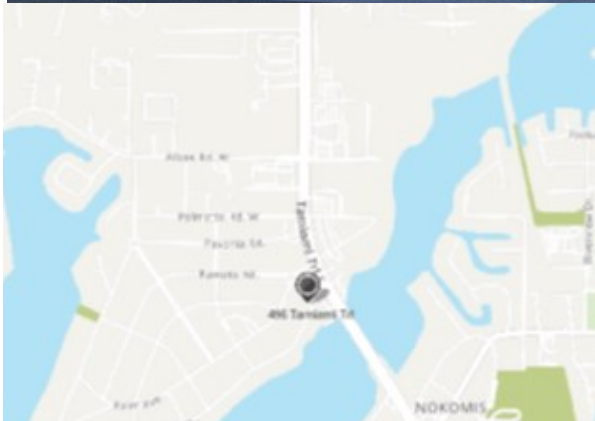




For Lease
Medical Office Opportunity
 498 S Tamiami Trl, Nokomis, FL 34275



DEMOGRAPHICS

3 MILES

5 MILES

POPULATION

55,600

98,900

HOUSEHOLDS

19,900

33,293

AVE. HH INCOME

\$86,138

\$89,505

PROPERTY HIGHLIGHTS

This remarkable 14,000+ square foot proposed Medical Office Development is located strategically along Tamiami Trail in the South Sarasota/Nokomis, Florida area. Developer is offering aggressive tenant improvement for qualified end users. We have an estimated completion of fourth quarter 2024, don't miss out on this amazing opportunity for your business.

PROPERTY INFORMATION

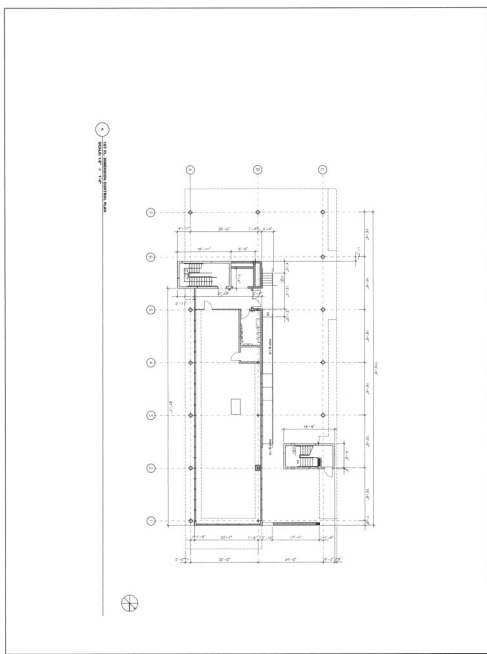
TYPE: Medical Office

TRAFFIC COUNTS: 40,511

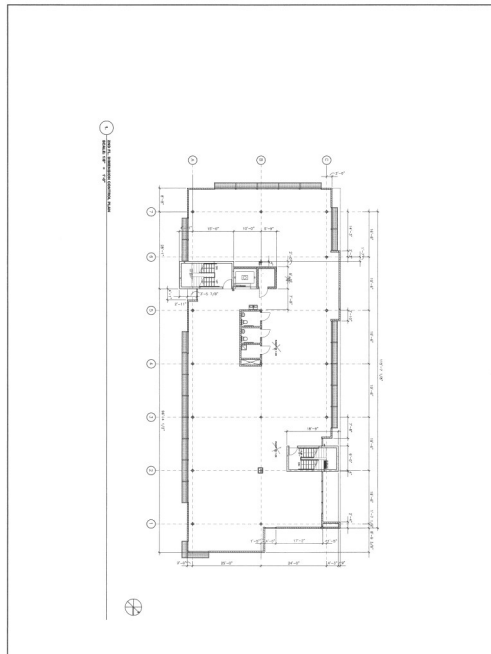
BUILDING SF: 14,468

CALL TODAY, TO SET UP A VIEWING OF THIS GREAT PROPERTY.

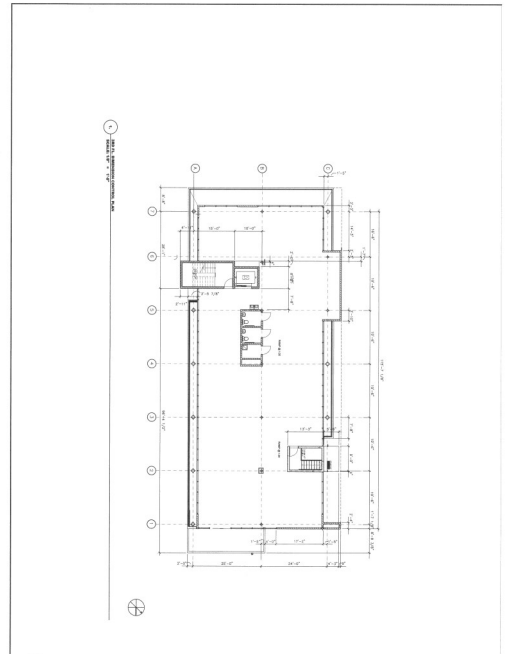
gomerritt.com



1st Floor



2nd Floor



3rd Floor

Terry A Purdy, Broker/Owner

941.320.6079

E-mail: terry@gomerritt.com

Web: www.gomerritt.com

Fax: 800.393.0422

261 S. Tamiami Trail ~ Nokomis, FL 34275

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