

# 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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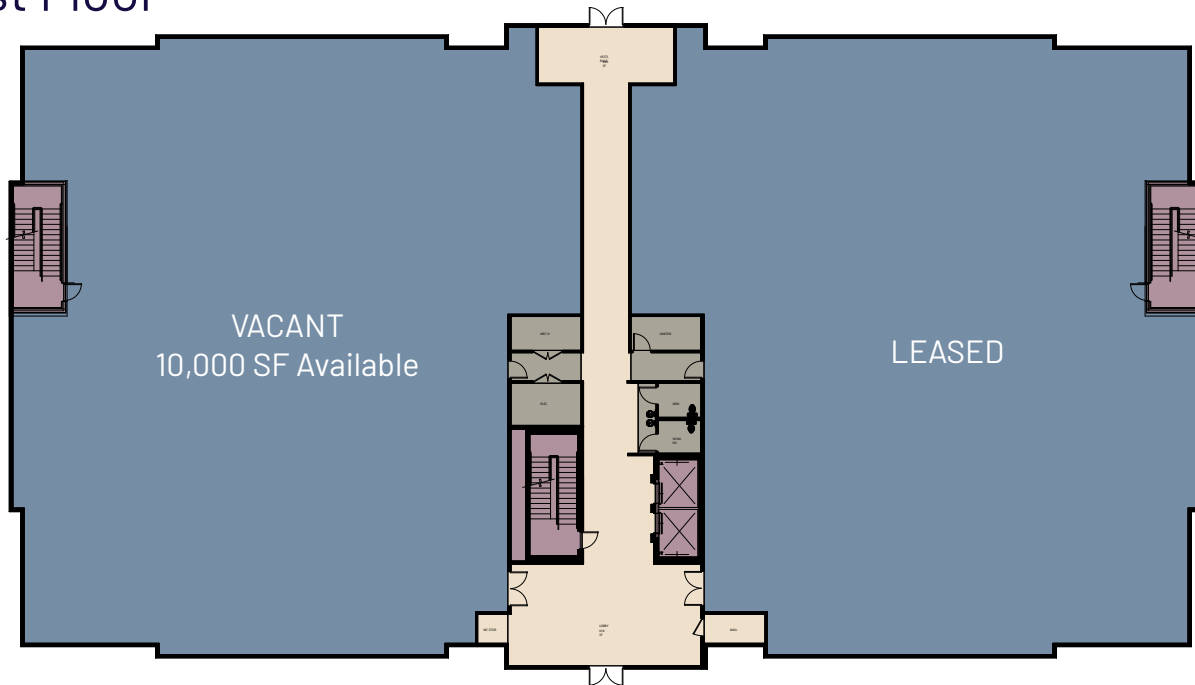
2202 N Westshore Blvd, Suite 200  
Tampa FL 33607



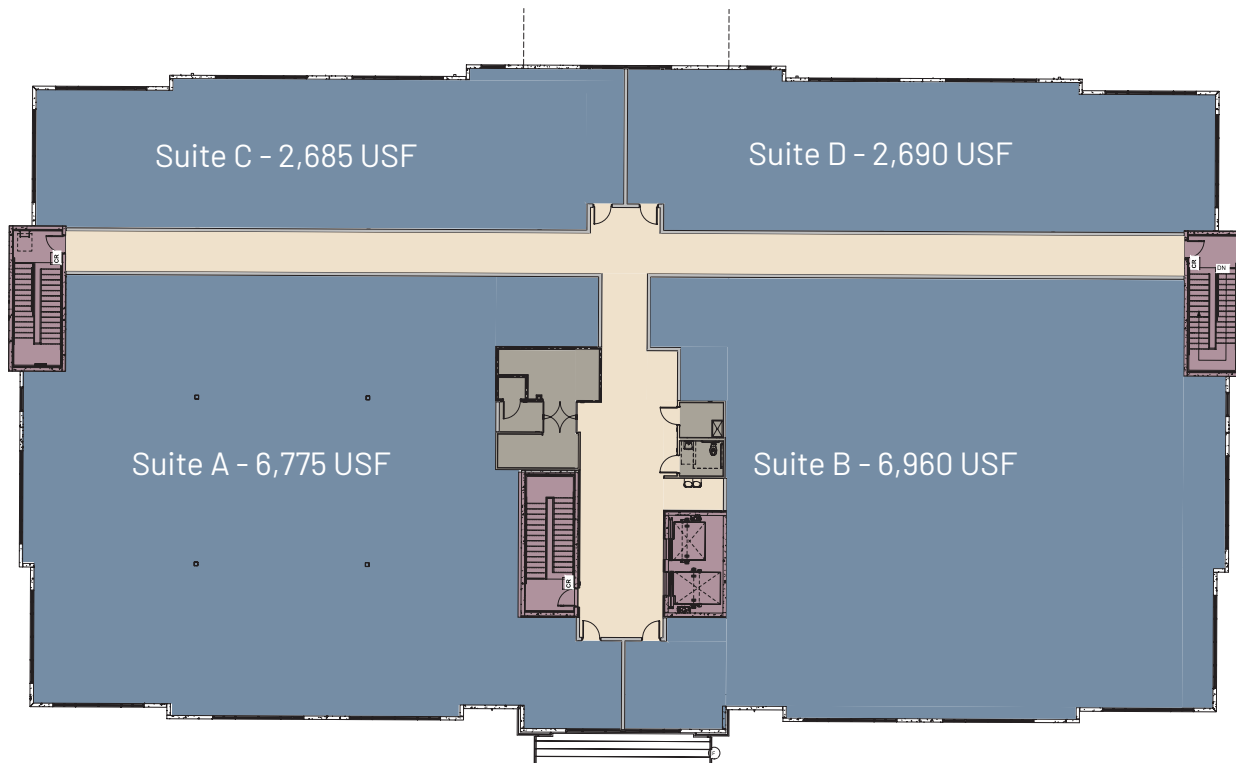
**FLAGSHIP**  
HEALTHCARE PROPERTIES

# FLOORPLANS

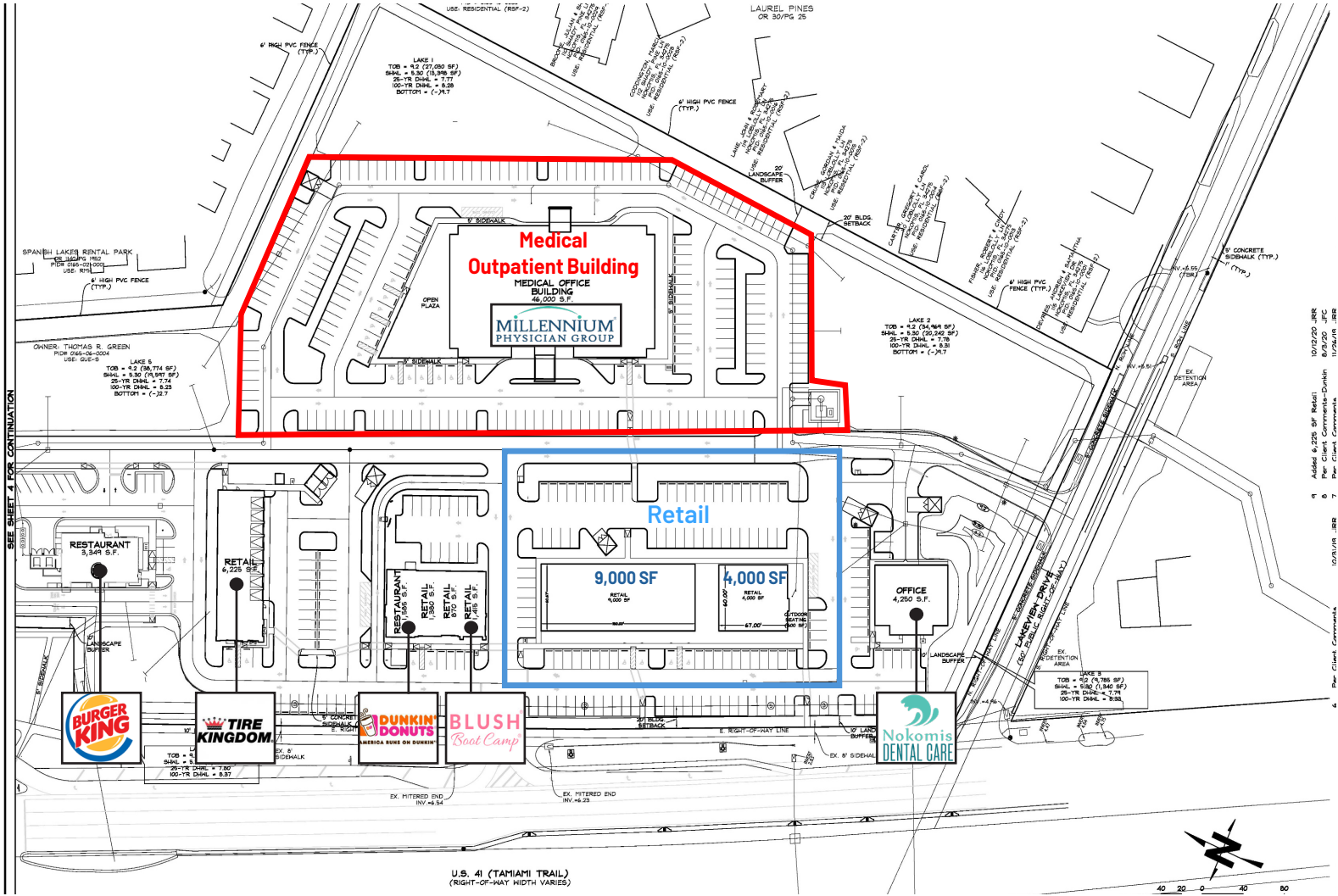
## First Floor



## Second Floor



# SITE PLAN



# AERIALS

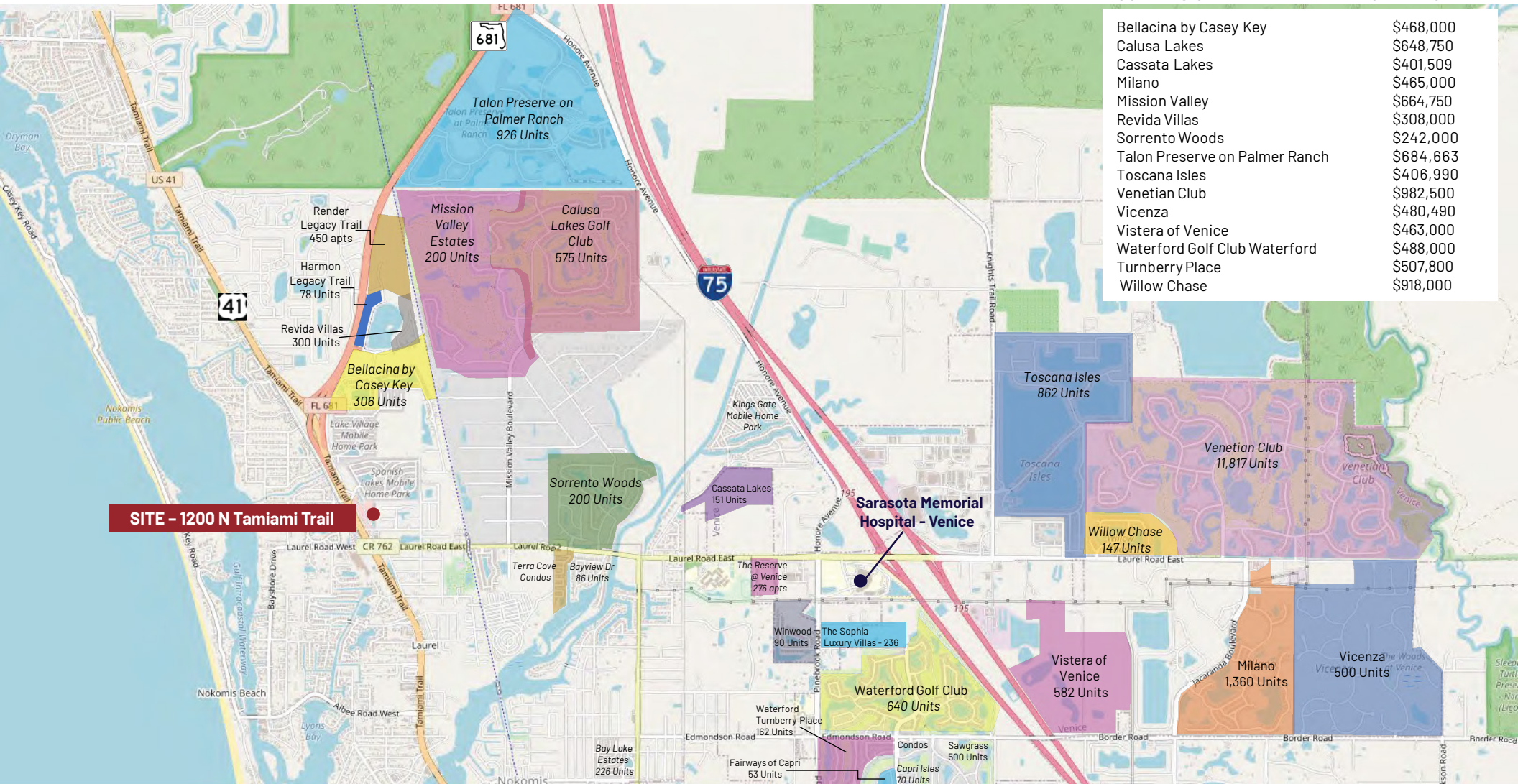


# NEARBY RESTAURANTS & RETAIL



# SURROUNDING RESIDENTIAL

Coastal Wellness Medical Center  
 1200 N Tamiami Trail  
 Nokomis FL 34275



SUBDIVISION	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
Venitian Club	\$982,500
Vicenza	\$480,490
Vistera of Venice	\$463,000
Waterford Golf Club Waterford	\$488,000
Turnberry Place	\$507,800
Willow Chase	\$918,000

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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