

COASTAL WELLNESS CENTER

1200 N TAMiami TRAIL SARASOTA FL 34275



Total building area:
46,000 ± SF, 2-story medical office
Total space available ± 34,000 SF

- **Now under construction – estimated final delivery October 2026**
- **Two-story, Class A Medical Outpatient Building**
- **Up to 10,000 SF contiguous space available 1st floor (can be subdivided)**
- **Work with the current builder to build out your practice**
- **2 gurney size elevators**
- **Covered entrance for patient pick-up and drop-off, and ample surface parking**
- **Actively seeking orthopedic, cardiology, and other outpatient services**

For more information contact:
Liz Cook

Managing Director Healthcare/Broker Associate



Phone: **443-517-3962**
Email: lizcookhealthcare@gmail.com
Address: 8728 E State Road 70,
Bradenton, FL 34202



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Healthcare Real Estate Division

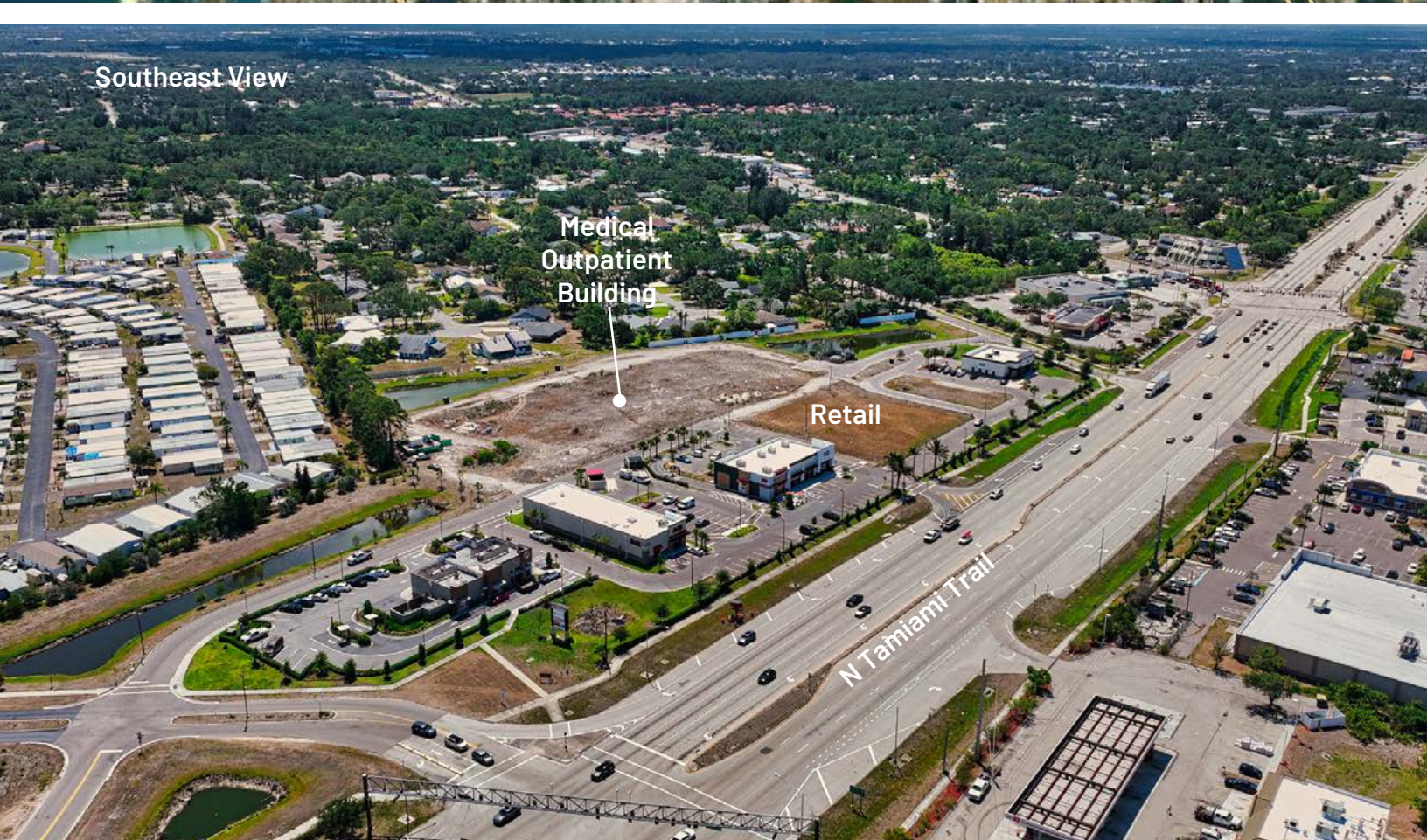
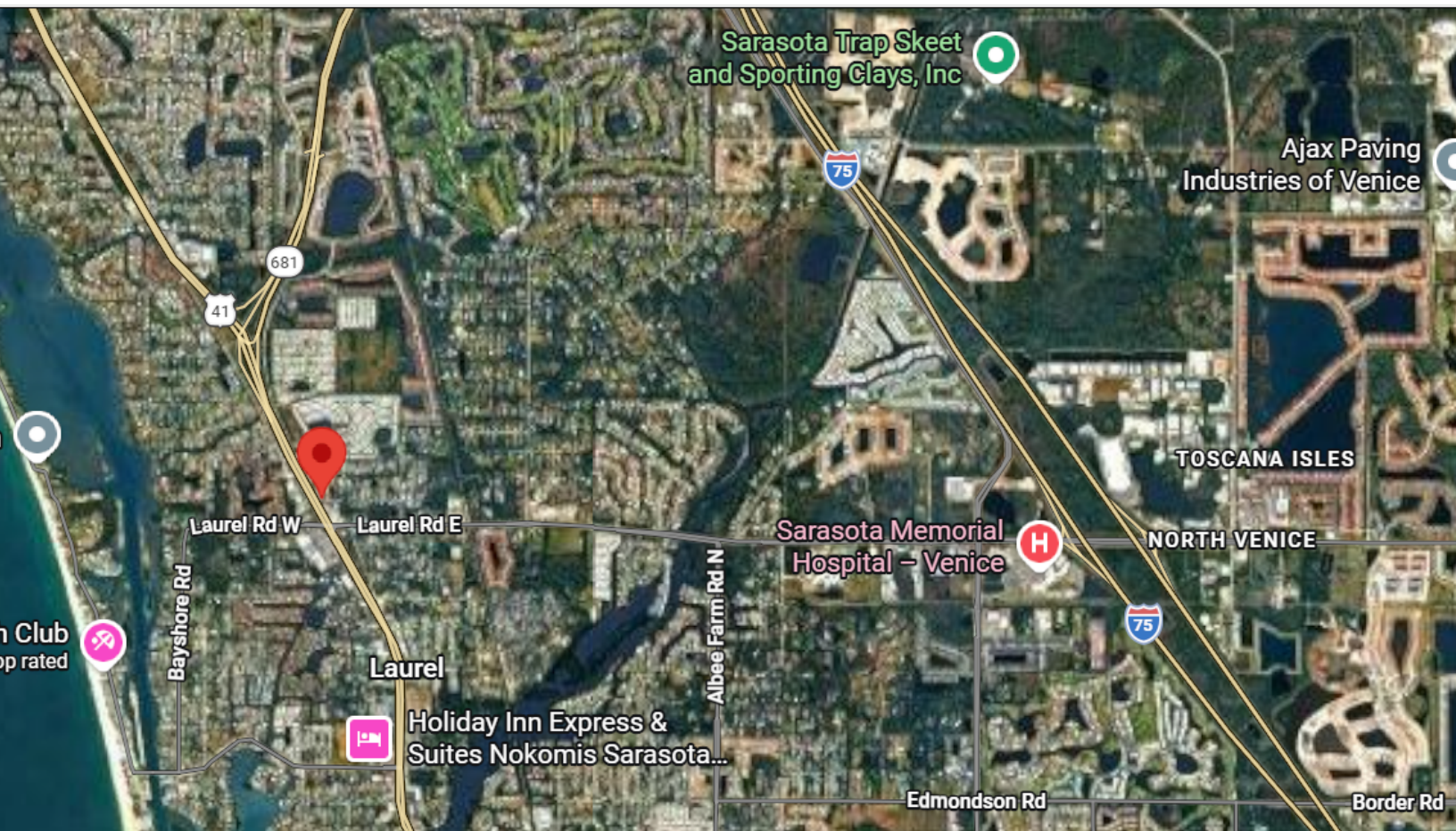
Renderings



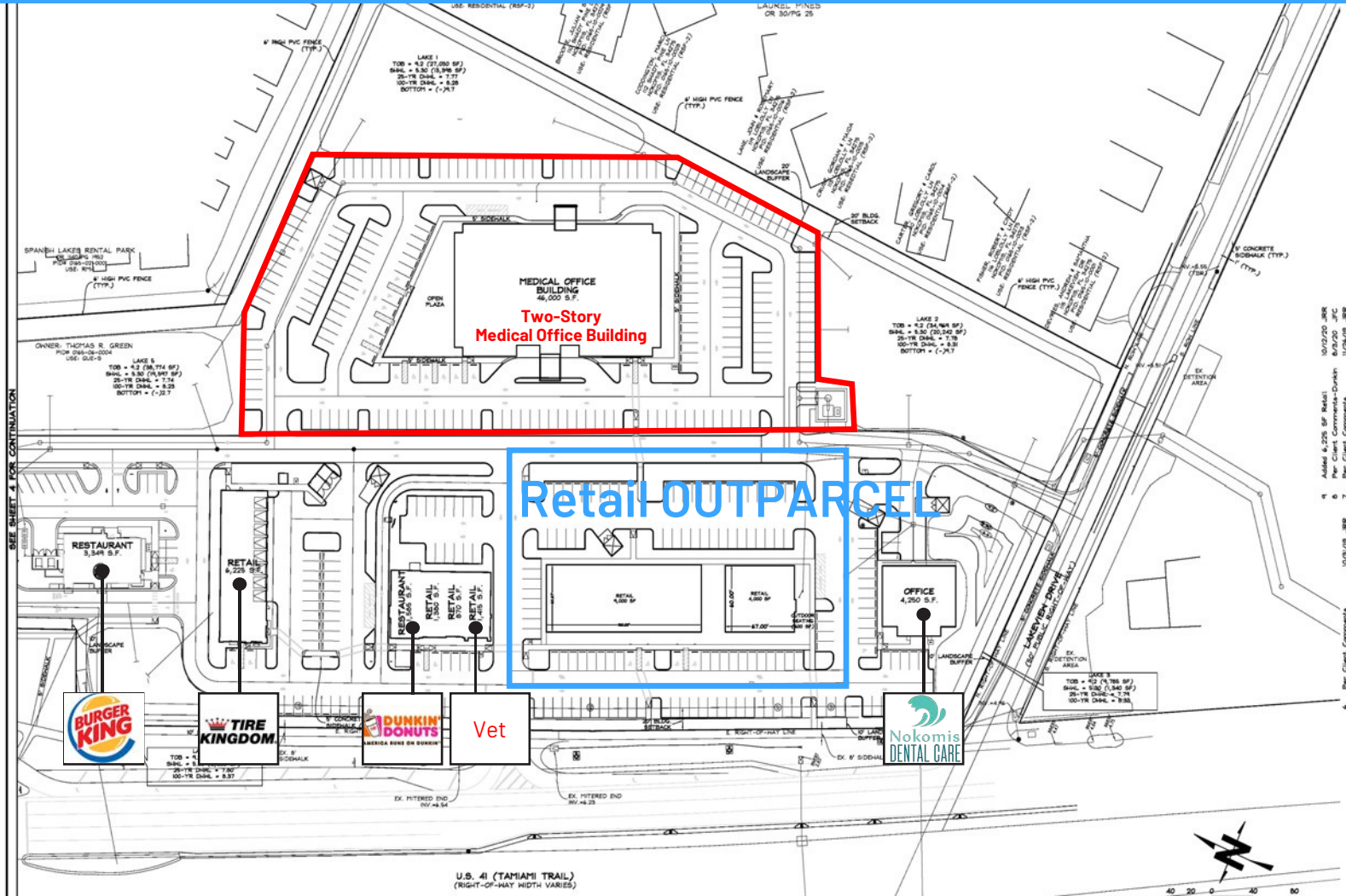
Under Construction



AERIAL LOCATION

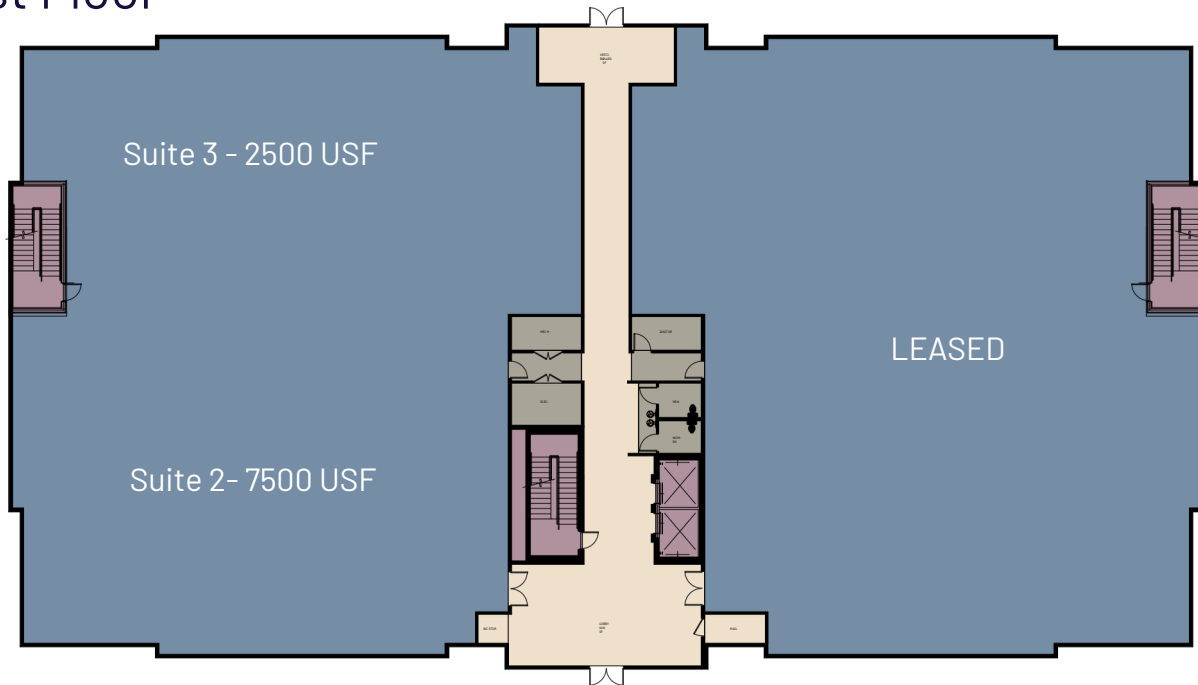


SITE PLAN

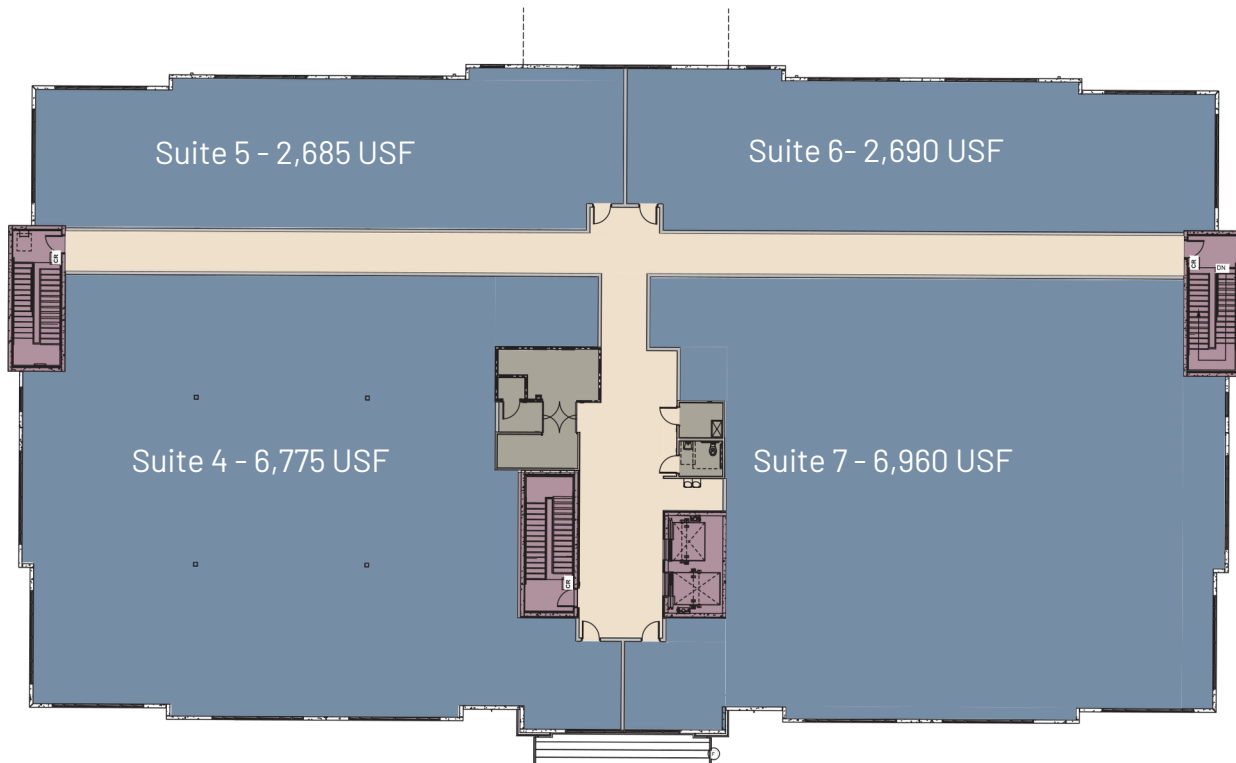


FLOOR PLANS

First Floor

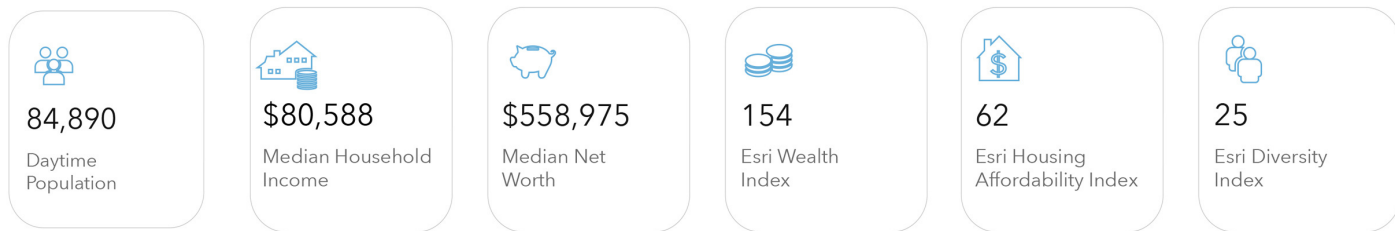


Second Floor

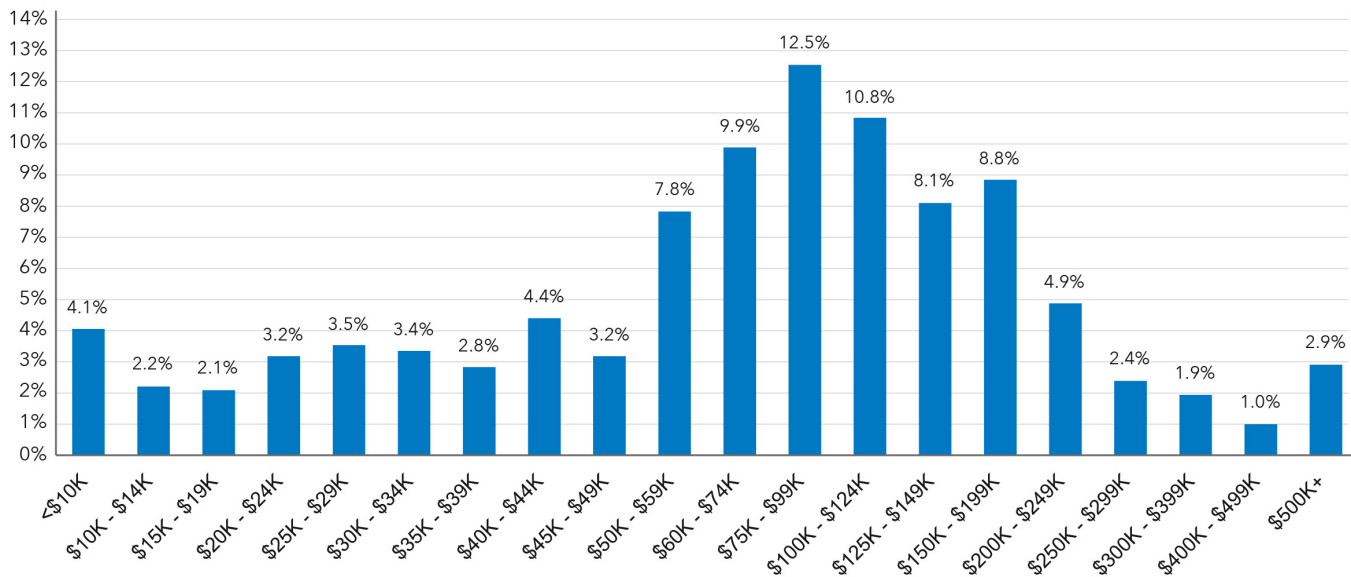


DEMOGRAPHIC & INCOME PROFILE

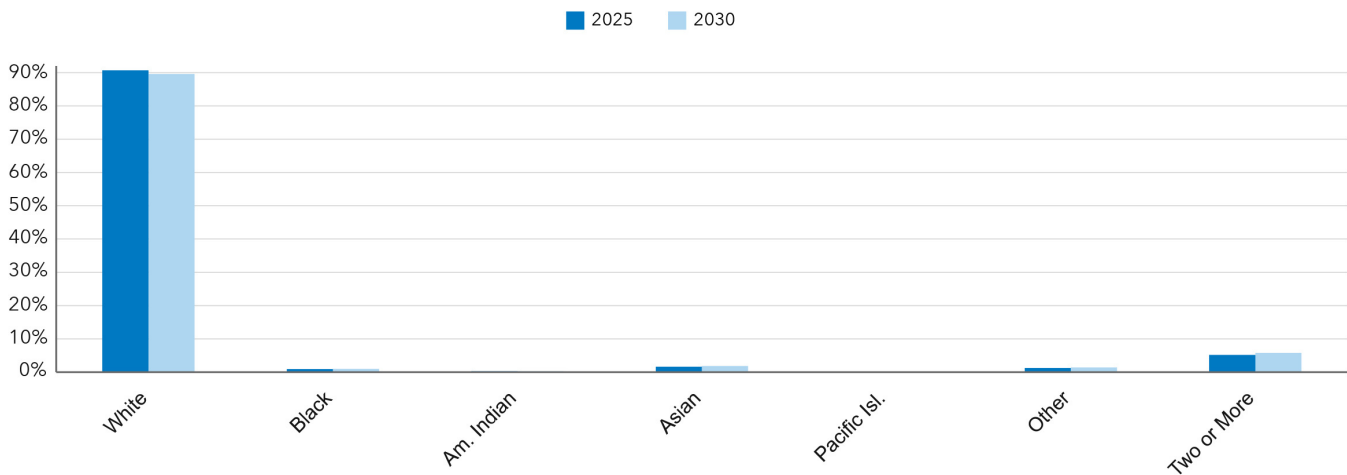
Key Indicators for 2025



Households by Income for 2025



Population by Race



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Strategically located medical office space empowers healthcare providers to expand their reach, elevate the patient experience, and meet the evolving needs of a growing population.

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