

LAKEWOOD RANCH

BUILD-TO-SUIT

5950 LAKE OSPREY DR., SARASOTA FL

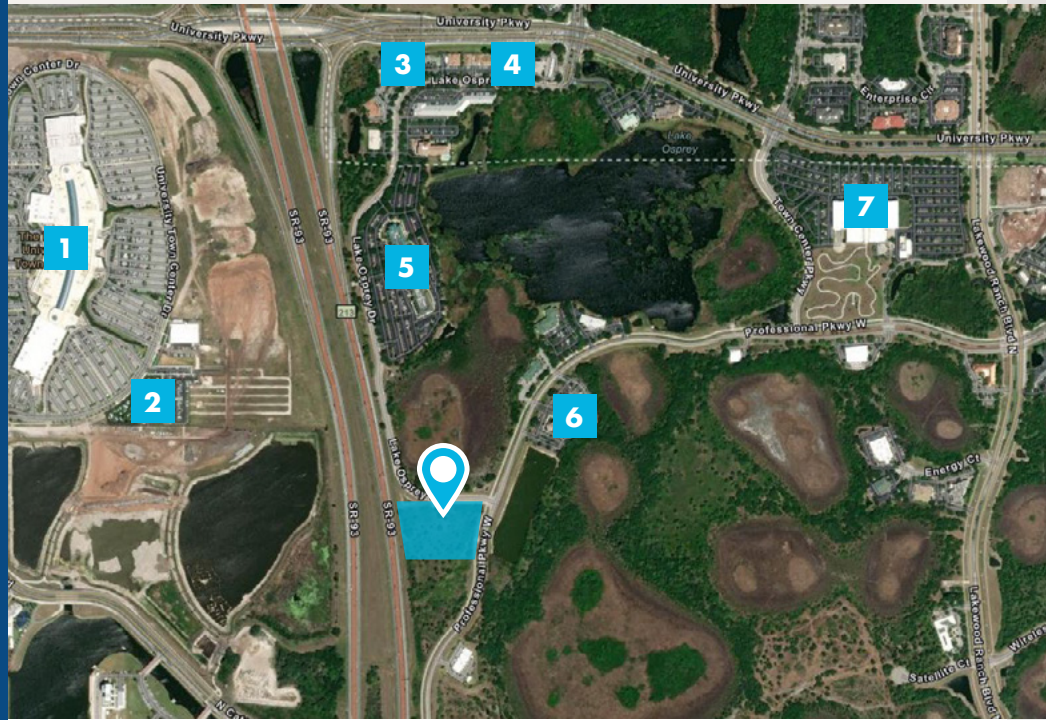


www.MHMdev.com

MHM
DEVELOPMENT

(239) 933-1701

MHM Development is pleased to offer a medical office build-to-suit opportunity in the award-winning community of Lakewood Ranch.



LOCATION OVERVIEW

1 The Mall of University Town Center



2 PopStroke

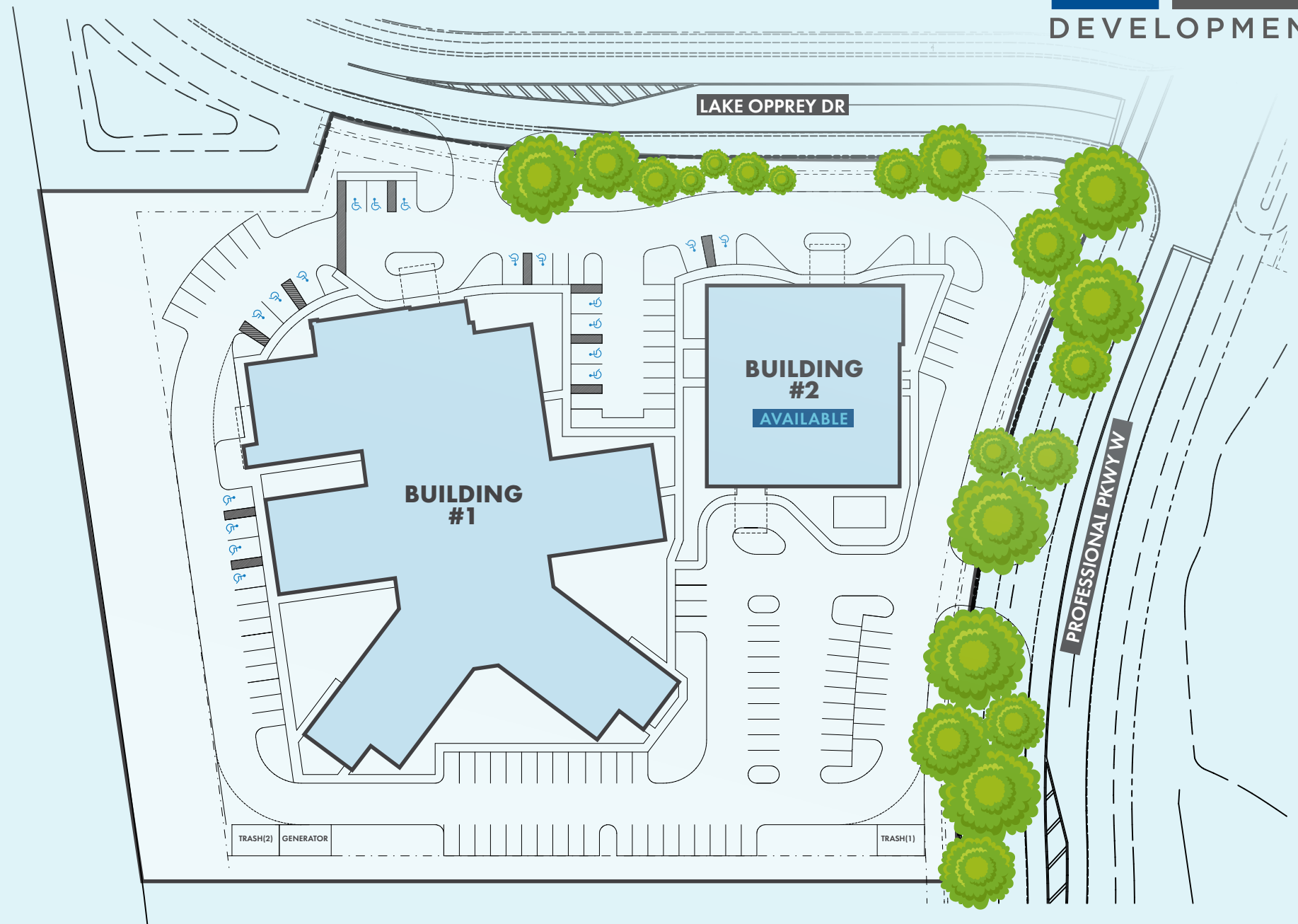
3 Suncoast Family Urgent Care

4 Lakewood Ranch Dental

5 Keiser University/Everglades University

6 John Cannon Homes

7 FCCI Insurance Group



MEDICAL PAD
FOR SALE OR LEASE



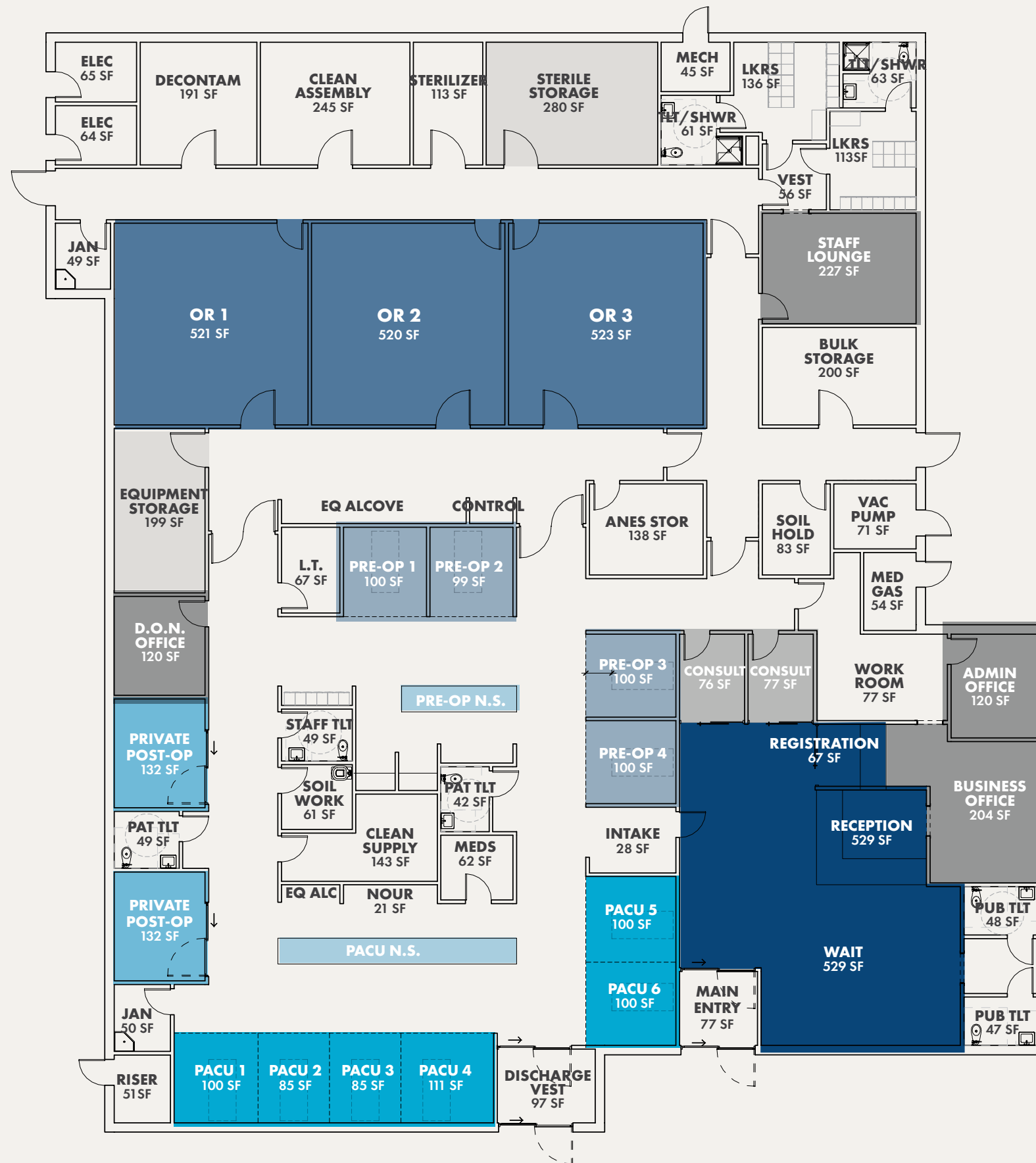
AMBULATORY SURGERY CENTER
PREMIER LOCATION



I-75
EXCELLENT VISIBILITY



145,000
DAILY AVERAGE TRAFFIC COUNT



FLOOR PLAN

- WAITING ROOM/RECEPTION/REGISTRATION
- OPERATING ROOM
- PRE-OP
- PACU
- PRIVATE POST-OP
- PACU N.S./PRE-OP N.S.
- ADMIN OFFICE/BUSINESS OFFICE/D.O.N OFFICE/STAFF LOUNGE
- CONSULT
- STORAGE

DEMOGRAPHIC & INCOME COMPARISON PROFILE

SUMMARY

SARASOTA, FLORIDA



CENSUS 2020 SUMMARY

	1 MILE	5 MILES	10 MILES
Population	980	117,692	412,585
Households	575	52,833	179,852
Average Household Size	1.58	2.20	2.25

2023 SUMMARY

	1 MILE	5 MILES	10 MILES
Population	1,227	124,388	434,845
Households	734	56,307	190,813
Families	390	36,287	116,441
Average Household Size	1.57	2.18	2.24
Owner Occupied Housing Units	333	42,560	138,542
Renter Occupied Housing Units	401	13,747	52,271
Median Age	59.9	52.6	51.1
Median Household Income	\$70,635	\$83,433	\$75,243
Average Household Income	\$106,686	\$118,699	\$110,176

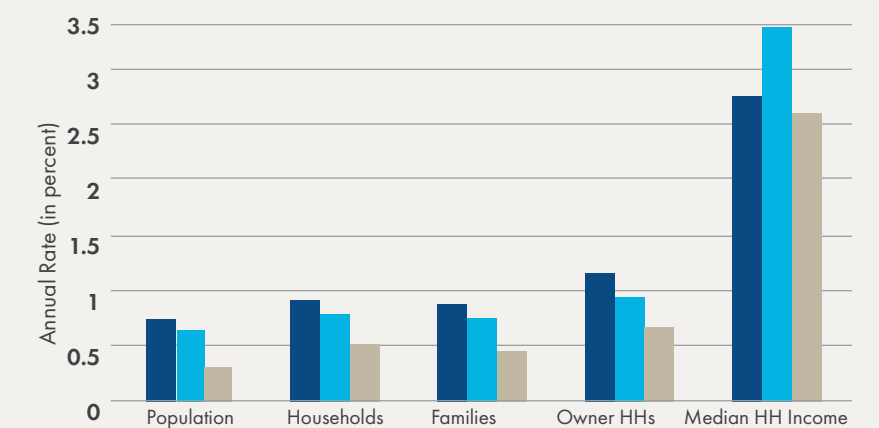
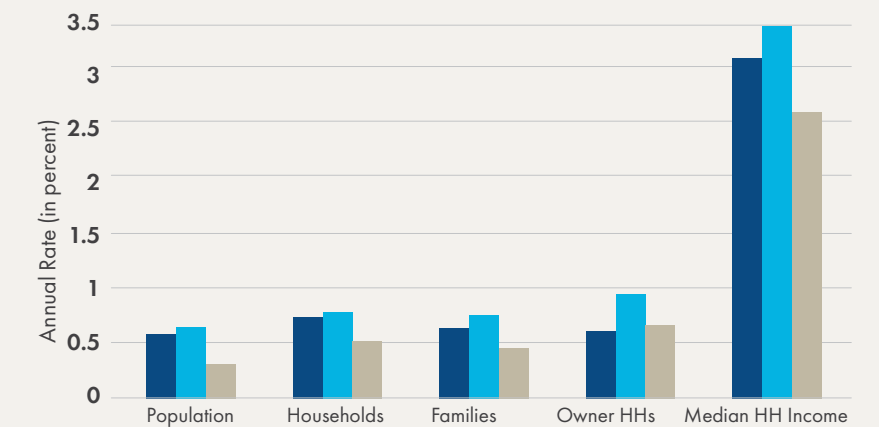
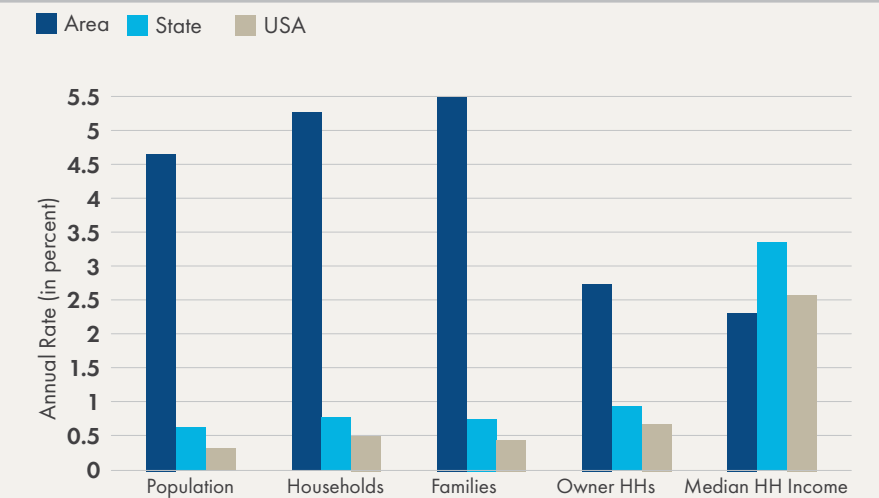
2028 SUMMARY

	1 MILE	5 MILES	10 MILES
Population	1,227	124,388	434,845
Households	734	56,307	190,813
Families	390	36,287	116,441
Average Household Size	1.57	2.18	2.24
Owner Occupied Housing Units	333	42,560	138,542
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TRENDS: 2023-2028 ANNUAL RATE

	1 MILE	5 MILES	10 MILES
Population	4.66%	0.56%	0.73%
Households	5.25%	0.72%	0.89%
Families	5.47%	0.62%	0.86%
Owner Households	2.73%	0.60%	1.13%
Median Household Income	2.28%	3.06%	2.75%

TRENDS 2023 - 2028



DEMOGRAPHIC & INCOME COMPARISON PROFILE

HOUSEHOLD INCOME

SARASOTA, FLORIDA



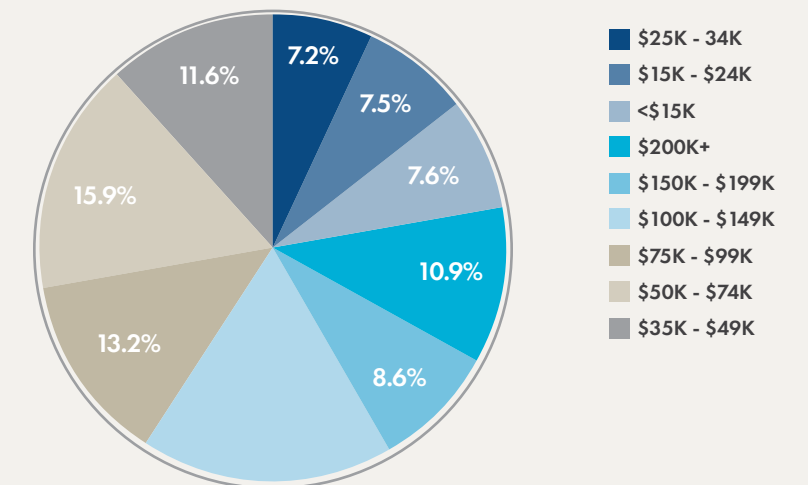
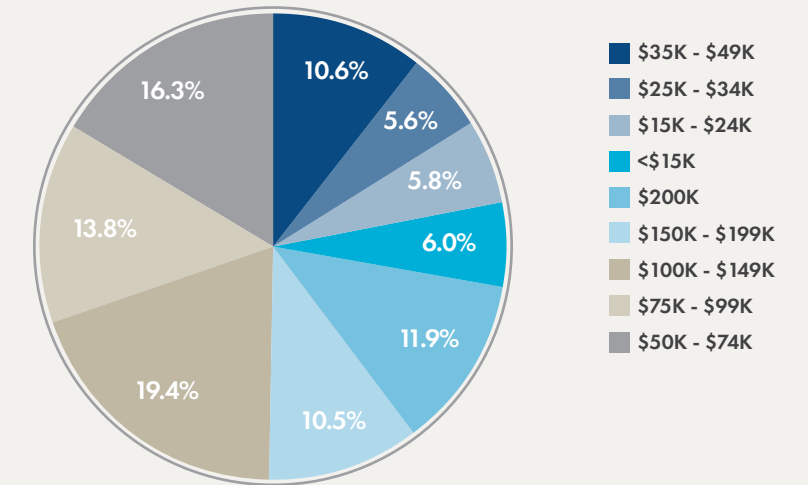
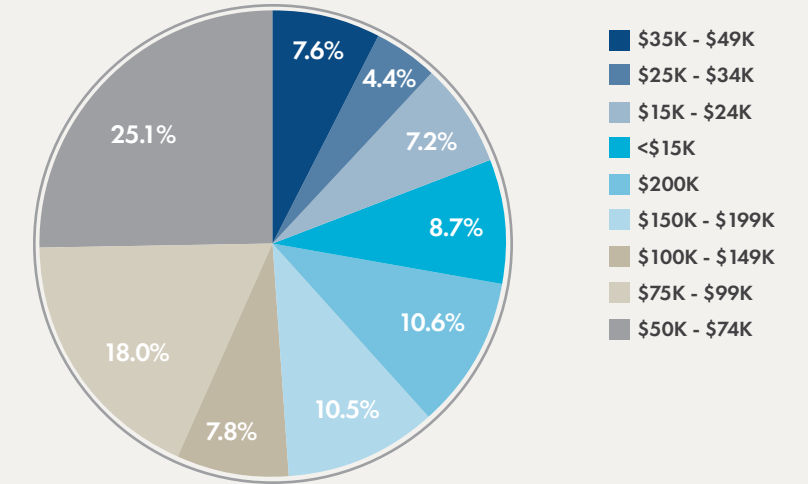
2023 HOUSEHOLDS BY INCOME

	1 MILE		5 MILES		10 MILES	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
<\$15,000	64	8.7%	3,389	6.0%	14,587	7.6%
\$15,000 - \$24,999	53	7.2%	3,251	5.8%	14,307	7.5%
\$25,000 - \$34,999	32	4.4%	3,166	5.6%	13,765	7.2%
\$35,000 - \$49,999	56	7.6%	5,993	10.6%	22,084	11.6%
\$50,000 - \$74,999	184	25.1%	9,205	16.3%	30,334	15.9%
\$75,000 - \$99,999	132	18.0%	7,794	13.8%	25,255	13.2%
\$100,000 - \$149,999	57	7.8%	10,906	19.4%	33,245	17.4%
\$150,000 - \$199,999	77	10.5%	5,890	10.5%	16,475	8.6%
\$200,000+	78	10.6%	6,714	11.9%	20,761	10.9%
Median Household Income		\$70,635		10,906		\$83,433
Average Household Income		\$106,686		\$118,699		\$110,176
Per Capita Income		\$56,975		\$53,554		\$48,390

2028 HOUSEHOLDS BY INCOME

<\$15,000	66	7.0%	2,895	5.0%	12,707	6.4%
\$15,000 - \$24,999	52	5.5%	2,547	4.4%	11,553	5.8%
\$25,000 - \$34,999	30	3.2%	2,614	4.5%	11,849	5.9%
\$35,000 - \$49,999	56	5.9%	4,900	8.4%	19,309	9.7%
\$50,000 - \$74,999	230	24.3%	8,822	15.1%	30,360	15.2%
\$75,000 - \$99,999	185	19.5%	8,171	14.0%	26,955	13.5%
\$100,000 - \$149,999	83	8.8%	12,376	21.2%	38,927	19.5%
\$150,000 - \$199,999	123	13.0%	7,850	13.5%	22,236	11.2%
\$200,000+	124	13.1%	8,186	14.0%	25,516	12.8%
Median Household Income		\$79,078		\$97,008		\$86,178
Average Household Income		\$124,612		\$136,384		\$127,026
Per Capita Income		\$67,396		\$62,031		\$56,197

2023 HOUSEHOLD INCOME



DEMOGRAPHIC & INCOME COMPARISON PROFILE

RACE & ETHNICITY

SARASOTA, FLORIDA



2020 RACE AND ETHNICITY

	1 MILE		5 MILES		10 MILES	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
White Alone	844	86.1%	91,791	78.0%	304,656	73.8%
Black Alone	29	3.0%	5,069	4.3%	26,715	6.5%
American Indian Alone	3	0.3%	363	0.3%	1,618	0.4%
Asian Alone	15	1.5%	3,239	2.8%	10,512	2.5%
Pacific Islander Alone	0	0.0%	50	0.0%	211	0.1%
Some Other Race Alone	23	2.3%	5,550	4.7%	25,502	6.2%
Two or More Races	66	6.7%	11,631	9.9%	43,372	10.5%
Hispanic Origin (Any Race)	71	7.2%	16,056	13.6%	68,988	16.7%

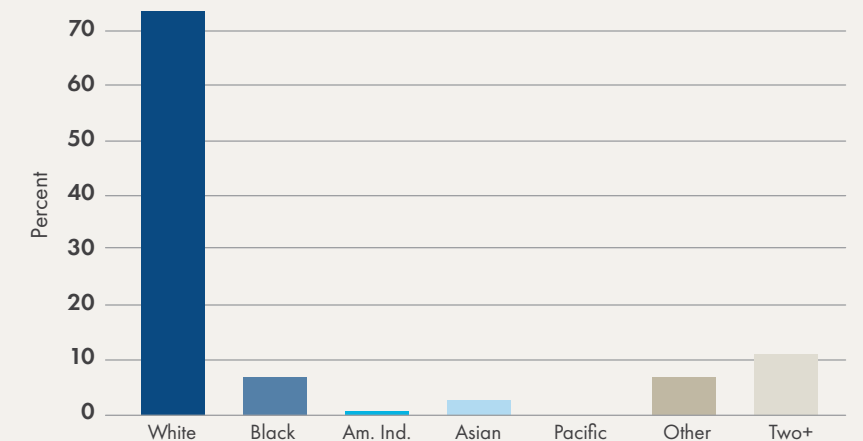
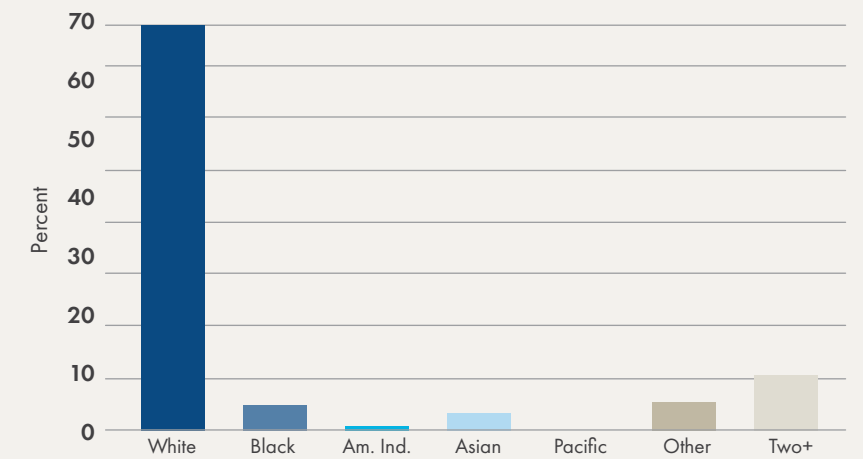
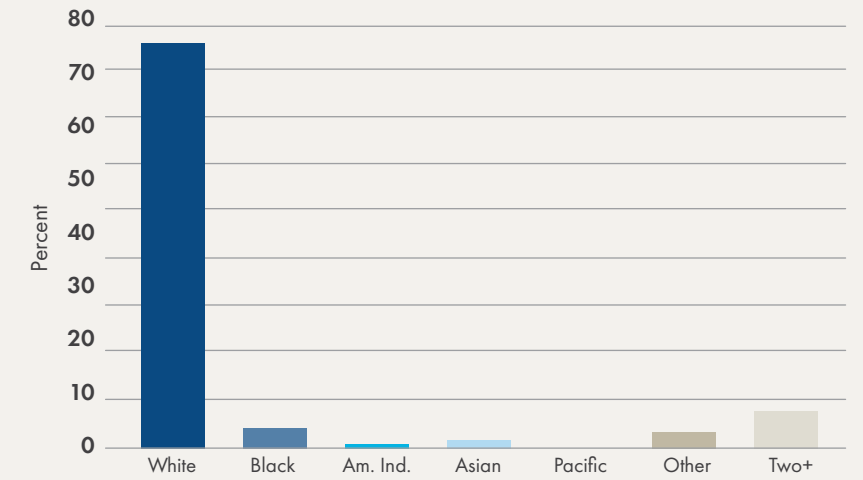
2023 RACE AND ETHNICITY

White Alone	1,047	85.4%	96,285	77.4%	318,430	73.2%
Black Alone	40	3.3%	5,411	4.4%	28,305	6.5%
American Indian Alone	3	0.2%	401	0.3%	1,780	0.4%
Asian Alone	18	1.5%	3,431	2.8%	11,093	2.6%
Pacific Islander Alone	0	0.0%	53	0.0%	228	0.1%
Some Other Race Alone	32	2.6%	6,120	4.9%	28,131	6.5%
Two or More Races	86	7.0%	12,687	10.2%	46,879	10.8%
Hispanic Origin (Any Race)	94	7.7%	17,647	14.2%	75,328	17.3%

2028 RACE AND ETHNICITY

White Alone	1,297	84.2%	97,549	76.3%	324,249	71.9%
Black Alone	53	3.4%	5,640	4.4%	29,629	6.6%
American Indian Alone	4	0.3%	439	0.3%	1,983	0.4%
Asian Alone	25	1.6%	3,533	2.8%	11,538	2.6%
Pacific Islander Alone	0	0.0%	55	0.0%	248	0.1%
Some Other Race Alone	45	2.9%	6,942	5.4%	32,098	7.1%
Two or More Races	117	7.6%	13,752	10.8%	51,154	11.3%
Hispanic Origin (Any Race)	129	8.4%	19,197	15.0%	82,516	18.3%

2023 HOUSEHOLD INCOME



DEMOGRAPHIC & INCOME COMPARISON PROFILE

POPULATION BY AGE

SARASOTA, FLORIDA



2020 POPULATION BY AGE

	1 MILE		5 MILES		10 MILES	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
Age 0 - 4	24	2.4%	4,029	3.4%	16,016	3.9%
Age 5 - 9	23	2.3%	4,695	4.0%	19,032	4.6%
Age 10 - 14	19	1.9%	5,548	4.7%	21,721	5.3%
Age 15 - 19	20	2.0%	5,439	4.6%	21,254	5.2%
Age 20 - 24	34	3.5%	5,294	4.5%	19,748	4.8%
Age 25 - 34	106	10.8%	11,085	9.4%	40,291	9.8%
Age 35 - 44	74	7.6%	11,461	9.7%	42,134	10.2%
Age 45 - 54	85	8.7%	14,155	12.0%	48,637	11.8%
Age 55 - 64	133	13.6%	18,203	15.5%	63,357	15.4%
Age 65 - 74	205	20.9%	20,466	17.4%	65,598	15.9%
Age 75 - 84	145	14.8%	12,542	10.7%	39,578	9.6%
Age 85+	110	11.2%	4,776	4.1%	15,219	3.7%

2023 POPULATION BY AGE

Age 0 - 4	32	2.6%	4,668	3.8%	18,356	4.2%
Age 5 - 9	36	2.9%	5,325	4.3%	19,887	4.6%
Age 10 - 14	41	3.3%	6,071	4.9%	21,413	4.9%
Age 15 - 19	37	3.0%	5,621	4.5%	20,893	4.8%
Age 20 - 24	37	3.0%	5,065	4.1%	19,833	4.6%
Age 25 - 34	94	7.7%	11,716	9.4%	44,267	10.2%
Age 35 - 44	141	11.5%	13,065	10.5%	44,722	10.3%
Age 45 - 54	121	9.9%	14,214	11.4%	48,235	11.1%
Age 55 - 64	160	13.1%	18,998	15.3%	63,971	14.7%
Age 65 - 74	195	15.9%	21,316	17.1%	70,305	16.2%
Age 75 - 84	202	16.5%	13,361	10.7%	45,263	10.4%
Age 85+	129	10.5%	4,968	4.0%	17,699	4.1%

2028 POPULATION BY AGE

Age 0 - 4	43	2.8%	4,952	3.9%	19,401	4.3%
Age 5 - 9	46	3.0%	5,387	4.2%	20,107	4.5%
Age 10 - 14	50	3.2%	5,928	4.6%	21,561	4.8%
Age 15 - 19	51	3.3%	5,581	4.4%	20,960	4.6%
Age 20 - 24	50	3.2%	4,780	3.7%	19,264	4.3%
Age 25 - 34	108	7.0%	11,982	9.4%	44,591	9.9%
Age 35 - 44	161	10.4%	13,897	10.9%	48,089	10.7%
Age 45 - 54	165	10.7%	13,863	10.8%	47,475	10.5%
Age 55 - 64	176	11.4%	17,628	13.8%	59,572	13.2%
Age 65 - 74	233	15.1%	21,784	17.0%	73,767	16.4%
Age 75 - 84	270	17.5%	16,240	12.7%	55,101	12.2%
Age 85+	188	12.2%	5,890	4.6%	21,013	4.7%

2020 POPULATION BY AGE

20,466
AGE 65-74
5 MILES RADIUS

65,598
AGE 65-74
10 MILES RADIUS

18,203
AGE 55-64
5 MILES RADIUS

63,357
AGE 55-64
5 MILES RADIUS

2023 POPULATION BY AGE

21,316
AGE 65-74
5 MILES RADIUS

70,305
AGE 65-74
10 MILES RADIUS

18,998
AGE 55-64
5 MILES RADIUS

63,971
AGE 55-64
5 MILES RADIUS

2028 POPULATION BY AGE

21,784
AGE 65-74
5 MILES RADIUS

73,767
AGE 65-74
10 MILES RADIUS

17,628
AGE 55-64
5 MILES RADIUS

59,572
AGE 55-64
5 MILES RADIUS



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