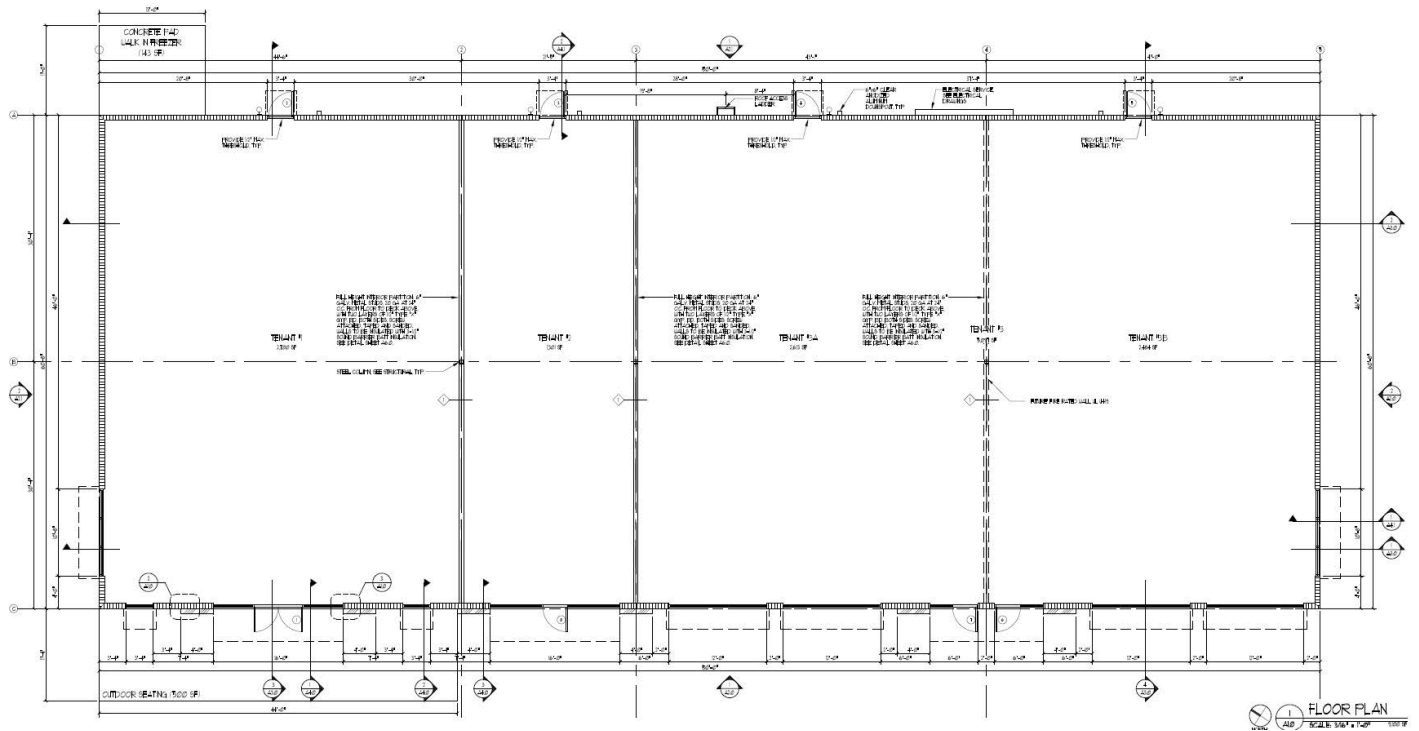
- Hungry Howie's
- New China
- Paradise Grill
- Walgreens
- Subway
- Petsense
- First Horizon
- Great Clips
- Triton Jewelers
- Island Fin Poke'

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

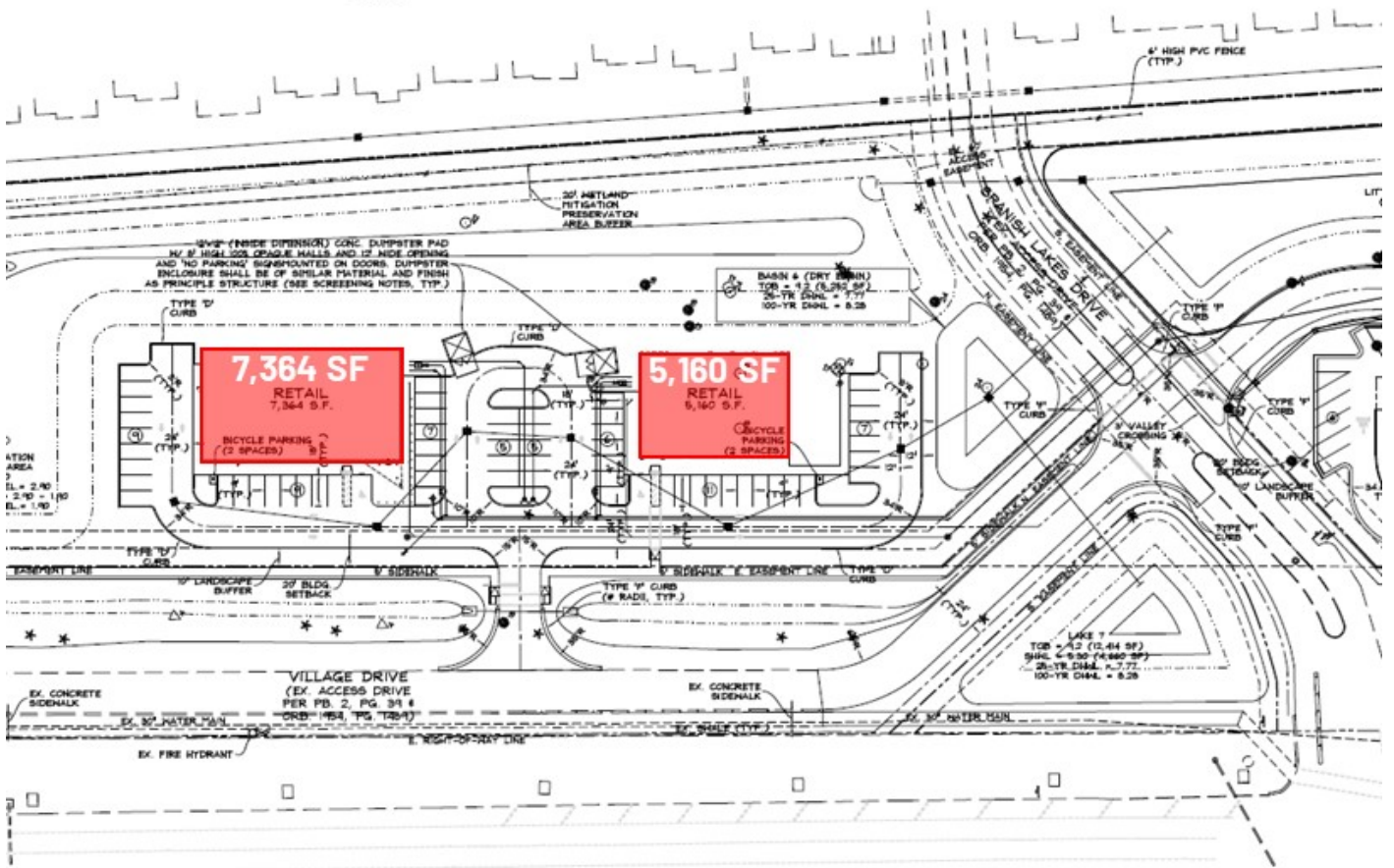
- Sarasota Memorial Urgent Care
- Joey D's Chicago Style Pizza
- Centennial Bank
- Dunkin' Donuts
- McDonald's
- Arby's
- TJ Maxx
- Chaz 51
- Weight Watchers
- Taco Bell
- 24/7 Workout Anytime
- Batteries + Bulbs
- The Venice Symphony
- Winn Dixie

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

Site Plan - Retail



SPANISH LAKES RENTAL PARK
 PID# 046-02-0001
 USE: RYS1

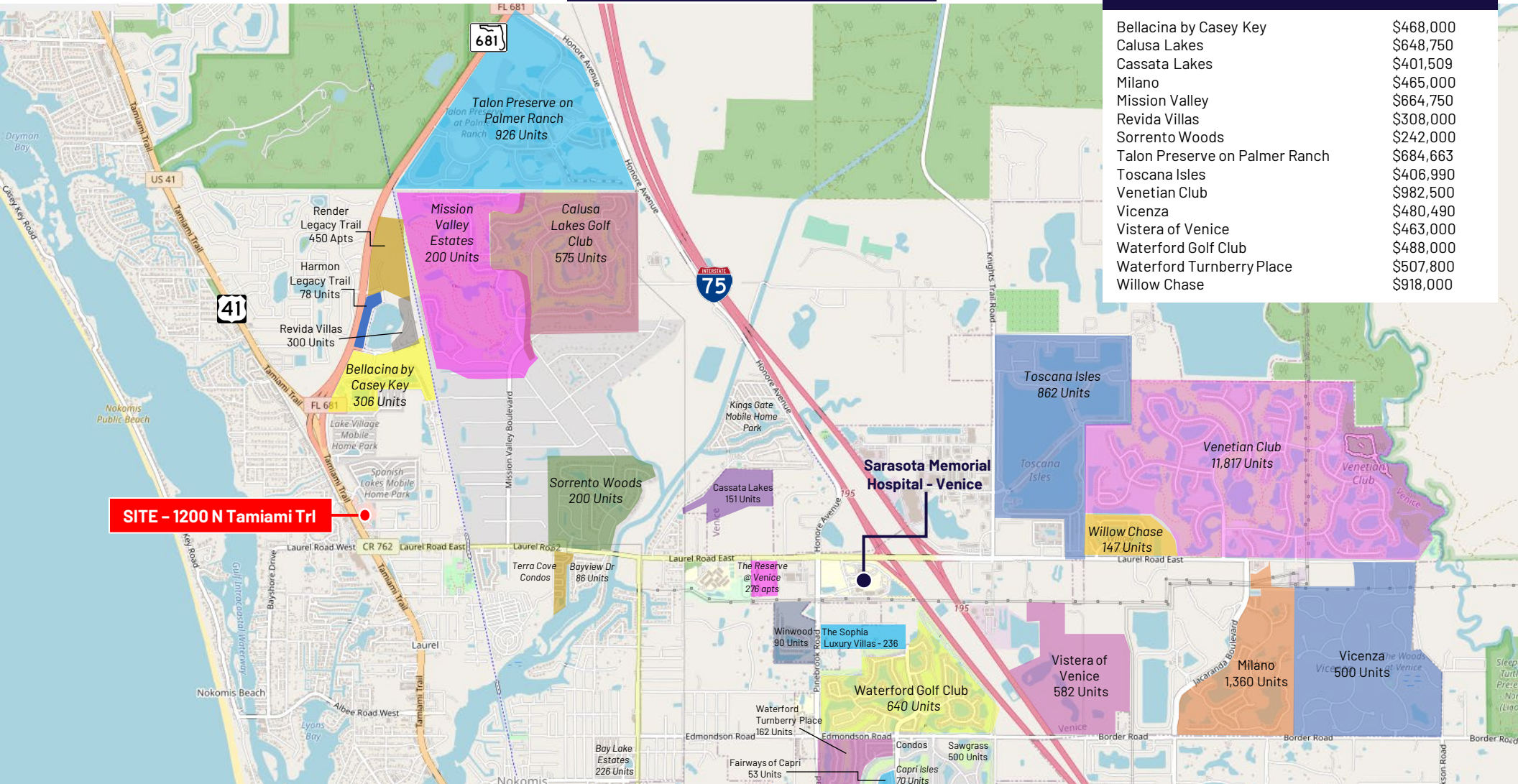


Coastal Wellness Center

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

SITE - 1200 N Tamiami Trl

Notes:

- MOB - 5 miles to Sarasota Memorial Hospital - Venice

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COASTAL WELLNESS CENTER

1200 N TAMiami TRAIL
SARASOTA FL 34275

PROPOSED MOB



BUILDING SPECIFICATIONS

Total Proposed Building Area	± 46,000 SF
Total Available Space	TBA
Breaking Ground	Q1 2024

- A proposed Class A multi-specialty Medical Office Building
- Significant increased residential growth
- Great location for practices expanding
- Ideally located on busy Tamiami Trail
- Strategically located in Nokomis Center with some surrounding retail outparcels still available
- Less than 5 miles to Sarasota Memorial Hospital Venice



FLAGSHIP
HEALTHCARE PROPERTIES



Demographic and Income Profile

COASTAL WELLNESS
 1240 N Tamiami Trl, Sarasota, Florida, 34236
 Drive time (Tue 7:30 AM): 15 minute radius

Prepared by Esri
 Latitude: 27.14144
 Longitude: -82.45838

Summary	Census 2010	Census 2020	2023	2028
Population	95,117	109,046	113,573	115,528
Households	48,658	55,276	57,687	59,220
Families	28,581	32,506	33,285	33,813
Average Household Size	1.93	1.94	1.93	1.92
Owner Occupied Housing Units	37,586	43,566	45,505	46,968
Renter Occupied Housing Units	11,070	11,710	12,182	12,252
Median Age	61.1	64.5	64.8	66.7

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.34%	0.63%	0.30%
Households	0.53%	0.77%	0.49%
Families	0.32%	0.74%	0.44%
Owner HHs	0.63%	0.93%	0.66%
Median Household Income	2.58%	3.34%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	3,778	6.5%	3,306	5.6%
\$15,000 - \$24,999	4,866	8.4%	3,755	6.3%
\$25,000 - \$34,999	4,024	7.0%	3,204	5.4%
\$35,000 - \$49,999	5,883	10.2%	5,248	8.9%
\$50,000 - \$74,999	9,895	17.2%	9,921	16.8%
\$75,000 - \$99,999	7,780	13.5%	8,012	13.5%
\$100,000 - \$149,999	9,964	17.3%	11,350	19.2%
\$150,000 - \$199,999	4,533	7.9%	6,135	10.4%
\$200,000+	6,964	12.1%	8,290	14.0%

Median Household Income	\$75,961	\$86,291
Average Household Income	\$116,252	\$133,770
Per Capita Income	\$59,119	\$68,625

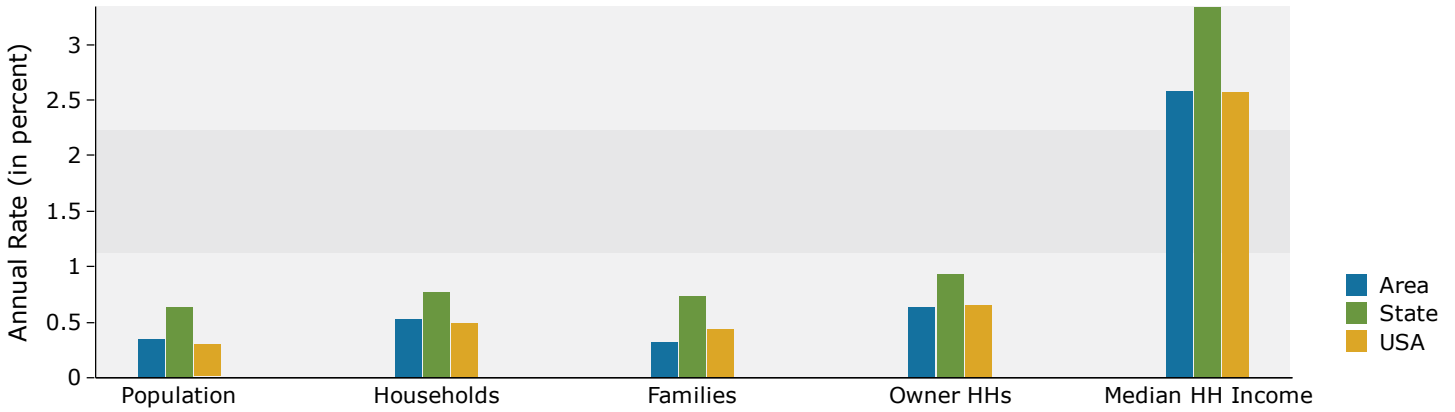
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,257	2.4%	2,053	1.9%	2,241	2.0%	2,247	1.9%
5 - 9	2,722	2.9%	2,746	2.5%	2,683	2.4%	2,573	2.2%
10 - 14	3,279	3.4%	3,394	3.1%	3,161	2.8%	3,038	2.6%
15 - 19	3,376	3.5%	3,571	3.3%	3,259	2.9%	2,951	2.6%
20 - 24	2,480	2.6%	2,793	2.6%	2,870	2.5%	2,478	2.1%
25 - 34	5,216	5.5%	5,555	5.1%	6,558	5.8%	6,189	5.4%
35 - 44	7,293	7.7%	6,740	6.2%	7,427	6.5%	7,784	6.7%
45 - 54	11,822	12.4%	10,348	9.5%	10,211	9.0%	9,143	7.9%
55 - 64	16,191	17.0%	18,299	16.8%	18,781	16.5%	16,698	14.5%
65 - 74	19,189	20.2%	26,247	24.1%	26,908	23.7%	27,784	24.0%
75 - 84	14,522	15.3%	19,268	17.7%	20,564	18.1%	24,220	21.0%
85+	6,771	7.1%	8,033	7.4%	8,908	7.8%	10,423	9.0%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	91,058	95.7%	98,099	90.0%	101,501	89.4%	102,367	88.6%
Black Alone	888	0.9%	1,105	1.0%	1,196	1.1%	1,269	1.1%
American Indian Alone	173	0.2%	237	0.2%	253	0.2%	267	0.2%
Asian Alone	1,215	1.3%	2,079	1.9%	2,348	2.1%	2,577	2.2%
Pacific Islander Alone	25	0.0%	47	0.0%	50	0.0%	52	0.0%
Some Other Race Alone	748	0.8%	1,604	1.5%	1,776	1.6%	2,018	1.7%
Two or More Races	1,008	1.1%	5,874	5.4%	6,448	5.7%	6,978	6.0%
Hispanic Origin (Any Race)	3,479	3.7%	5,668	5.2%	6,272	5.5%	6,777	5.9%

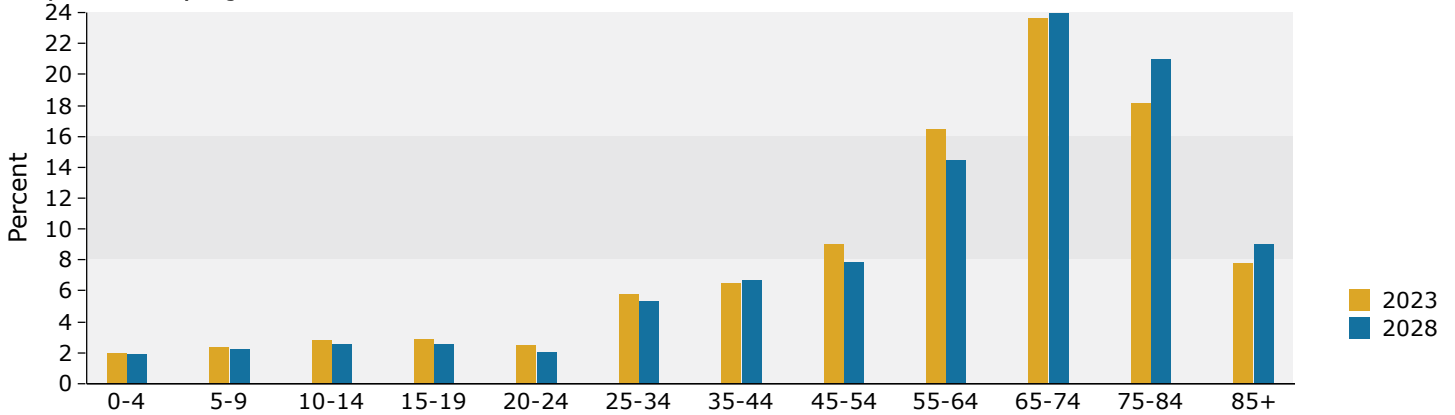
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

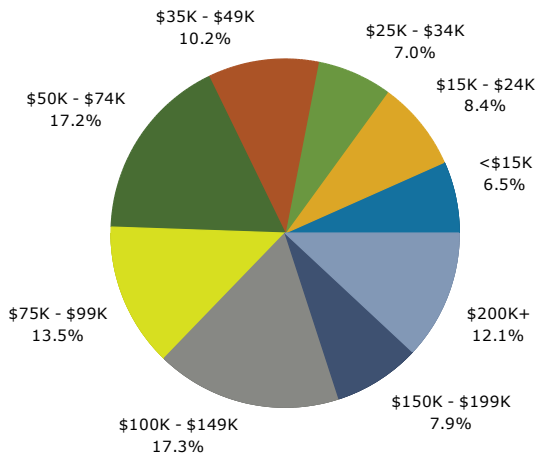
Trends 2023-2028



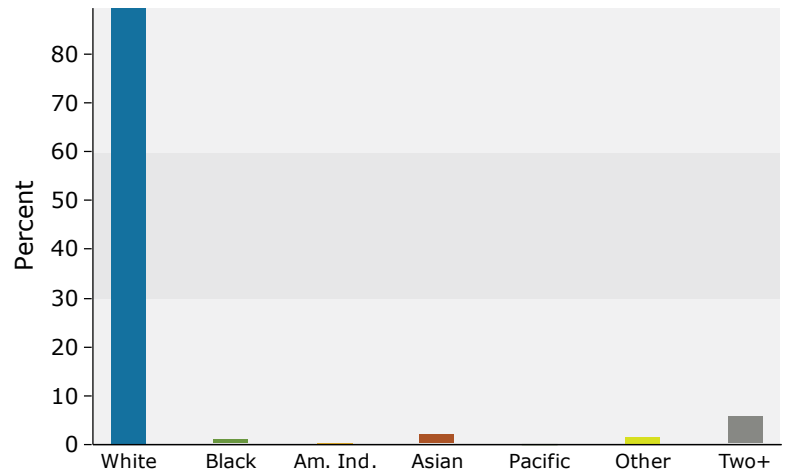
Population by Age



2023 Household Income



2023 Population by Race

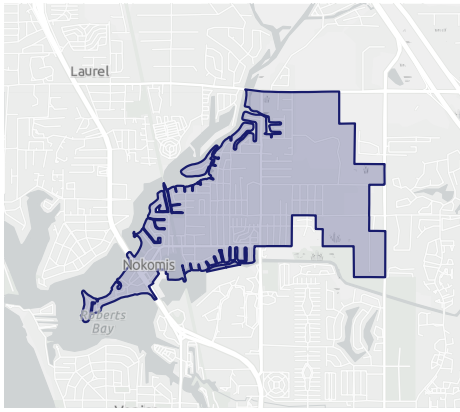


2023 Percent Hispanic Origin: 5.5%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

POPULATION TRENDS AND KEY INDICATORS

Nokomis CDP, FL 2
Geography: Place



3,433	1,645	2.09	56.3	\$58,677	\$272,656	72	106	30
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

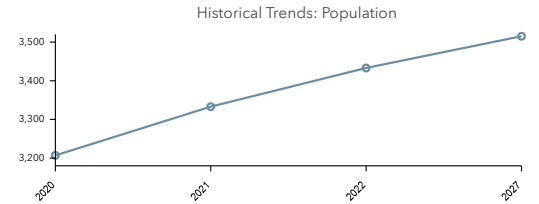
MORTGAGE INDICATORS



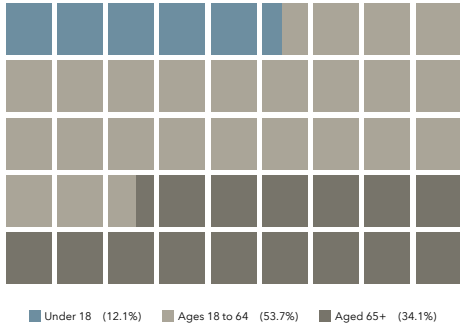
\$9,278
Avg Spent on Mortgage & Basics




24.5%
Percent of Income for Mortgage




POPULATION BY AGE




POPULATION BY GENERATION




11.6%
Greatest Gen:
Born 1945/Earlier




35.9%
Baby Boomer:
Born 1946 to 1964




22.0%
Generation X:
Born 1965 to 1980



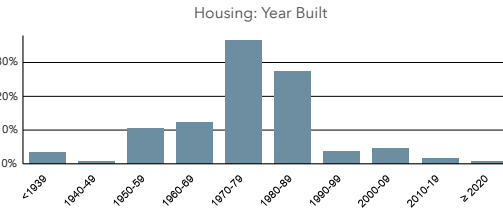
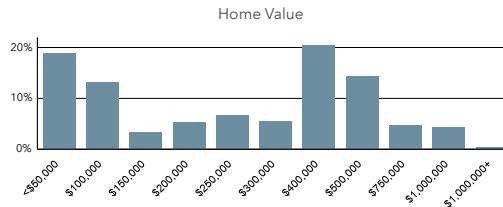
14.3%
Millennial:
Born 1981 to 1998



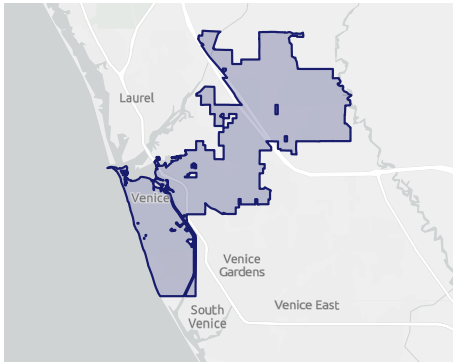
12.6%
Generation Z:
Born 1999 to 2016



3.7%
Alpha: Born
2017 to Present



esri THE SCIENCE OF WHERE
Source: Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2022, 2027, 2017-2021
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Venice City, FL
Geography: Place

26,297	14,261	1.77	68.9	\$73,045	\$338,636	140	103	21
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

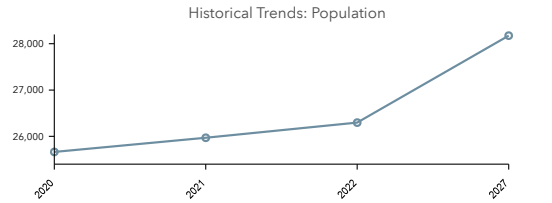
MORTGAGE INDICATORS



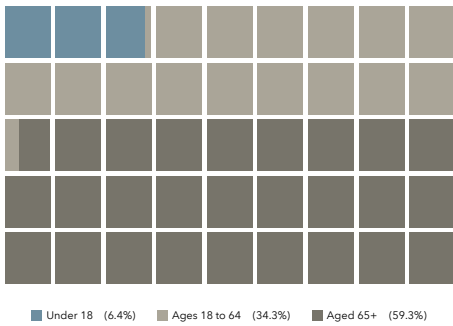
\$12,380
Avg Spent on Mortgage & Basics




24.4%
Percent of Income for Mortgage




POPULATION BY AGE




POPULATION BY GENERATION




28.6%
Greatest Gen:
Born 1945/Earlier




43.0%
Baby Boomer:
Born 1946 to 1964




11.9%
Generation X:
Born 1965 to 1980



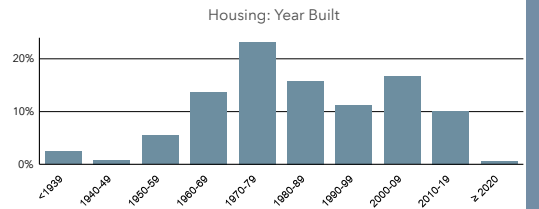
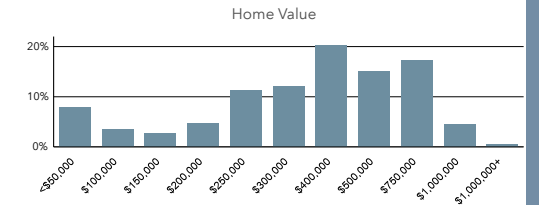
7.7%
Millennial:
Born 1981 to 1998



6.9%
Generation Z:
Born 1999 to 2016



1.8%
Alpha: Born
2017 to Present



esri THE SCIENCE OF WHERE
Source: Esri, Esri-U.S. BLS, ACS
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