

2nd & 3rd Floor AVAILABLE

SARASOTA MOB

2695 CURRY LANE
55,000 SF



Conceptual Rendering

*Ground Breaking
Q2 2026*

- A Class A multi-specialty Medical Outpatient Building
- Adjacent to the new Sarasota Memorial Hospital in Venice, FL
- Traffic count 8,000+ cars a day
- Significant increased residential growth
- Great location for practices expanding

BUILDING SPECIFICATIONS:

- Total building area 55,000 SF



Liz Cook
Vice President Leasing & Brokerage
443 517 3962
liz.cook@FlagshipHP.com



FLAGSHIP
HEALTHCARE PROPERTIES



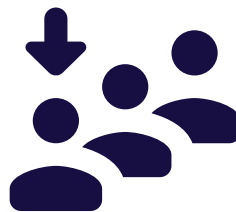
2020 DEMOGRAPHICS



HOUSEHOLDS
49,054



AVG HOUSEHOLD
INCOME
\$126,958



POPULATION
96,340



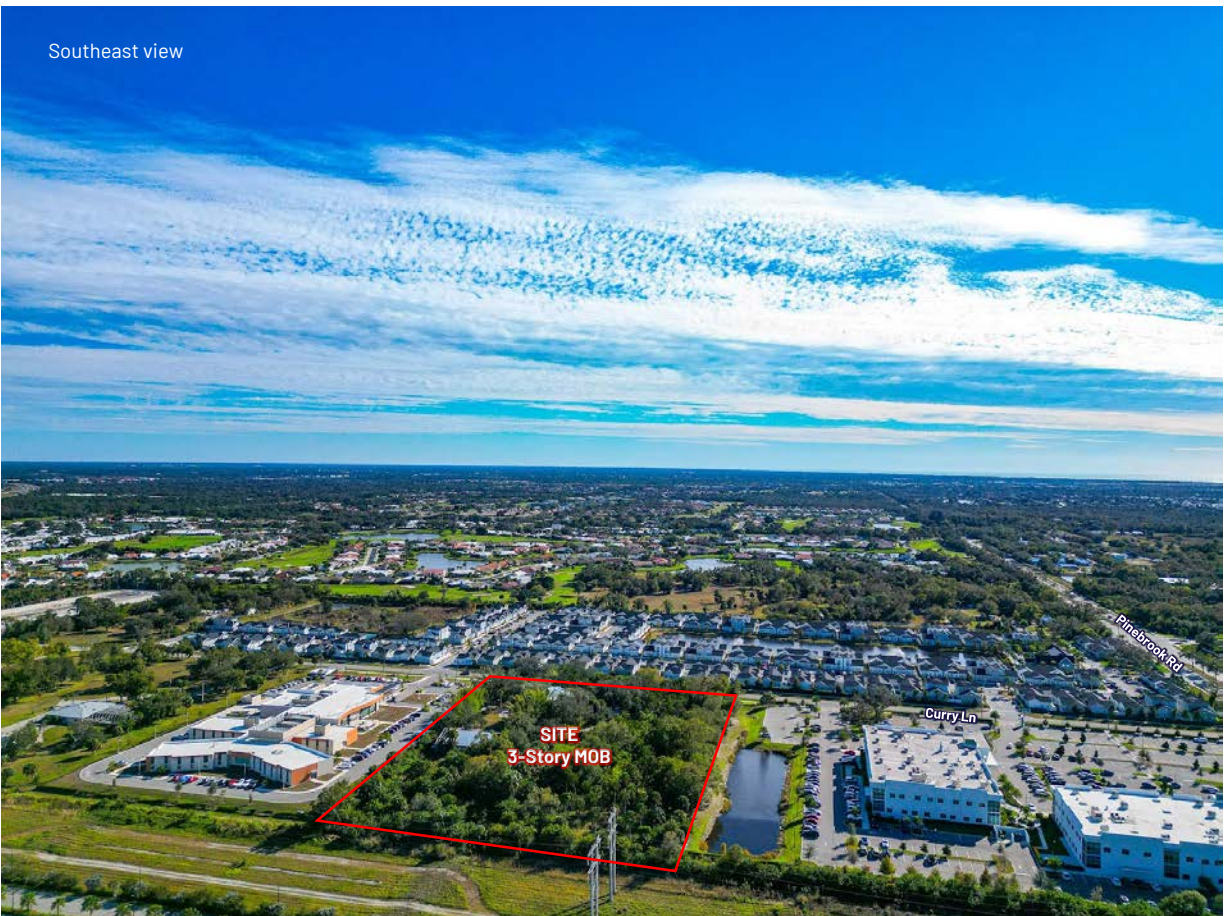
PER CAPITA
\$64,951

AERIALS

Northwest view



Southeast view



AERIALS

West view



West view





Residential Under Construction

Sarasota County Sheriff



Laurel Elementary

STRETCHZONE

QWIK
PACK & SHIP

FPG Medical Office

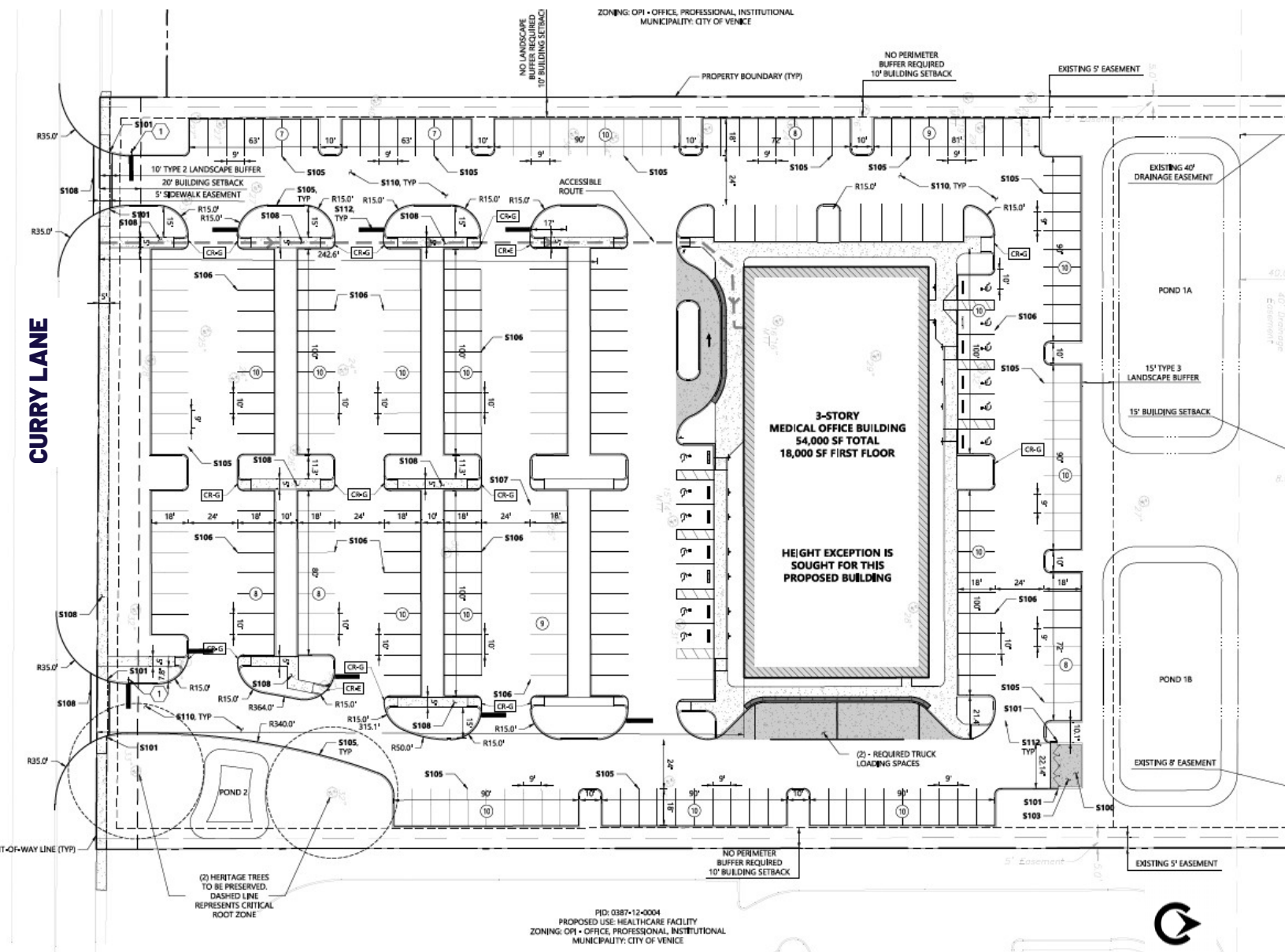
Sarasota Memorial Hospital - Venice

SITE

PAM Health Rehab

Residential Under Construction

ILLUSTRATIVE CONCEPT PLAN



SURROUNDING RESIDENTIAL DATA

Sarasota Medical Outpatient Building

2695 Curry Lane



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
Visterra of Venice	\$463,000
Waterford Golf Club Waterford	\$488,000
Turnberry Place	\$507,800
Willow Chase	\$918,000