

# 2nd & 3rd Floor AVAILABLE

# SARASOTA MOB

2695 CURRY LANE  
55,000 SF



Conceptual Rendering

*Ground Breaking  
Q2 2026*

- A Class A multi-specialty Medical Outpatient Building
- Adjacent to the new Sarasota Memorial Hospital in Venice, FL
- Traffic count 8,000+ cars a day
- Significant increased residential growth
- Great location for practices expanding

#### BUILDING SPECIFICATIONS:

- Total building area 55,000 SF



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**FLAGSHIP**  
HEALTHCARE PROPERTIES



SARASOTA  
MEMORIAL  
HEALTH CARE SYSTEM



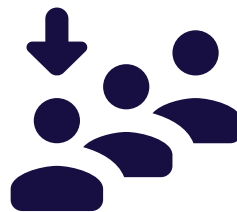
## 2020 DEMOGRAPHICS



HOUSEHOLDS  
49,054



AVG HOUSEHOLD  
INCOME  
\$126,958



POPULATION  
96,340



PER CAPITA  
\$64,951

# AERIALS

Northwest view



Southeast view



# AERIALS

West view



West view





Residential Under Construction

Sarasota County Sheriff



Laurel Elementary


FPG Medical Office

Sarasota Memorial Hospital - Venice

**SITE**

PAM Health Rehab

Residential Under Construction

Kings Way

Bainbridge Dr

Honore Ave



Lugano Cir

Bolsena St

Varosa St

Residential Under Construction

Twin Laurel Blvd

195

Technology Dr

Sarasota County Sheriff

Honore Ave



Holstein St

Laurel Rd E

Laurel Road

Laurel Rd E

Laurel Road

Laurel Rd E

Periphery Loop

Pinebrook Road

Wellness Yng



Precision Dr

Discovery Way

Laurel Rd E

Periphery Loop



Sorrento Ranches Dr

Sorrento Ranches

Cohosh Rd

Avens Dr

Avens Dr

Cohosh Rd

brook Rd

Curry Lane

Mazar Ln

Parlor St



Laurel Rd E

Discovery Way

Knights Technology



# SURROUNDING RESIDENTIAL DATA

Sarasota Medical Outpatient Building

2695 Curry Lane



RESIDENTIAL SUBDIVISION	AVERAGE HOME PRICE
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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	\$884,663
Toscana Isles	\$406,990
Venetian 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