

PROPOSED MOB

COASTAL WELLNESS CENTER

1200 N. TAMiami TRAIL
SARASOTA FL 34275



BUILDING SPECIFICATIONS

Total Proposed Building Area	± 46,000 SF
Total Available Space	TBA
Breaking Ground	Q1 2025

- A proposed Class A multi-specialty Medical Office Building
- Significant increased residential growth
- 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

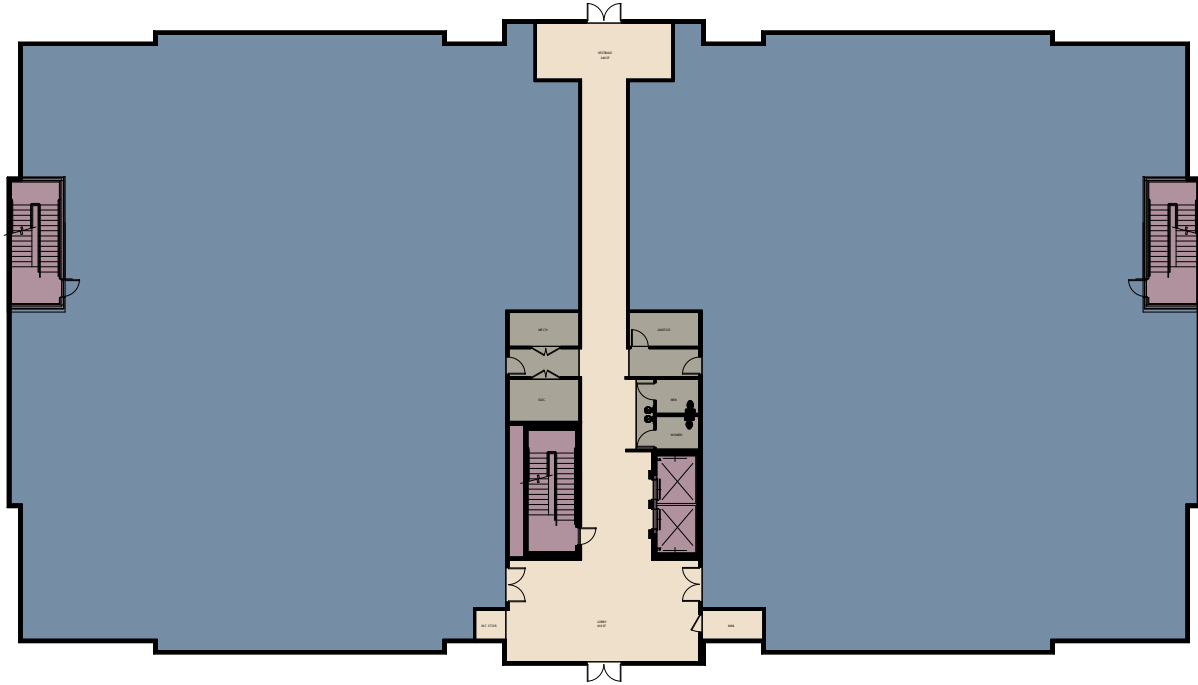
LIZ COOK
Mobile 443-517-3962
liz.cook@FlagshipHP.com

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www.FlagshipHP.com

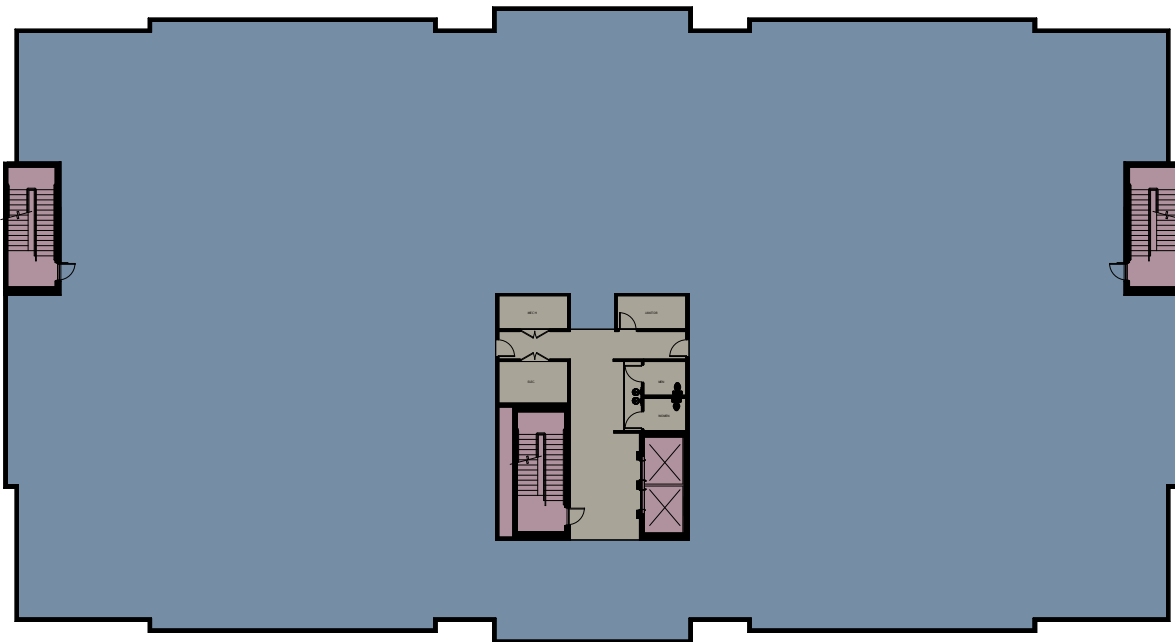


Floorplans

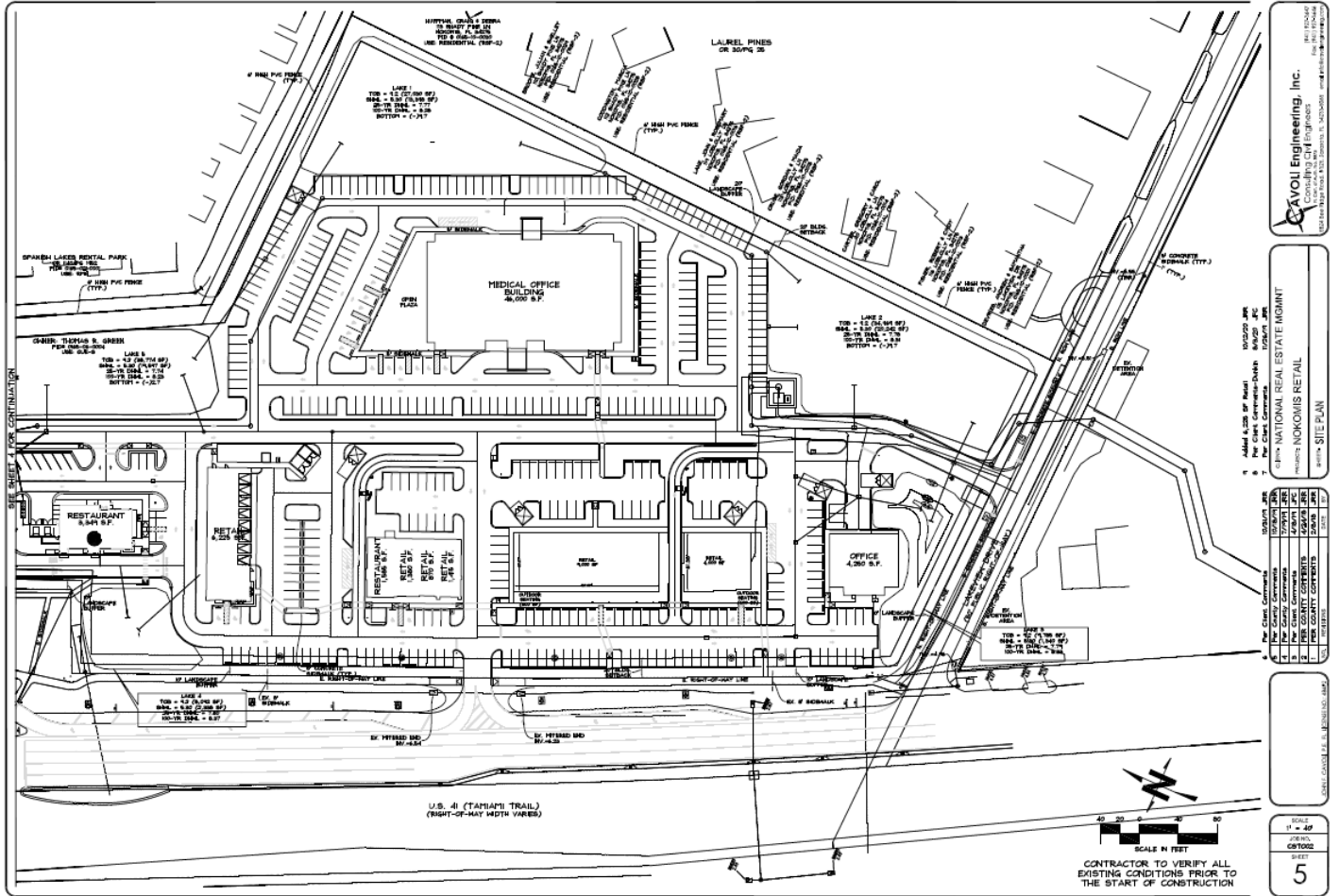
First Floor



Second Floor



Site Plan



CAVOLI Engineering, Inc.
 Consulting Civil Engineers
 12000 W. 10th Ave. Suite 100
 Golden, CO 80401
 Phone: 303.440.1100
 Fax: 303.440.1101
 Email: info@cavolieng.com

15th NATIONAL REAL ESTATE MGMT
 PROJECT: NOKOMIS RETAIL
 SHEET: SITE PLAN

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/20/20
2	FOR CLIENT COMMENTS	08/20/20
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100	FOR CLIENT COMMENTS	08/20/20

SCALE: 1" = 20'
 SHEET NO. 5



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

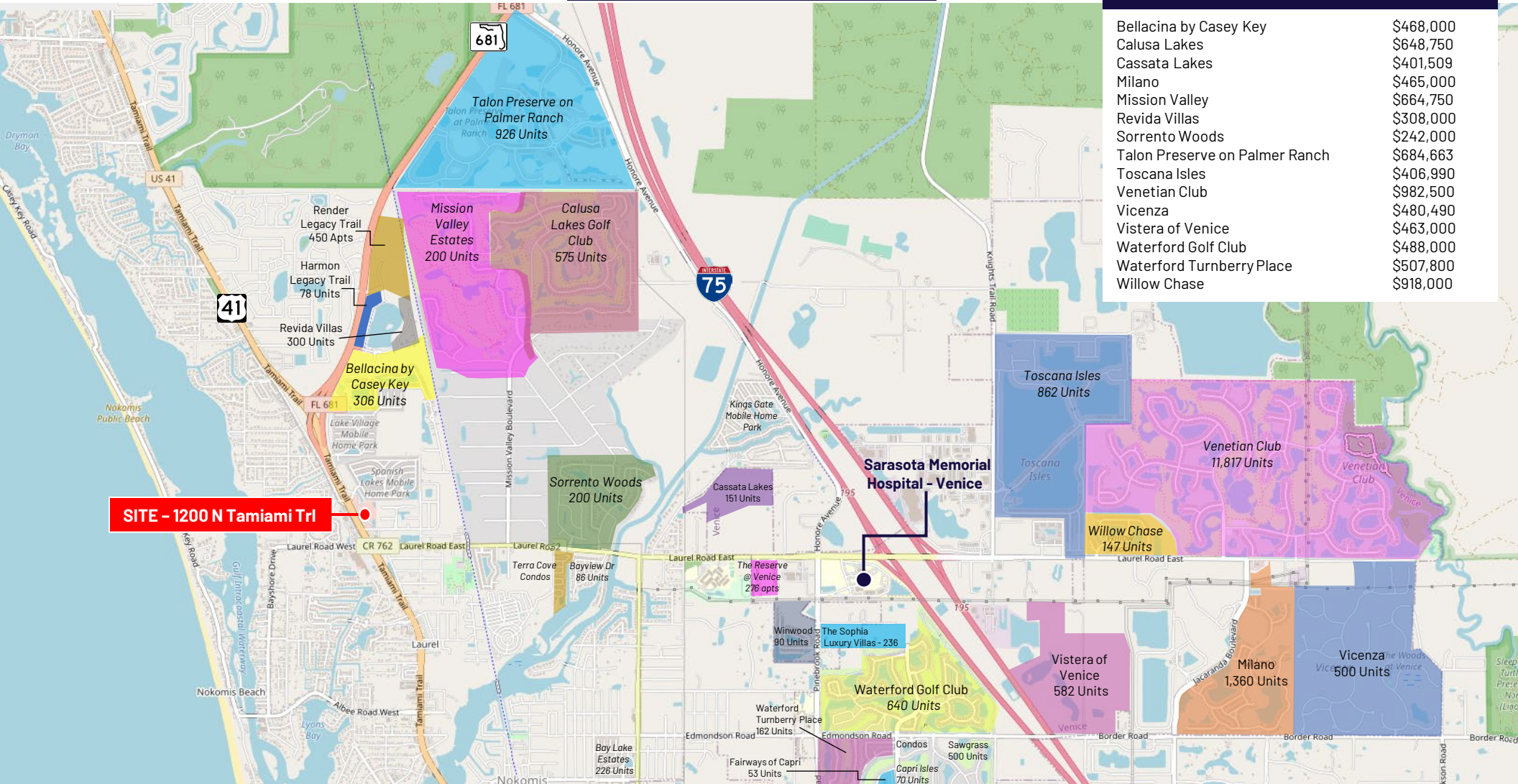
Coastal Wellness Center

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:

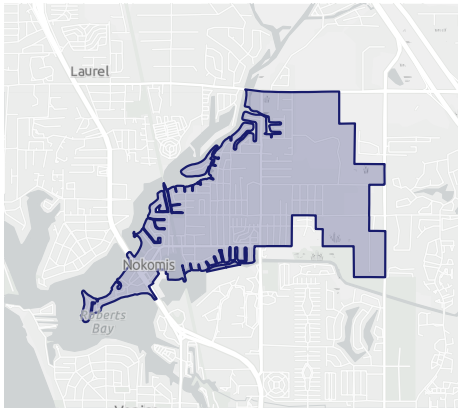
- MOB - 5 miles to Sarasota Memorial Hospital - Venice

Liz Cook, Vice President Leasing & Brokerage
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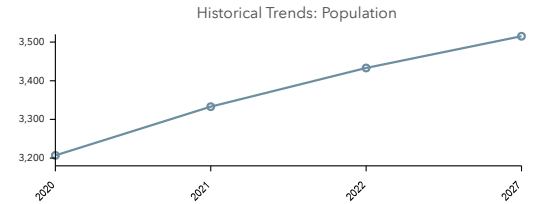
POPULATION TRENDS AND KEY INDICATORS

Nokomis CDP, FL 2
Geography: Place

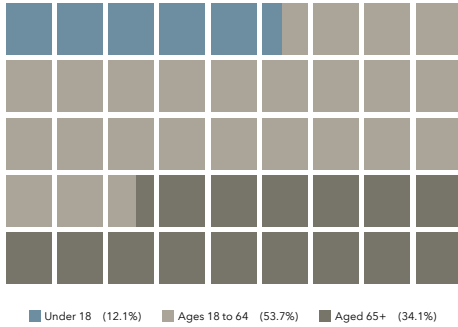


3,433	1,645	2.09	56.3	\$58,677	\$272,656	72	106	30
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

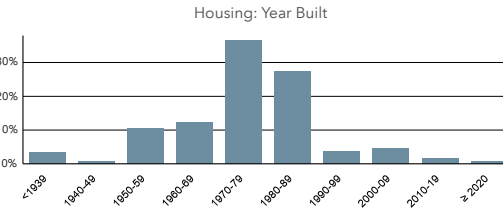
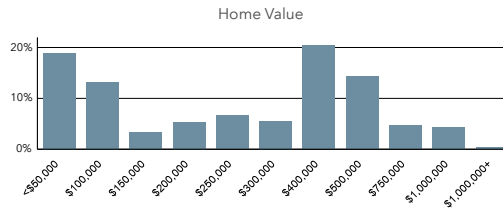
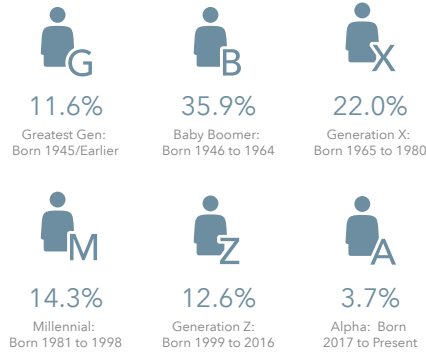
MORTGAGE INDICATORS



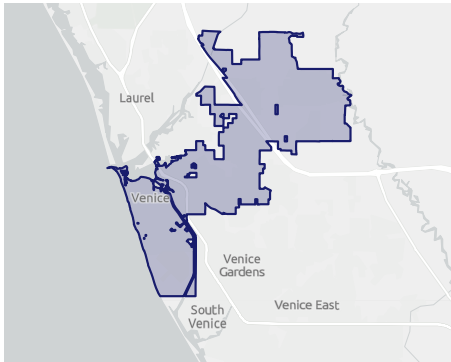
POPULATION BY AGE



POPULATION BY GENERATION



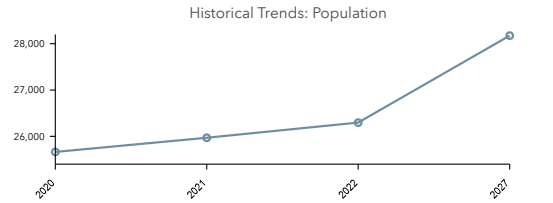
esri THE SCIENCE OF WHERE
Source: Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2022, 2027, 2017-2021
© 2023 Esri



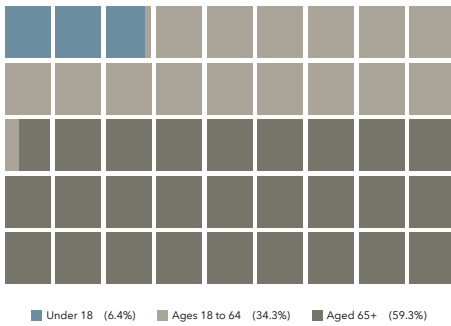
Venice City, FL
Geography: Place

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

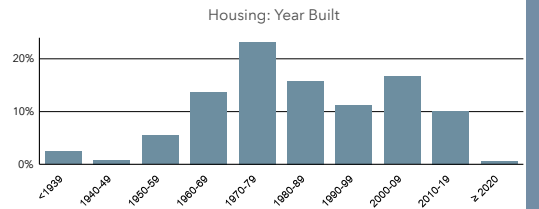
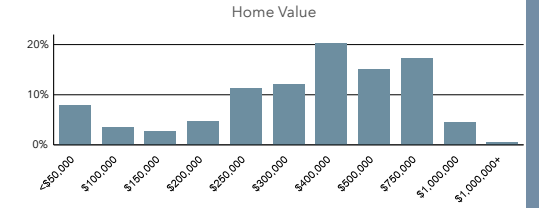
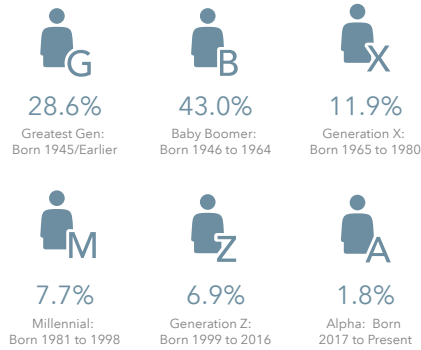
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



esri THE SCIENCE OF WHERE
Source: Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2022, 2027, 2017-2021
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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	2024	2029
Population	93,662	107,750	115,623	121,793
Households	47,767	54,484	58,747	62,434
Families	28,099	32,159	33,824	35,773
Average Household Size	1.94	1.94	1.93	1.92
Owner Occupied Housing Units	36,974	43,110	47,008	50,298
Renter Occupied Housing Units	10,794	11,374	11,739	12,136
Median Age	61.0	64.4	65.7	66.9

Trends: 2024-2029 Annual Rate	Area	State	National
Population	1.05%	0.93%	0.38%
Households	1.22%	1.15%	0.64%
Families	1.13%	1.12%	0.56%
Owner HHs	1.36%	1.66%	0.97%
Median Household Income	2.88%	3.25%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	3,589	6.1%	3,081	4.9%
\$15,000 - \$24,999	3,229	5.5%	2,363	3.8%
\$25,000 - \$34,999	3,327	5.7%	2,683	4.3%
\$35,000 - \$49,999	4,111	7.0%	3,455	5.5%
\$50,000 - \$74,999	11,792	20.1%	11,469	18.4%
\$75,000 - \$99,999	9,201	15.7%	9,747	15.6%
\$100,000 - \$149,999	10,533	17.9%	12,517	20.0%
\$150,000 - \$199,999	4,098	7.0%	5,795	9.3%
\$200,000+	8,867	15.1%	11,325	18.1%

Median Household Income	\$82,341	\$94,879
Average Household Income	\$128,108	\$149,844
Per Capita Income	\$65,210	\$76,916

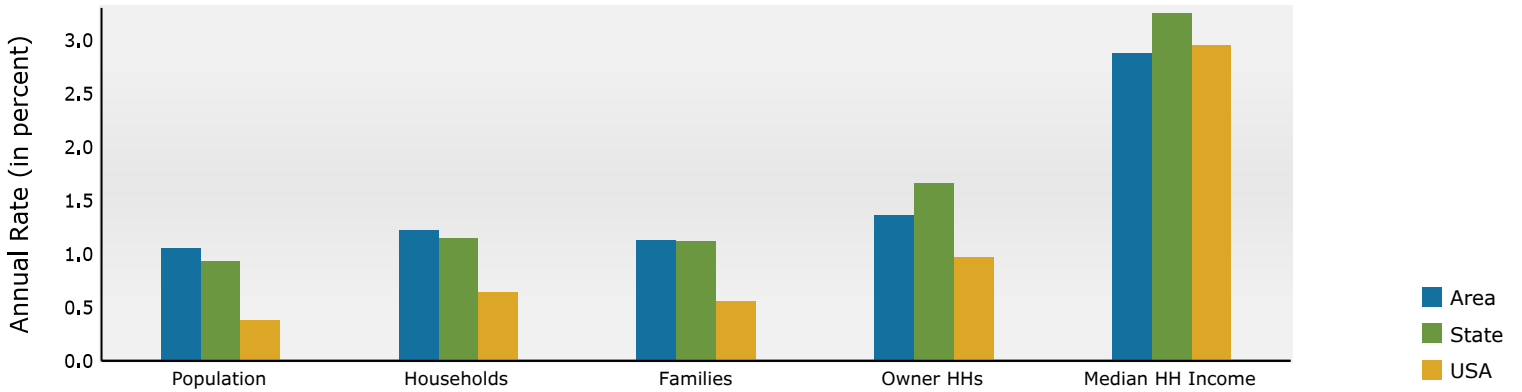
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,244	2.4%	2,038	1.9%	2,172	1.9%	2,308	1.9%
5 - 9	2,710	2.9%	2,740	2.5%	2,578	2.2%	2,575	2.1%
10 - 14	3,244	3.5%	3,377	3.1%	3,142	2.7%	3,013	2.5%
15 - 19	3,341	3.6%	3,546	3.3%	3,552	3.1%	3,295	2.7%
20 - 24	2,451	2.6%	2,750	2.6%	3,214	2.8%	3,131	2.6%
25 - 34	5,168	5.5%	5,472	5.1%	6,003	5.2%	6,790	5.6%
35 - 44	7,219	7.7%	6,704	6.2%	6,969	6.0%	7,466	6.1%
45 - 54	11,726	12.5%	10,264	9.5%	10,187	8.8%	10,046	8.2%
55 - 64	15,994	17.1%	18,163	16.9%	18,127	15.7%	17,212	14.1%
65 - 74	18,807	20.1%	25,911	24.0%	27,064	23.4%	27,448	22.5%
75 - 84	14,142	15.1%	18,945	17.6%	23,837	20.6%	27,185	22.3%
85+	6,618	7.1%	7,839	7.3%	8,779	7.6%	11,324	9.3%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	89,654	95.7%	96,896	89.9%	102,831	88.9%	106,864	87.7%
Black Alone	875	0.9%	1,089	1.0%	1,216	1.1%	1,400	1.1%
American Indian Alone	170	0.2%	230	0.2%	261	0.2%	282	0.2%
Asian Alone	1,201	1.3%	2,075	1.9%	2,563	2.2%	3,042	2.5%
Pacific Islander Alone	26	0.0%	47	0.0%	60	0.1%	70	0.1%
Some Other Race Alone	734	0.8%	1,578	1.5%	1,839	1.6%	2,129	1.7%
Two or More Races	1,001	1.1%	5,834	5.4%	6,854	5.9%	8,006	6.6%
Hispanic Origin (Any Race)	3,468	3.7%	5,632	5.2%	6,741	5.8%	7,967	6.5%

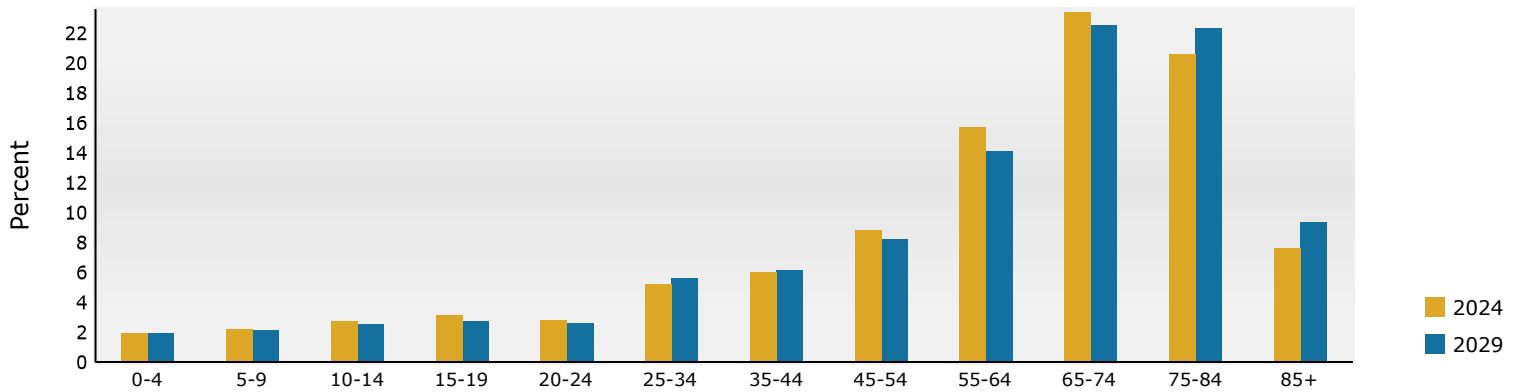
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

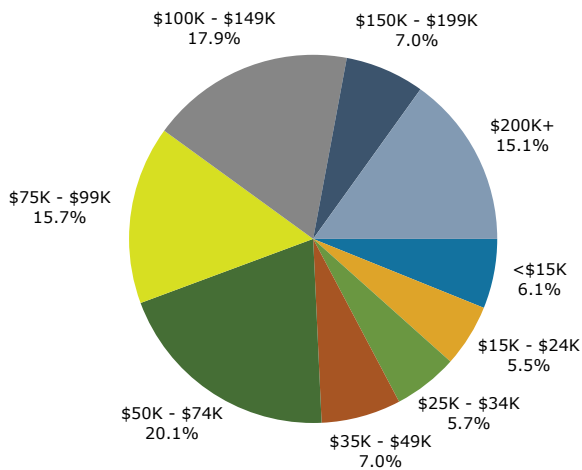
Trends 2024-2029



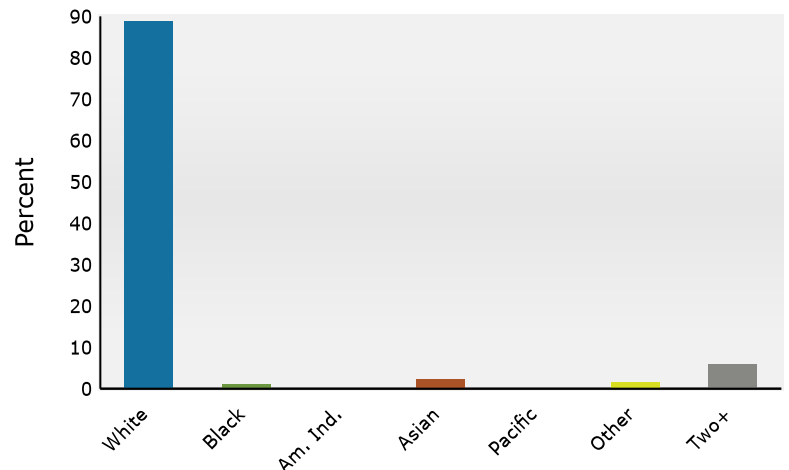
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 5.8%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



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HEALTHCARE PROPERTIES

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