

# COASTAL COMMONS

1200 N TAMiami TRAIL  
SARASOTA FL 34275



## RETAIL BUILDING SPECIFICATIONS

Retail Strip ± 9,000 SF

Breaking Ground 2025

- A to be built retail shopping center
- Great location and strategically located on busy Tamiami Trail
- Significant increased residential growth
- MOB adjacent to retail property

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



2202 N Westshore Blvd, Suite 200 | Tampa, Florida 33607  
www.FlagshipHP.com

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## Nearby Restaurants & Retail

- Publix
- Aldi
- Dollar General
- The UPS Store
- Dunkin' Donuts
- CVS
- Truist
- Chase
- Bank of America

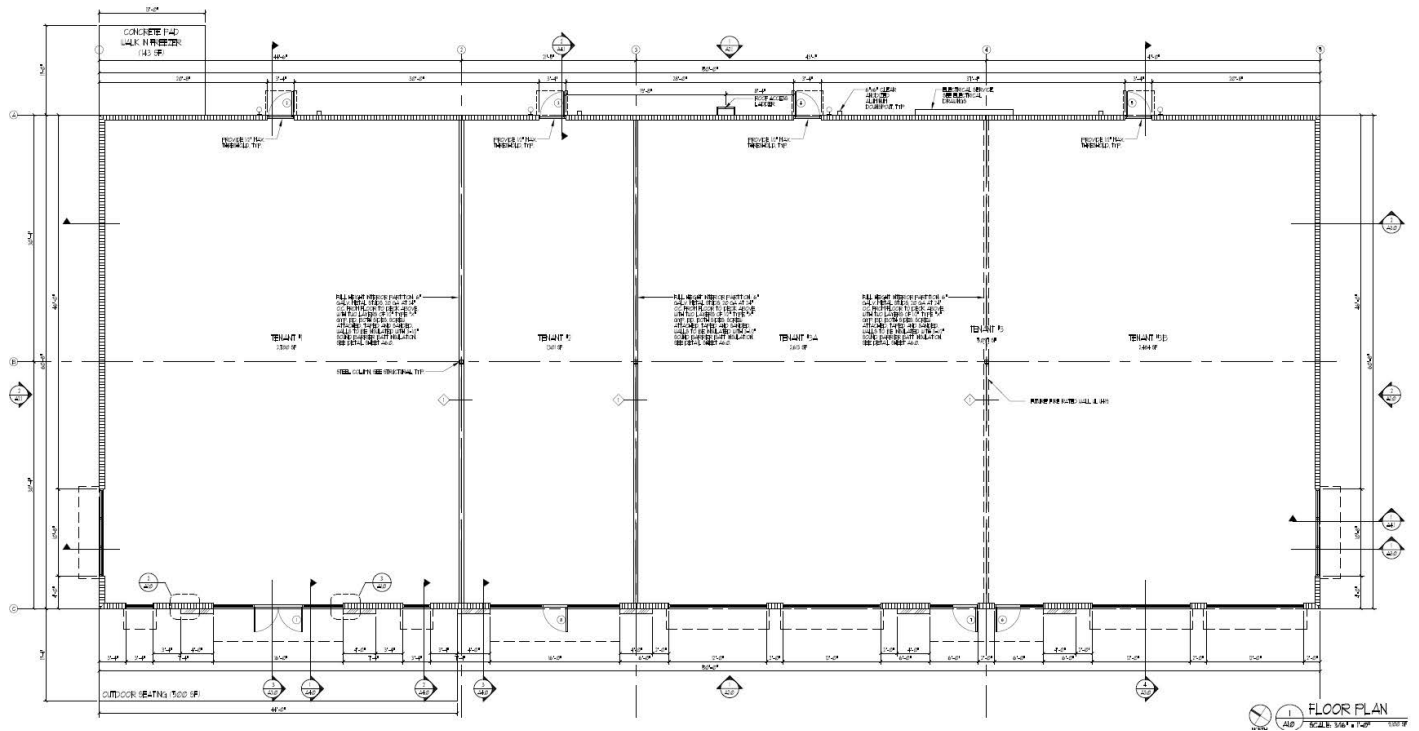
- Hungry Howie's
- New China
- Paradise Grill
- Walgreens
- Subway
- Petsense
- First Horizon
- Great Clips
- Triton Jewelers
- Island Fin Poke'

- 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

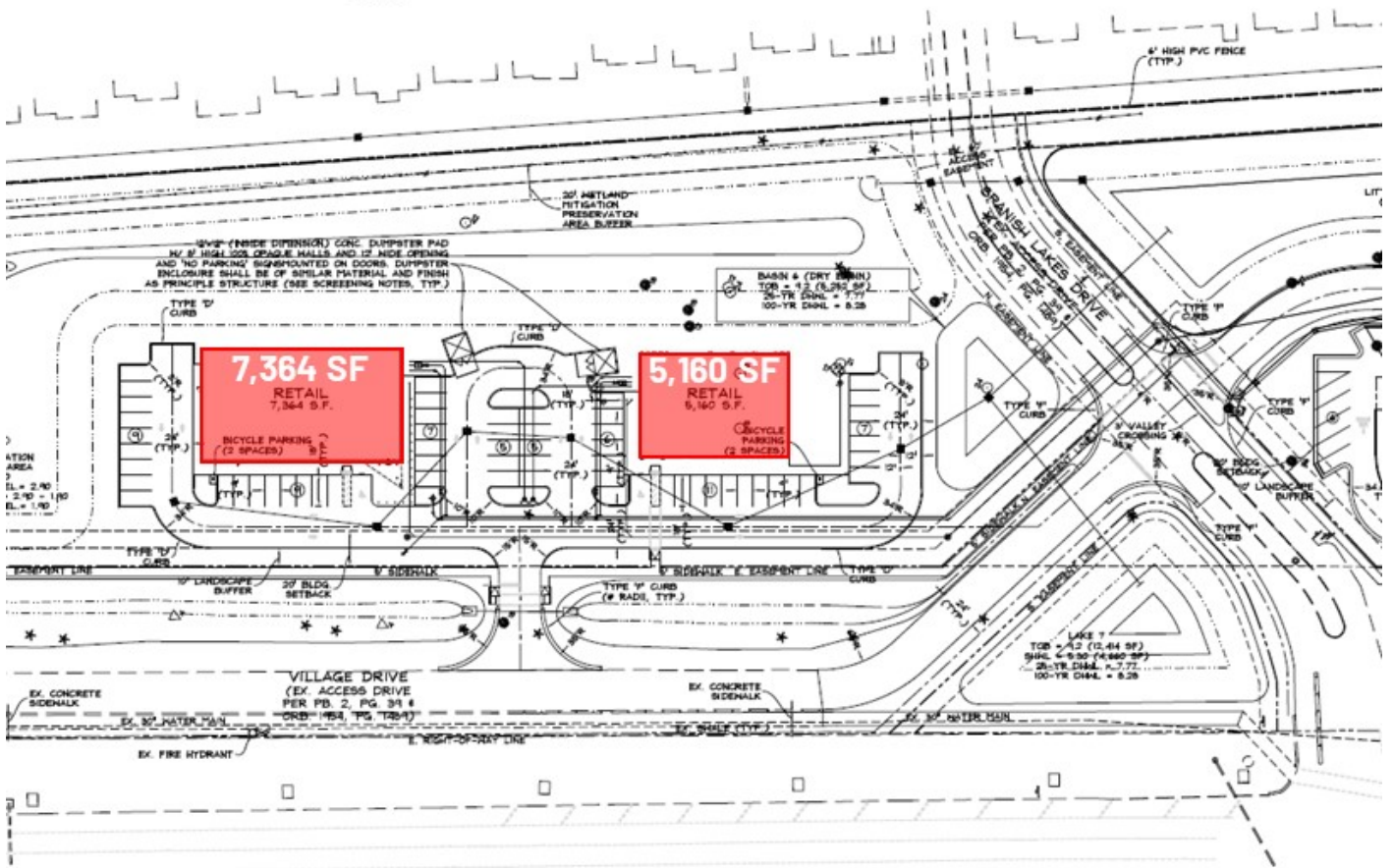
- Anita's
- Crow's Nest
- Pincher's
- Dockside Grill
- Wawa
- Cafe Evergreen
- Nokomo's Sunset Hut
- Capital Eddie's Seafood Restaurant

# Site Plan - Retail



SPANISH LAKES RENTAL PARK  
 PID# 046-02-0001  
 USE: RYS1

FLOOR PLAN  
 1/8" = 1'-0"

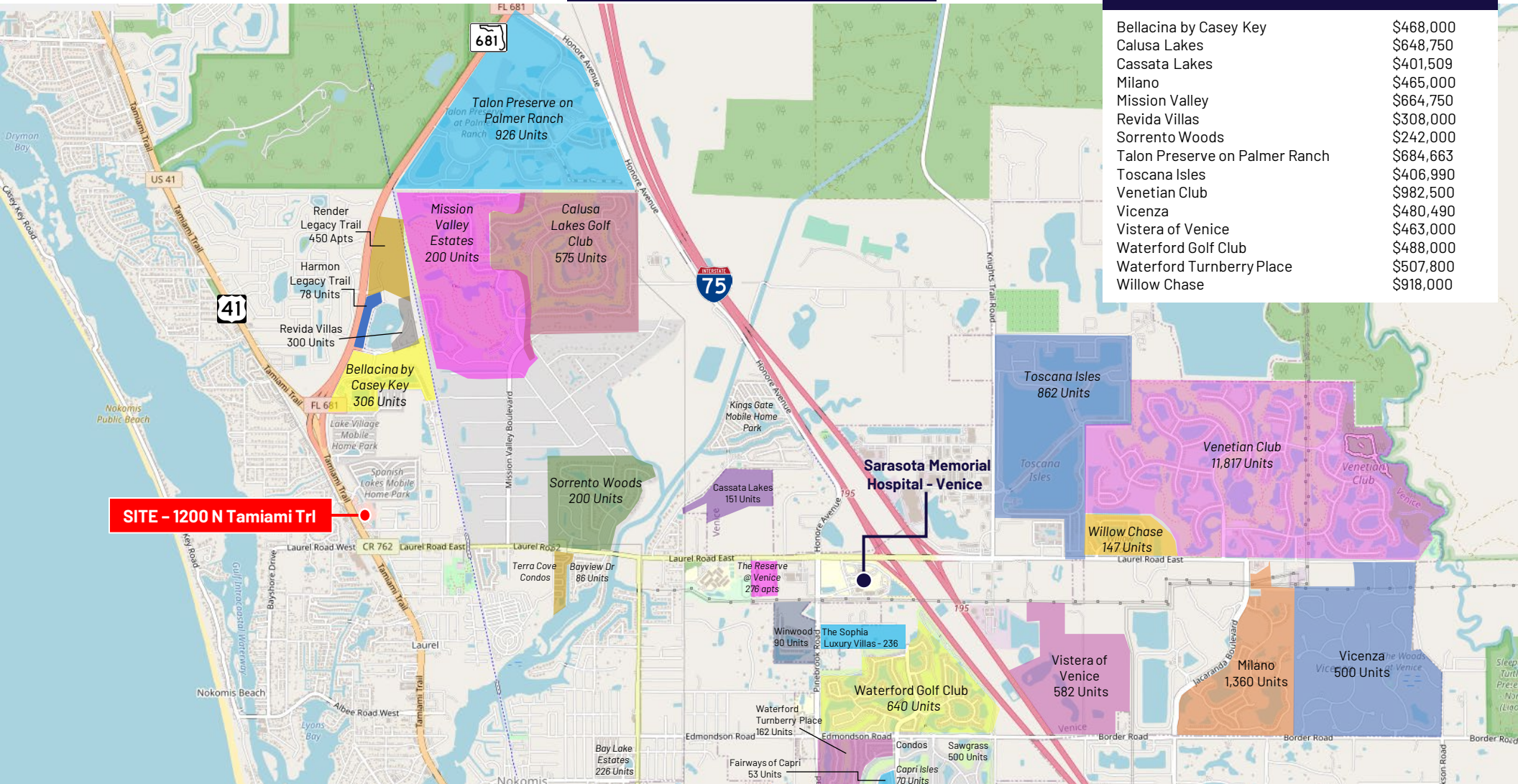


# Coastal Commons

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**  
[liz.cook@FlagshipHP.com](mailto:liz.cook@FlagshipHP.com)  
 2202 N Westshore Blvd, Suite 200 Tampa FL 33607  
 M - 443.517.3962



# 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	2023	2028
Population	95,117	109,046	113,573	115,528
Households	48,658	55,276	57,687	59,220
Families	28,581	32,506	33,285	33,813
Average Household Size	1.93	1.94	1.93	1.92
Owner Occupied Housing Units	37,586	43,566	45,505	46,968
Renter Occupied Housing Units	11,070	11,710	12,182	12,252
Median Age	61.1	64.5	64.8	66.7

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.34%	0.63%	0.30%
Households	0.53%	0.77%	0.49%
Families	0.32%	0.74%	0.44%
Owner HHs	0.63%	0.93%	0.66%
Median Household Income	2.58%	3.34%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	3,778	6.5%	3,306	5.6%
\$15,000 - \$24,999	4,866	8.4%	3,755	6.3%
\$25,000 - \$34,999	4,024	7.0%	3,204	5.4%
\$35,000 - \$49,999	5,883	10.2%	5,248	8.9%
\$50,000 - \$74,999	9,895	17.2%	9,921	16.8%
\$75,000 - \$99,999	7,780	13.5%	8,012	13.5%
\$100,000 - \$149,999	9,964	17.3%	11,350	19.2%
\$150,000 - \$199,999	4,533	7.9%	6,135	10.4%
\$200,000+	6,964	12.1%	8,290	14.0%

Median Household Income	\$75,961	\$86,291
Average Household Income	\$116,252	\$133,770
Per Capita Income	\$59,119	\$68,625

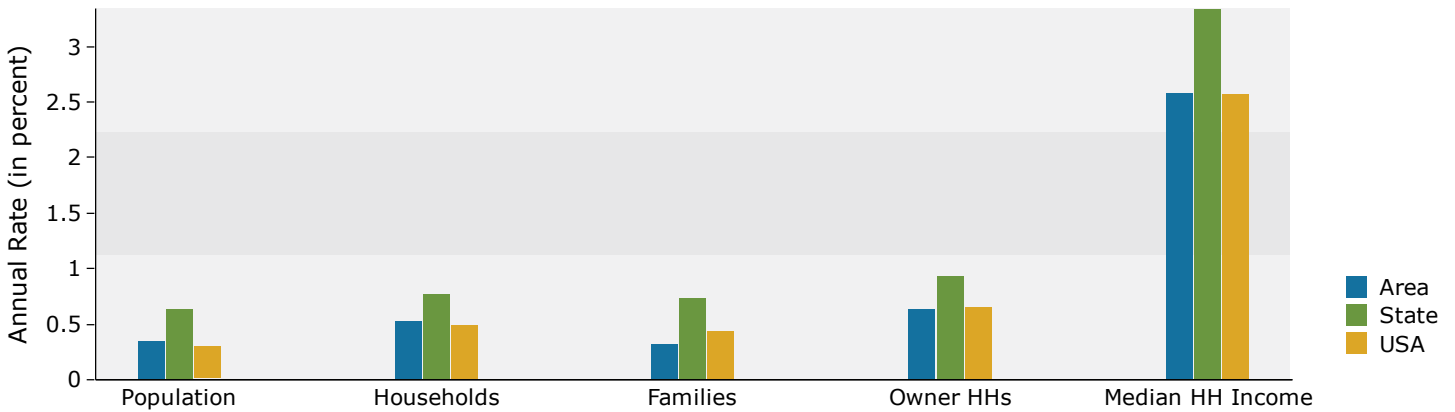
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,257	2.4%	2,053	1.9%	2,241	2.0%	2,247	1.9%
5 - 9	2,722	2.9%	2,746	2.5%	2,683	2.4%	2,573	2.2%
10 - 14	3,279	3.4%	3,394	3.1%	3,161	2.8%	3,038	2.6%
15 - 19	3,376	3.5%	3,571	3.3%	3,259	2.9%	2,951	2.6%
20 - 24	2,480	2.6%	2,793	2.6%	2,870	2.5%	2,478	2.1%
25 - 34	5,216	5.5%	5,555	5.1%	6,558	5.8%	6,189	5.4%
35 - 44	7,293	7.7%	6,740	6.2%	7,427	6.5%	7,784	6.7%
45 - 54	11,822	12.4%	10,348	9.5%	10,211	9.0%	9,143	7.9%
55 - 64	16,191	17.0%	18,299	16.8%	18,781	16.5%	16,698	14.5%
65 - 74	19,189	20.2%	26,247	24.1%	26,908	23.7%	27,784	24.0%
75 - 84	14,522	15.3%	19,268	17.7%	20,564	18.1%	24,220	21.0%
85+	6,771	7.1%	8,033	7.4%	8,908	7.8%	10,423	9.0%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	91,058	95.7%	98,099	90.0%	101,501	89.4%	102,367	88.6%
Black Alone	888	0.9%	1,105	1.0%	1,196	1.1%	1,269	1.1%
American Indian Alone	173	0.2%	237	0.2%	253	0.2%	267	0.2%
Asian Alone	1,215	1.3%	2,079	1.9%	2,348	2.1%	2,577	2.2%
Pacific Islander Alone	25	0.0%	47	0.0%	50	0.0%	52	0.0%
Some Other Race Alone	748	0.8%	1,604	1.5%	1,776	1.6%	2,018	1.7%
Two or More Races	1,008	1.1%	5,874	5.4%	6,448	5.7%	6,978	6.0%
Hispanic Origin (Any Race)	3,479	3.7%	5,668	5.2%	6,272	5.5%	6,777	5.9%

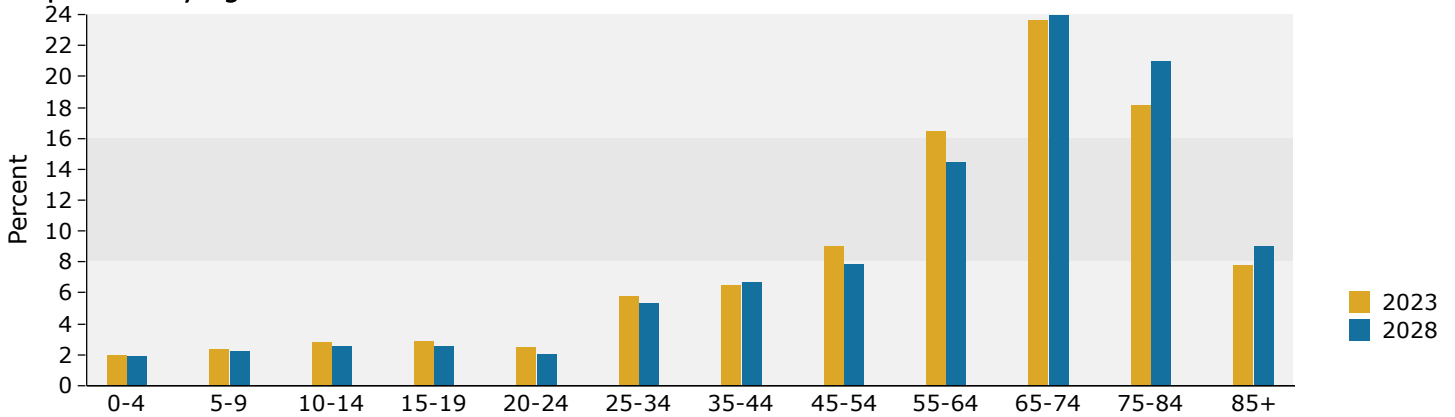
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

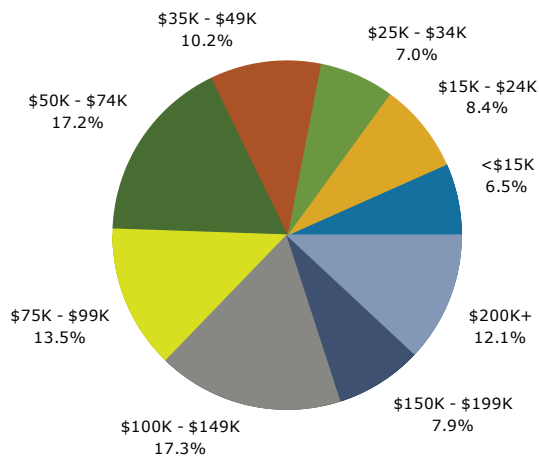
## Trends 2023-2028



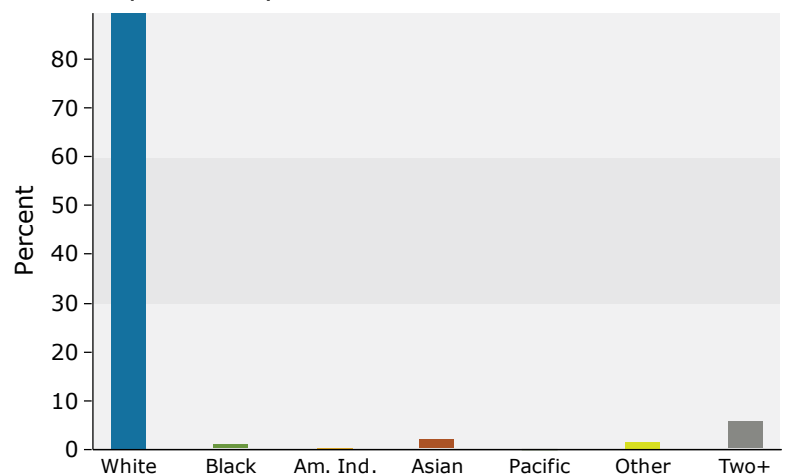
## Population by Age



## 2023 Household Income



## 2023 Population by Race

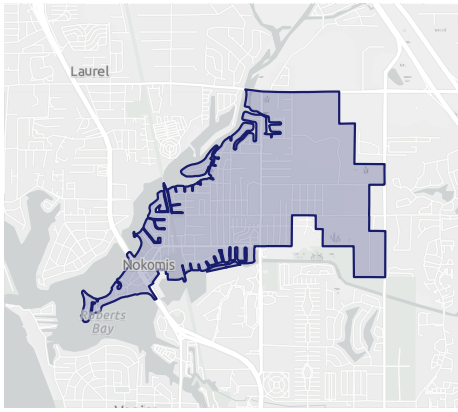


2023 Percent Hispanic Origin: 5.5%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

# POPULATION TRENDS AND KEY INDICATORS

Nokomis CDP, FL 2  
Geography: Place

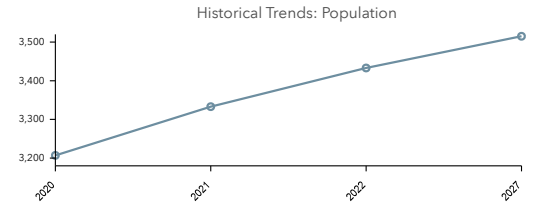


3,433	1,645	2.09	56.3	\$58,677	\$272,656	72	106	30
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

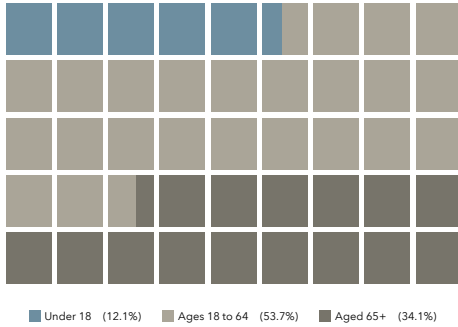
## MORTGAGE INDICATORS

**\$9,278**  
Avg Spent on Mortgage & Basics

**24.5%**  
Percent of Income for Mortgage



## POPULATION BY AGE



## POPULATION BY GENERATION

**11.6%**  
Greatest Gen:  
Born 1945/Earlier

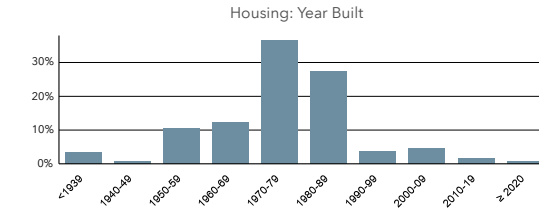
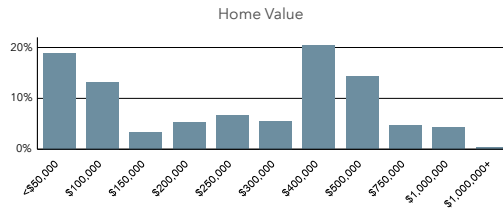
**35.9%**  
Baby Boomer:  
Born 1946 to 1964

**22.0%**  
Generation X:  
Born 1965 to 1980

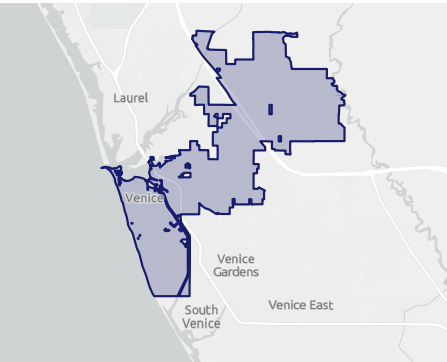
**14.3%**  
Millennial:  
Born 1981 to 1998

**12.6%**  
Generation Z:  
Born 1999 to 2016

**3.7%**  
Alpha: Born  
2017 to Present



Source: Esri, Esri-U.S. BLS, ACS  
Esri forecasts for 2022, 2027, 2017-2021  
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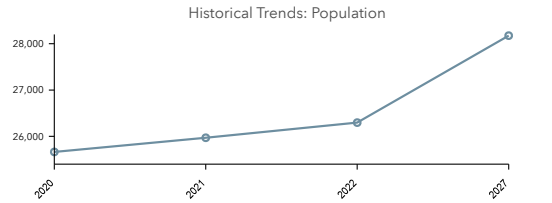
Venice City, FL  
Geography: Place

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

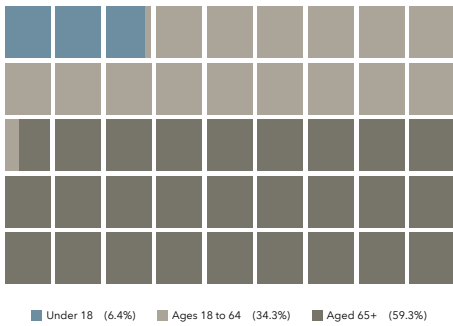
## MORTGAGE INDICATORS

**\$12,380**  
Avg Spent on Mortgage & Basics

**24.4%**  
Percent of Income for Mortgage



## POPULATION BY AGE



## POPULATION BY GENERATION

**28.6%**  
Greatest Gen:  
Born 1945/Earlier

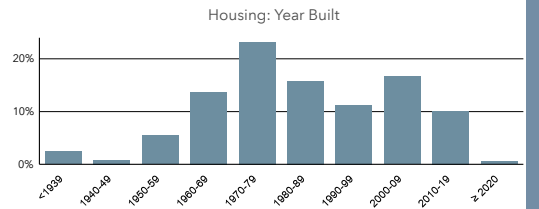
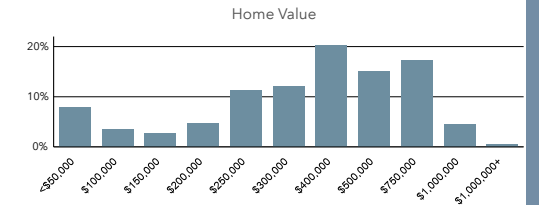
**43.0%**  
Baby Boomer:  
Born 1946 to 1964

**11.9%**  
Generation X:  
Born 1965 to 1980

**7.7%**  
Millennial:  
Born 1981 to 1998

**6.9%**  
Generation Z:  
Born 1999 to 2016

**1.8%**  
Alpha: Born  
2017 to Present



Source: Esri, Esri-U.S. BLS, ACS  
Esri forecasts for 2022, 2027, 2017-2021  
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# FLAGSHIP

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## HEALTHCARE PROPERTIES

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Tampa FL 33602  
443.517.3962  
[www.FlagshipHP.com](http://www.FlagshipHP.com)



LIZ COOK  
Vice President  
Leasing & Brokerage  
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[liz.cook@FlagshipHP.com](mailto:liz.cook@FlagshipHP.com)



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