

COASTAL WELLNESS CENTER

1200 N TAMiami TRAIL
SARASOTA FL 34275



- Join Millennium Physician Group in Sarasota County's newest Class A Medical Outpatient Building
- Great location for practices expanding
- Strategically located on busy Tamiami Trail with some surrounding retail outparcels still available
- Less than 5 miles to Sarasota Memorial Hospital Venice
- Significant increased residential growth

BUILDING SPECIFICATIONS:

- Total building area 46,000 ± SF

*Now Under
Construction*



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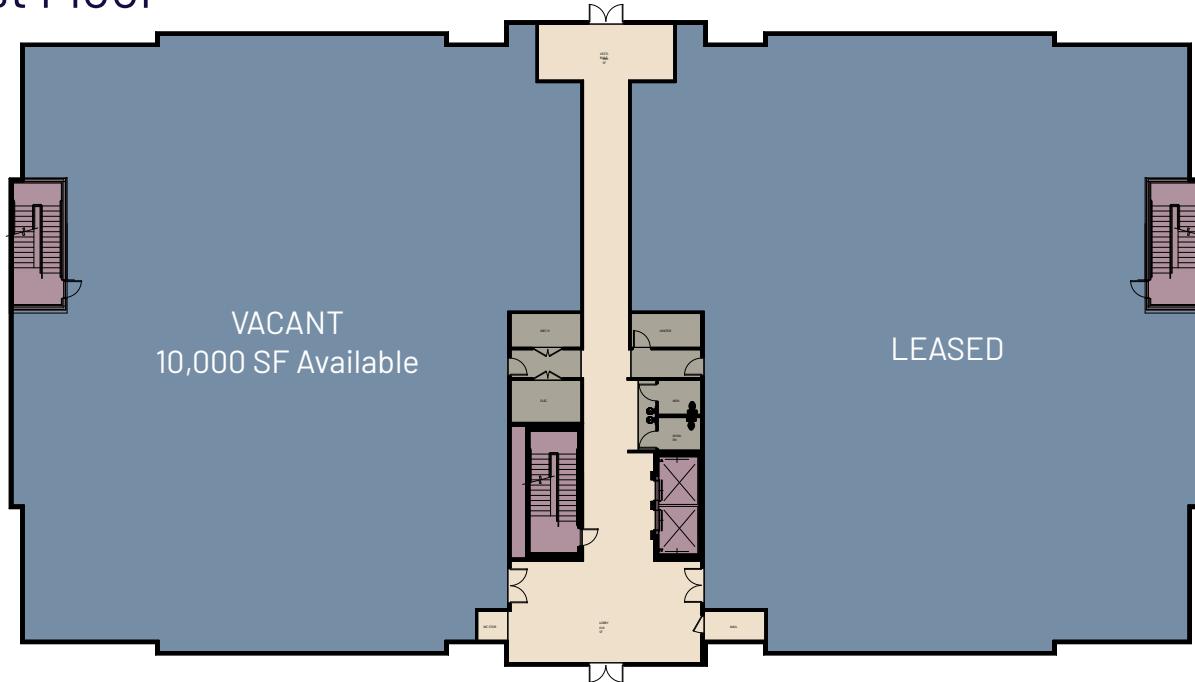
2202 N Westshore Blvd, Suite 200
Tampa FL 33607



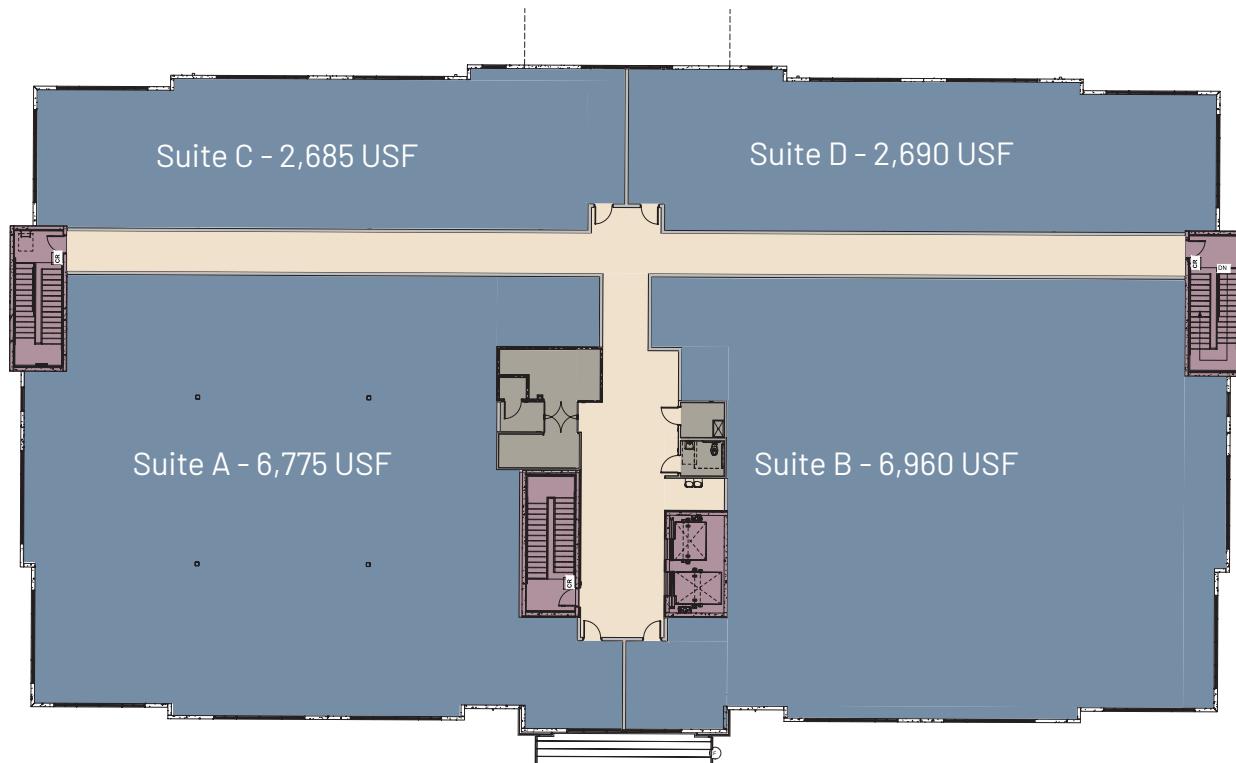
FLAGSHIP
HEALTHCARE PROPERTIES

FLOORPLANS

First Floor

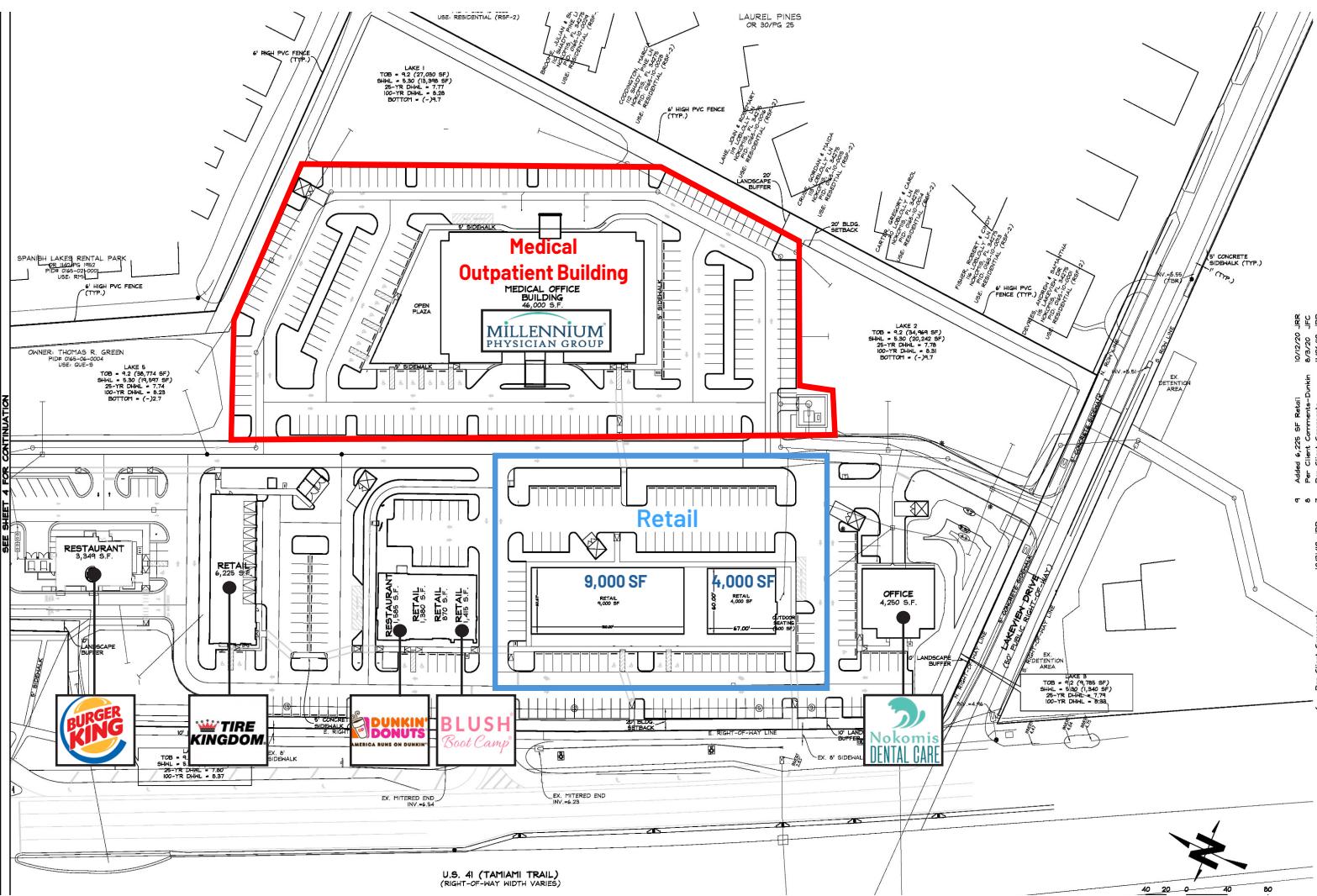


Second Floor



SITE PLAN

REF SHEET 1 FOR CONTINUATION



AERIALS

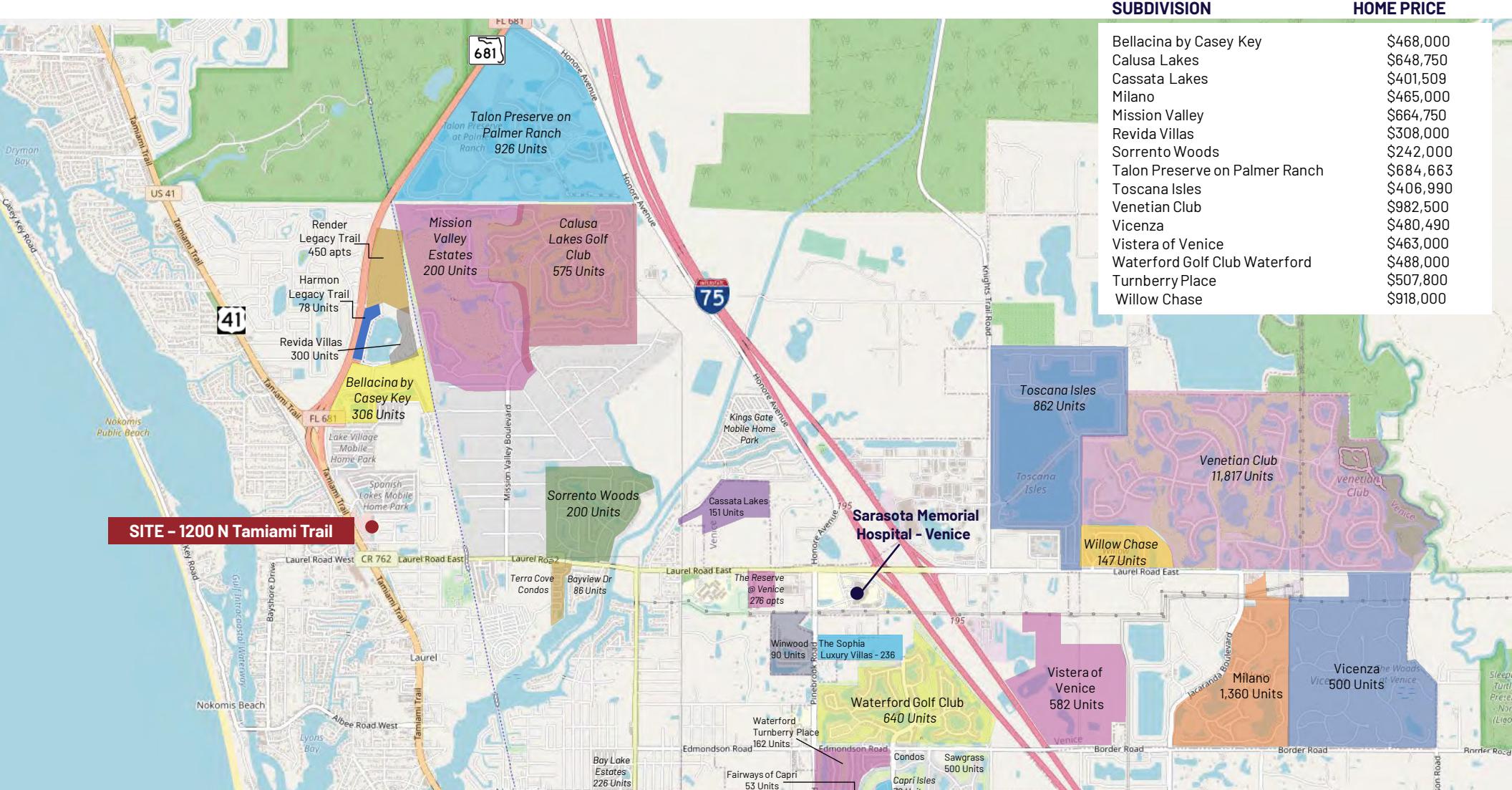


NEARBY RESTAURANTS & RETAIL



SURROUNDING RESIDENTIAL

Coastal Wellness Medical Center
1200 N Tamiami Trail
Nokomis FL 34275



Note - 5 miles from site to Sarasota Memorial Hospital Venice

Demographic and Income Profile

1240 Tamiami Trl N, Nokomis, Florida, 34275



Drive time (Tue 7:30 AM): 15 minute radius

Summary	Census 2020	2025	2030
Total Population	93,688	102,913	108,654
Total Households	47,701	53,069	56,510
Family Households	28,302	31,038	33,075
Average Household Size	1.93	1.90	1.89
Owner Occupied Housing Units	38,124	43,151	45,854
Renter Occupied Housing Units	9,577	9,918	10,656
Median Age	65.0	65.8	66.9

Trends 2025 - 2030	Area	State	National
Population	1.1%	1.1%	0.4%
Households	1.3%	1.3%	0.6%
Family Population	1.3%	1.3%	0.5%
Owner Occupied Housing Units	1.2%	1.8%	0.0%
Median Household Income	3.2%	2.9%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	1,665	1.8%	1,904	1.9%	2,064	1.9%
5-9	2,190	2.3%	2,167	2.1%	2,252	2.1%
10-14	2,772	3.0%	2,669	2.6%	2,543	2.3%
15-19	2,968	3.2%	2,972	2.9%	2,724	2.5%
20-24	2,357	2.5%	2,772	2.7%	2,639	2.4%
25-29	2,310	2.5%	2,853	2.8%	3,217	3.0%
30-34	2,288	2.4%	2,896	2.8%	3,249	3.0%
35-39	2,520	2.7%	2,888	2.8%	3,459	3.2%
40-44	2,990	3.2%	3,265	3.2%	3,551	3.3%
45-49	3,758	4.0%	3,801	3.7%	3,980	3.7%
50-54	4,980	5.3%	4,909	4.8%	4,661	4.3%
55-59	7,124	7.6%	6,658	6.5%	6,292	5.8%
60-64	8,957	9.6%	9,794	9.5%	8,974	8.3%
65-69	10,887	11.6%	11,374	11.1%	12,285	11.3%
70-74	12,316	13.2%	12,066	11.7%	12,388	11.4%
75-79	10,039	10.7%	12,439	12.1%	12,234	11.3%
80-84	6,833	7.3%	9,225	9.0%	11,253	10.4%
Age 85+	6,735	7.2%	8,260	8.0%	10,888	10.0%

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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