

FOR LEASE | 8,744± SF MEDICAL OFFICE / OWNER-USER OPPORTUNITY

1307 S. Tamiami Trail, Osprey, FL | Existing medical build-out on US-41 between Sarasota and Venice



LEASE RATE: \$36 / SF NNN

Good visibility and accessibility

AVAILABLE MEDICAL SPACE

8,744± SF
contiguous
medical space

52 parking
spaces –
5.9/1,000 SF

2006 / 2024
built /
renovated

US-41
direct Tamiami
Trail access

MEDICAL BUILD-OUT HIGHLIGHTS

Existing clinical layout: exam rooms, walk-in / primary care flow, specialty care, lab and infusion support.

Imaging-ready platform: existing X-ray, mammography and DEXA services noted; room shielding and equipment inventory to be verified.

5-MILE MARKET DEMAND SNAPSHOT

+1.18%
Population Projected
CAGR (US: 0.42%)

65.0
Median Age
(US: 39.6)

\$91,606
Median Household
Income (US: \$81,624)

\$101.71 Million
Outpatient
Expenditure

1 Hospital
Sarasota Memorial –
Venice (178 beds)

89.7%
MOB Occupancy

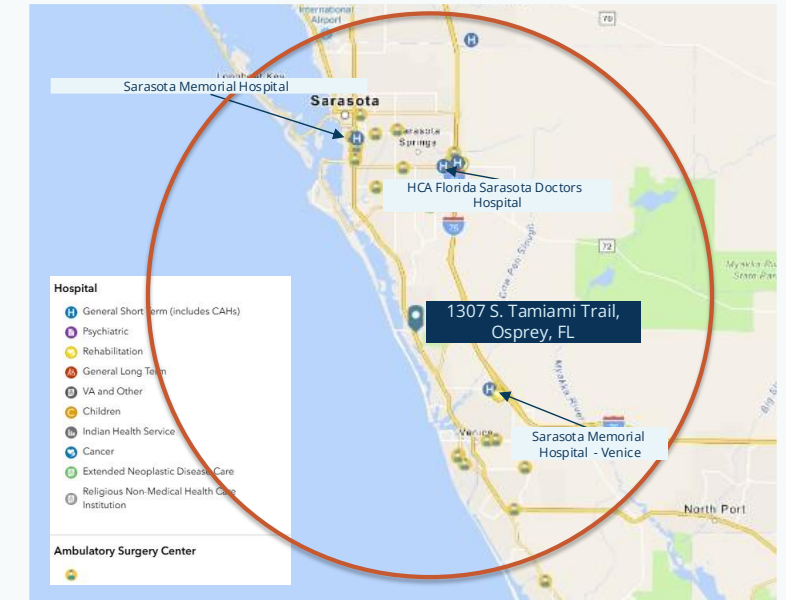
Within five miles: 226K SF of medical office space with 89.7% occupancy. Off-campus medical vacancy in the Sarasota submarket is 4.2%.

GOOD FOR ALL MEDICAL TENANTS

high-income, high-homeownership, super-senior market suitable for:
senior primary care / polyclinic, imaging, cardiology, dialysis, GI / endoscopy, PT / rehab, infusion / oncology, pain management, behavioral health / ABA.

- ✓ **High-senior-age catchment**
- ✓ **Tight MOB occupancy**
- ✓ **Local provider gap**
- ✓ **Existing clinical infrastructure.**

HEALTHCARE ECOSYSTEM MAP



Hospitals and ASCs

Nearby providers:

- SMH Care Center at Blackburn Point - 0.5 mi / 2 min; 27,472 SF and 100% occupied.
- Sarasota Memorial Hospital - Venice - 6.3 mi / 14 min.
- Sarasota Memorial Hospital main campus - 11 mi / 25 min.
- HCA Florida Sarasota Doctors Hospital - approx. 9.5 mi.
- Medi-Clinic Sarasota - 1.1 mi; Physical Therapy Doctors - 1.5 mi.

* For tenant leasing discussion only. Information is subject to errors, omissions, changes in terms, prior lease and withdrawal without notice. Prospective tenants must independently verify measurements, building systems, code compliance, equipment, and suitability for intended medical use.