

# Center Point Medical Center

77,000 s.f. Medical Office Space | Lakewood Ranch, Florida



A 50-acre mixed-use development that includes 77,000 s.f. of medical office space, hotel outparcel, 11 retail outparcels, 10,000 s.f. specialty grocer and 55,000 s.f. of inline retail. Located less than one mile from Lakewood Ranch Medical Center and Interstate 75, Center Point Medical Office Building features three-stories of multi-disciplinary Class A medical office space.

## Property Contact

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941.232.2937



## Location

Southeast corner of University Parkway  
and Lakewood Ranch Boulevard  
(27.3851, -82.4288)

[Click to navigate to Google Maps](#)

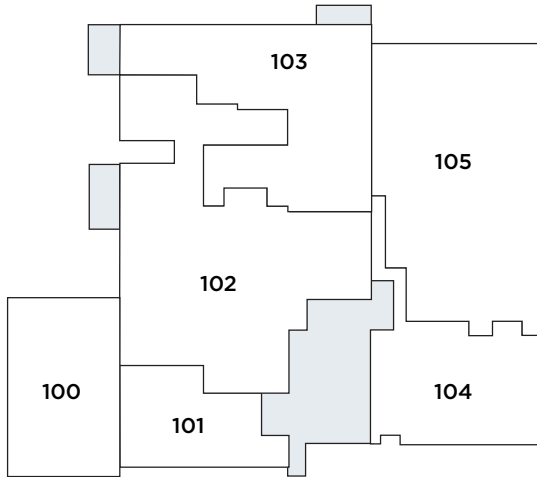
## Traffic Counts

University Parkway: 19,395  
Lakewood Ranch Boulevard: 12,799  
Interstate 75: 64,264

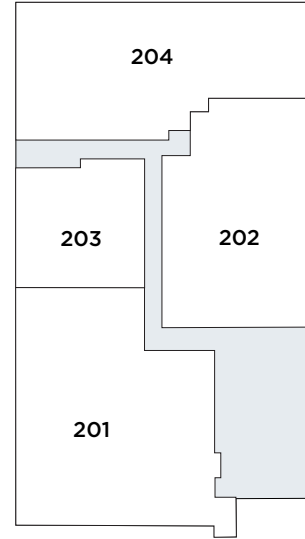
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## FLOOR 1



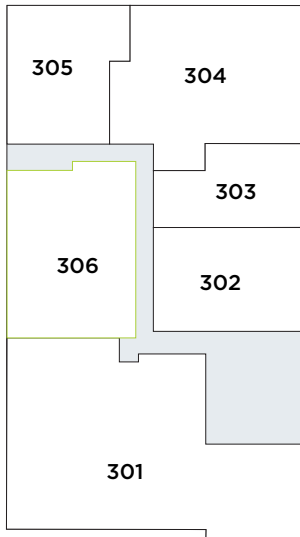
## FLOOR 2



Floor 1		
Unit	Tenant	Useable s.f.
100	Novel Renal Care	3,503 s.f.
101	Britley Dental	2,560 s.f.
102	Radiology Regional	10,078 s.f.
103	Lakewood Ranch Medical Park	5,381 s.f.
104	Comprehensive Pain Solutions	3,485 s.f.
105	Lakewood Ranch Surgery Center	8,110 s.f.

Floor 2		
Unit	Tenant	Useable s.f.
201	Primary Care	5,500 s.f.
202	SMAC Healthcare	4,306 s.f.
203	Scionti Prostate Center	2,000 s.f.
204	Gulf Coast Spine Institute	4,571 s.f.

## FLOOR 3



Floor 3		
Unit	Tenant	Useable s.f.
301	Lakewood Ranch Multi-Specialty	5,381 s.f.
302	Academic Alliance for Dermatology	2,000 s.f.
303	Align Health	1,451 s.f.
304	LifeStance	3,450 s.f.
305	Venas Vascular Specialists	1,947 s.f.
306	AVAILABLE	2,850 s.f.
307	LifeStance	3,761 s.f.



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Lakewood Ranch Blvd  
Extension to Fruitville Rd

Lorraine Rd  
Extension to Fruitville Rd

## Surrounding Market

Lakewood Ranch was ranked the #2 Best Selling Master Planned Community in 2018 ranked in the top ten for six consecutive years.

## Corporate Park

- 1,273-acre campus-style business park.
- Home to over 200 business and educational facilities, including State College of Florida, Keiser University and Everglades University.
- Considered a major employment center along the I-75 corridor.
- Class A office space, high-end light industrial.

## Lakewood Ranch Town Center

- 500-acre mixed-use business park with multiple retail centers, professional executives, hospitality services, medical and high-end offices.
- Lakewood Ranch Medical Center is a 120-bed acute care hospital.



## Key Demographics

3-Mile Radius

Current Estimated Population	26,372
Projected Population (5 Years)	29,033
College Degree (BA or Higher)	52%
Travel to Work (in 14 Min. or Less)	15.8%
Average Minutes Travel to Work	24
Estimated Average HH Income	\$116,896

## Daytime Demographics

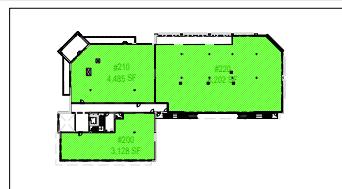
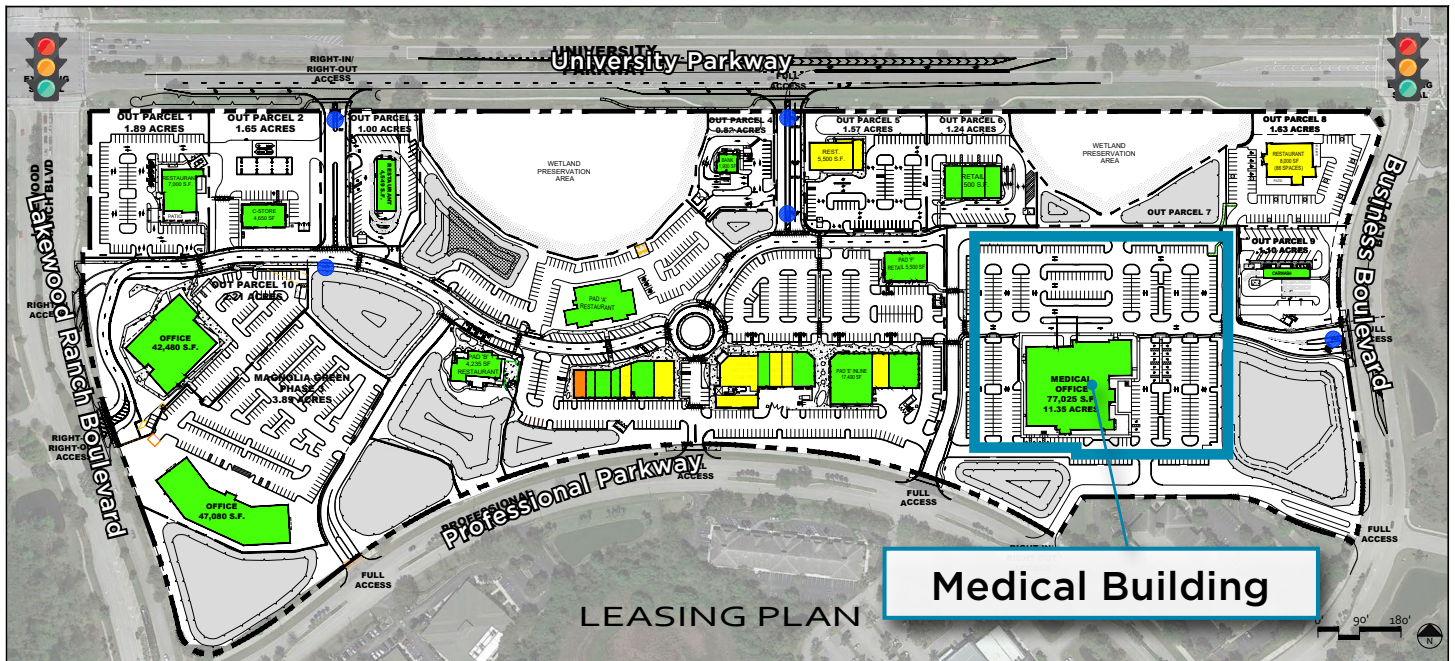
Number of Businesses	2,604
Number of Employees	22,452
Total Daytime Population	35,145
Labor Force Growth Since 2010	5.6%

## Consumer Expenditures

Total Retail Expenditures	\$460.05 M
Per Household Per Month	\$3,070
Food and Beverages	\$141.97 M

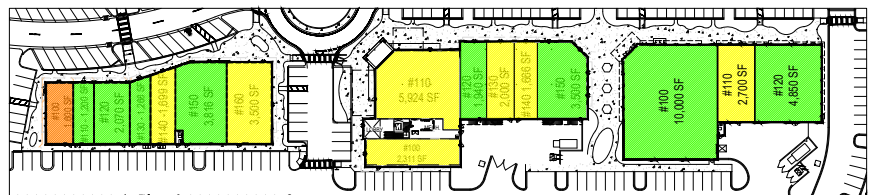
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2ND FLOOR OFFICE

- APPROVED CENTER SIGNAGE
- SIGNED LEASE
- SIGNED LOI
- AVAILABLE



1ST FLOOR INLINE

**CASTO**

CENTER POINT AT WATERSIDE - SARASOTA COUNTY, FL

Oct 21, 2022

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