

COASTAL WELLNESS CENTER

1200 N TAMiami TRAIL
SARASOTA FL 34275



- Join Millennium Physician Group in Sarasota County's newest Class A Medical Outpatient Building
- Great location for practices expanding
- Strategically located on busy Tamiami Trail with some surrounding retail outparcels still available
- Less than 5 miles to Sarasota Memorial Hospital Venice
- Significant increased residential growth

BUILDING SPECIFICATIONS:

- Total building area 46,000 ± SF

*Now Under
Construction*



Liz Cook
Vice President Leasing & Brokerage
Mobile: 443-517-3962
liz.cook@FlagshipHP.com

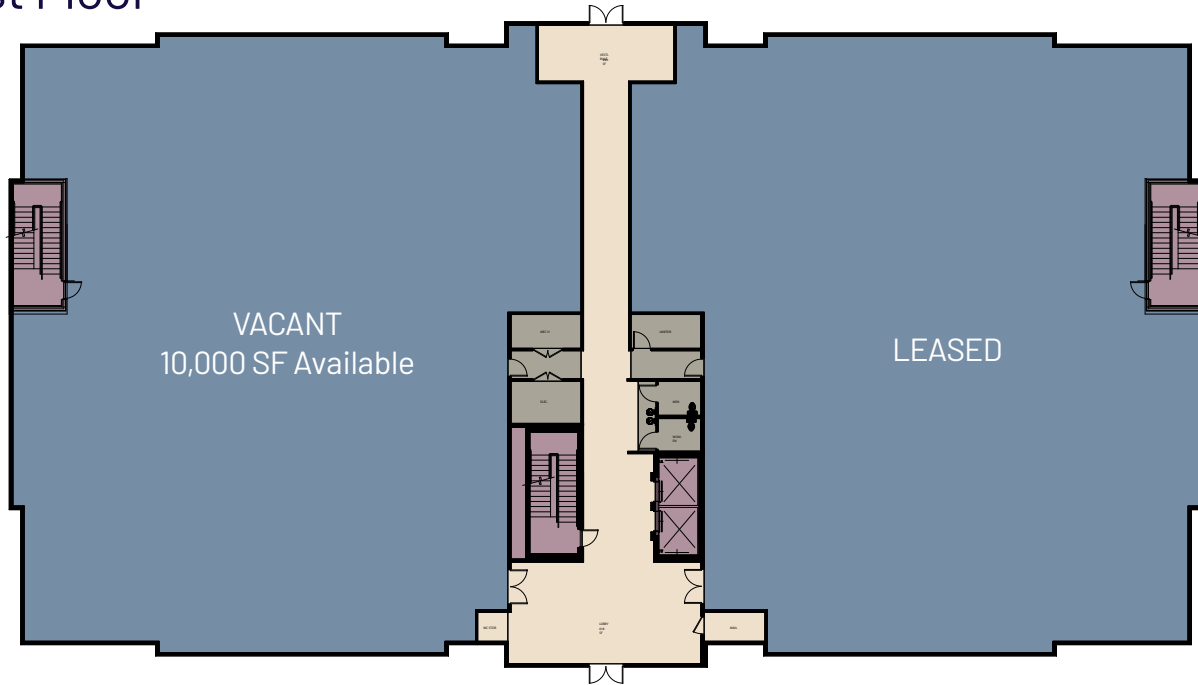
2202 N Westshore Blvd, Suite 200
Tampa FL 33607



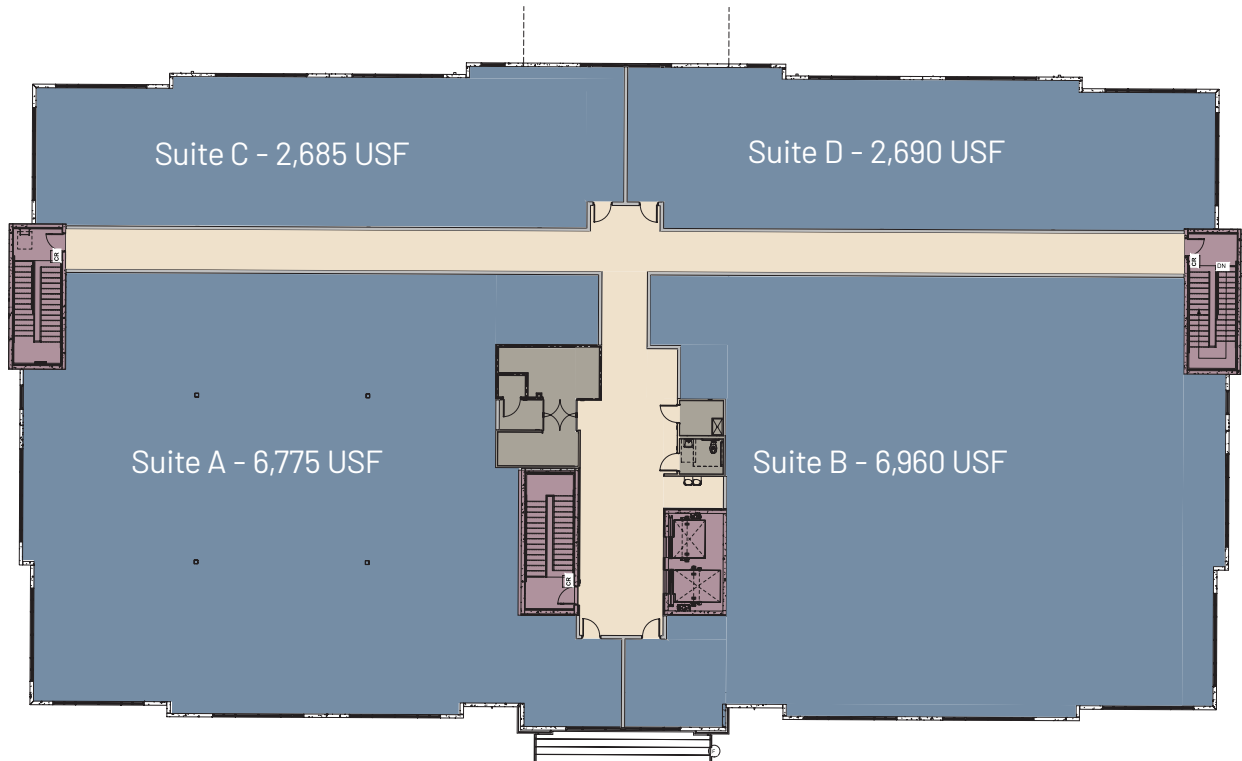
FLAGSHIP
HEALTHCARE PROPERTIES

FLOORPLANS

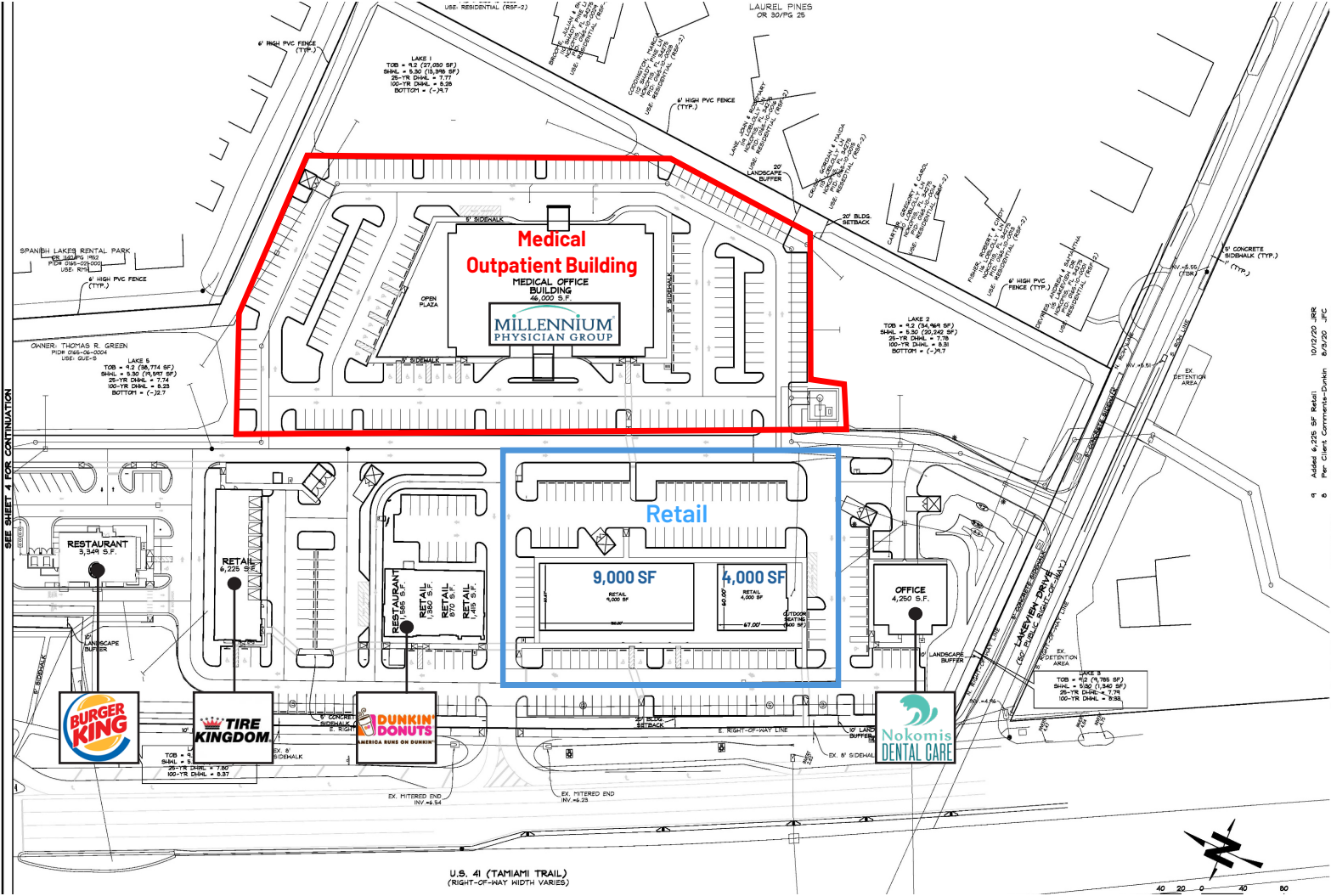
First Floor



Second Floor



SITE PLAN



10/23/2018 JBR
8 Added 4,225 SF Retail Per Client Comments-Dunkin'
8/9/2018 JFC Per Client Comments
11/28/18 JBR Per Client Comments
10/17/18 JBR Per Client Comments
4 Per Client Comments



AERIALS

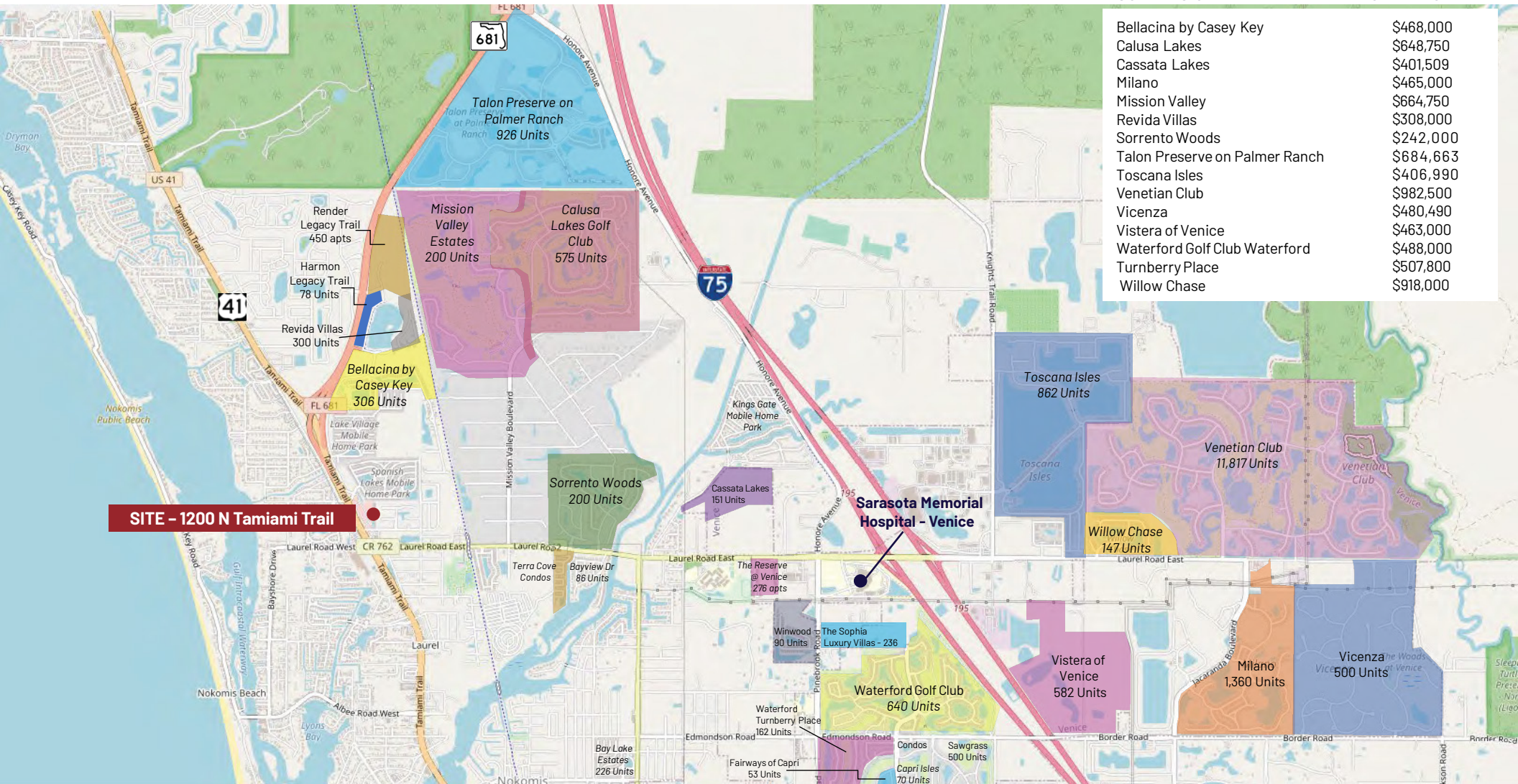


NEARBY RESTAURANTS & RETAIL



SURROUNDING RESIDENTIAL

Coastal Wellness Medical Center
 1200 N Tamiami Trail
 Nokomis FL 34275



| SUBDIVISION | 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 Waterford | \$488,000 |
| Turnberry Place | \$507,800 |
| Willow Chase | \$918,000 |

Note - 5 miles from site to Sarasota Memorial Hospital Venice

Demographic and Income Profile

COASTAL WELLNESS

1240 N Tamiami Trl, Sarasota, Florida, 34236

Drive time (Tue 7:30 AM): 15 minute radius



| Summary | Census 2020 | 2025 | 2030 |
|-------------------------------|-------------|---------|---------|
| Total Population | 92,658 | 101,947 | 107,667 |
| Total Households | 47,176 | 52,545 | 55,967 |
| Family Households | 27,957 | 30,705 | 32,727 |
| Average Household Size | 1.93 | 1.90 | 1.89 |
| Owner Occupied Housing Units | 37,668 | 42,720 | 45,401 |
| Renter Occupied Housing Units | 9,508 | 9,825 | 10,566 |
| Median Age | 65.0 | 65.9 | 67.0 |

| Trends 2025 - 2030 | Area | State | National |
|------------------------------|------|-------|----------|
| Population | 1.1% | 1.1% | 0.4% |
| Households | 1.3% | 1.3% | 0.6% |
| Family Population | 1.3% | 1.3% | 0.5% |
| Owner Occupied Housing Units | 1.2% | 1.8% | 0.0% |
| Median Household Income | 3.2% | 2.9% | 2.5% |

| Population by Age | Census 2020 | | 2025 | | 2030 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0-4 | 1,643 | 1.8% | 1,884 | 1.9% | 2,044 | 1.9% |
| 5-9 | 2,157 | 2.3% | 2,139 | 2.1% | 2,225 | 2.1% |
| 10-14 | 2,732 | 3.0% | 2,636 | 2.6% | 2,511 | 2.3% |
| 15-19 | 2,927 | 3.2% | 2,937 | 2.9% | 2,691 | 2.5% |
| 20-24 | 2,326 | 2.5% | 2,745 | 2.7% | 2,614 | 2.4% |
| 25-29 | 2,278 | 2.5% | 2,822 | 2.8% | 3,187 | 3.0% |
| 30-34 | 2,257 | 2.4% | 2,860 | 2.8% | 3,212 | 3.0% |
| 35-39 | 2,475 | 2.7% | 2,849 | 2.8% | 3,411 | 3.2% |
| 40-44 | 2,947 | 3.2% | 3,219 | 3.2% | 3,509 | 3.3% |
| 45-49 | 3,704 | 4.0% | 3,751 | 3.7% | 3,921 | 3.6% |
| 50-54 | 4,914 | 5.3% | 4,855 | 4.8% | 4,606 | 4.3% |
| 55-59 | 7,050 | 7.6% | 6,590 | 6.5% | 6,233 | 5.8% |
| 60-64 | 8,848 | 9.6% | 9,709 | 9.5% | 8,886 | 8.3% |
| 65-69 | 10,763 | 11.6% | 11,256 | 11.0% | 12,181 | 11.3% |
| 70-74 | 12,195 | 13.2% | 11,964 | 11.7% | 12,277 | 11.4% |
| 75-79 | 9,955 | 10.7% | 12,342 | 12.1% | 12,141 | 11.3% |
| 80-84 | 6,790 | 7.3% | 9,170 | 9.0% | 11,182 | 10.4% |
| Age 85+ | 6,696 | 7.2% | 8,219 | 8.1% | 10,834 | 10.1% |

| Households by Income | 2025 | | 2030 | |
|--------------------------|-----------|---------|-----------|---------|
| | Number | Percent | Number | Percent |
| <\$10,000 | 2,302 | 4.4% | 2,178 | 3.9% |
| \$10,000-14,999 | 975 | 1.9% | 813 | 1.4% |
| \$15,000-19,999 | 1,019 | 1.9% | 777 | 1.4% |
| \$20,000-24,999 | 1,551 | 3.0% | 1,246 | 2.2% |
| \$25,000-29,999 | 1,713 | 3.3% | 1,444 | 2.6% |
| \$30,000-34,999 | 1,759 | 3.4% | 1,527 | 2.7% |
| \$35,000-39,999 | 1,474 | 2.8% | 1,271 | 2.3% |
| \$40,000-44,999 | 2,211 | 4.2% | 2,059 | 3.7% |
| \$45,000-49,999 | 1,562 | 3.0% | 1,419 | 2.5% |
| \$50,000-59,999 | 3,864 | 7.3% | 3,698 | 6.6% |
| \$60,000-74,999 | 5,344 | 10.2% | 5,348 | 9.6% |
| \$75000-99999 | 6,555 | 12.5% | 6,773 | 12.1% |
| \$100,000-124,999 | 5,508 | 10.5% | 6,185 | 11.1% |
| \$125,000-149,999 | 4,141 | 7.9% | 4,901 | 8.8% |
| \$150000-199999 | 4,806 | 9.2% | 6,080 | 10.9% |
| \$200,000-249,999 | 2,669 | 5.1% | 3,714 | 6.6% |
| \$250,000-299,999 | 1,405 | 2.7% | 2,045 | 3.6% |
| \$300,000-399,999 | 1,175 | 2.2% | 1,575 | 2.8% |
| \$400,000-499,999 | 685 | 1.3% | 651 | 1.2% |
| \$500,000+ | 1,829 | 3.5% | 2,262 | 4.0% |
| Median Household Income | \$82,981 | - | \$97,354 | - |
| Average Household Income | \$129,324 | - | \$146,268 | - |
| Per Capita Income | \$66,786 | - | \$76,153 | - |

| Race and Ethnicity | Census 2020 | | 2025 | | 2030 | |
|---------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 83,765 | 90.4% | 91,059 | 89.3% | 94,909 | 88.2% |
| Black Alone | 915 | 1.0% | 1,051 | 1.0% | 1,203 | 1.1% |
| American Indian | 199 | 0.2% | 217 | 0.2% | 232 | 0.2% |
| Asian Alone | 1,644 | 1.8% | 2,147 | 2.1% | 2,577 | 2.4% |
| Pacific Islander | 42 | 0.1% | 60 | 0.1% | 73 | 0.1% |
| Some Other Race | 1,270 | 1.4% | 1,523 | 1.5% | 1,761 | 1.6% |
| Two or More Races | 4,823 | 5.2% | 5,890 | 5.8% | 6,911 | 6.4% |
| Hispanic (Any Race) | 4,611 | 5.0% | 5,717 | 5.6% | 6,790 | 6.3% |