

COASTAL WELLNESS CENTER

1200 N. TAMiami TRAIL
SARASOTA FL 34275



- A to-be-built Class A multi-specialty Medical Office Building
- Significant increased residential growth
- 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

BUILDING SPECIFICATIONS

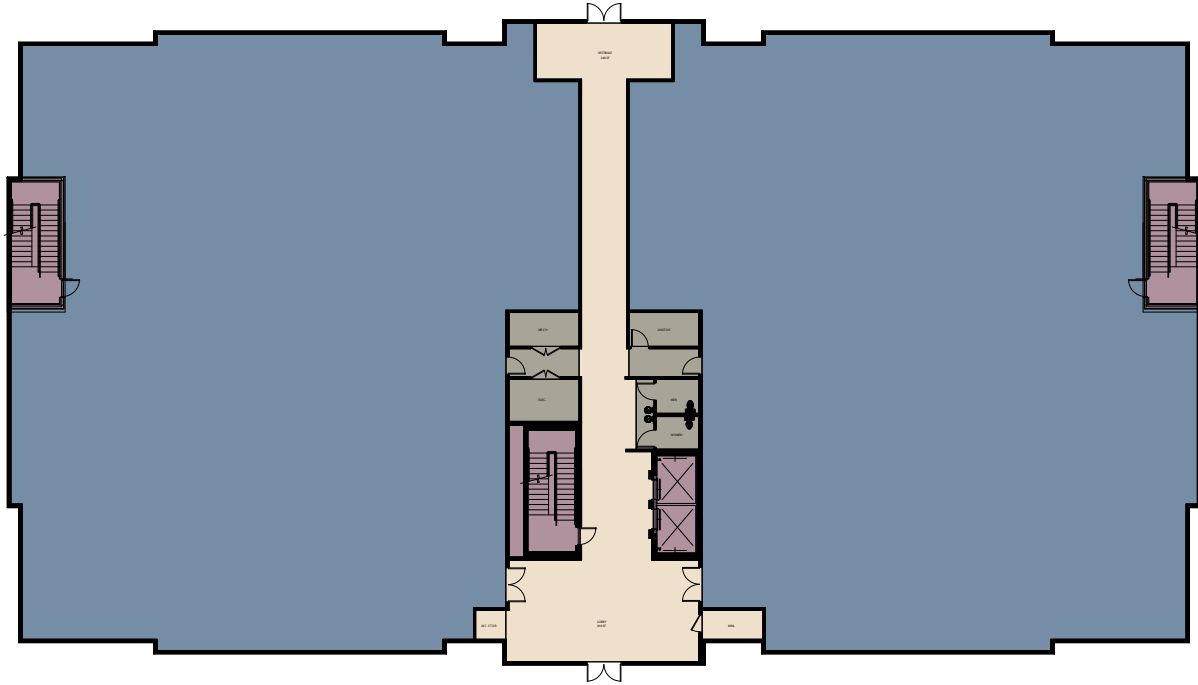
Total Building Area	± 46,000 SF
Total Available Space	TBA
Breaking Ground	Q3 2025

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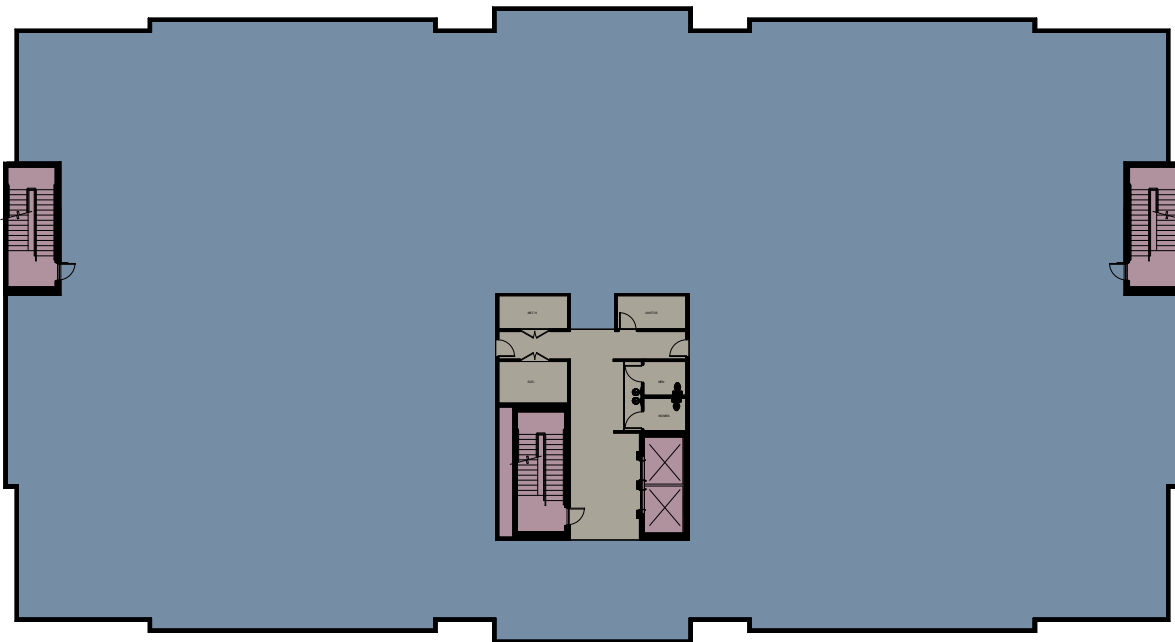
2202 N. Westshore Blvd, Suite 200 | Tampa, Florida 33607
www.FlagshipHP.com

Floorplans

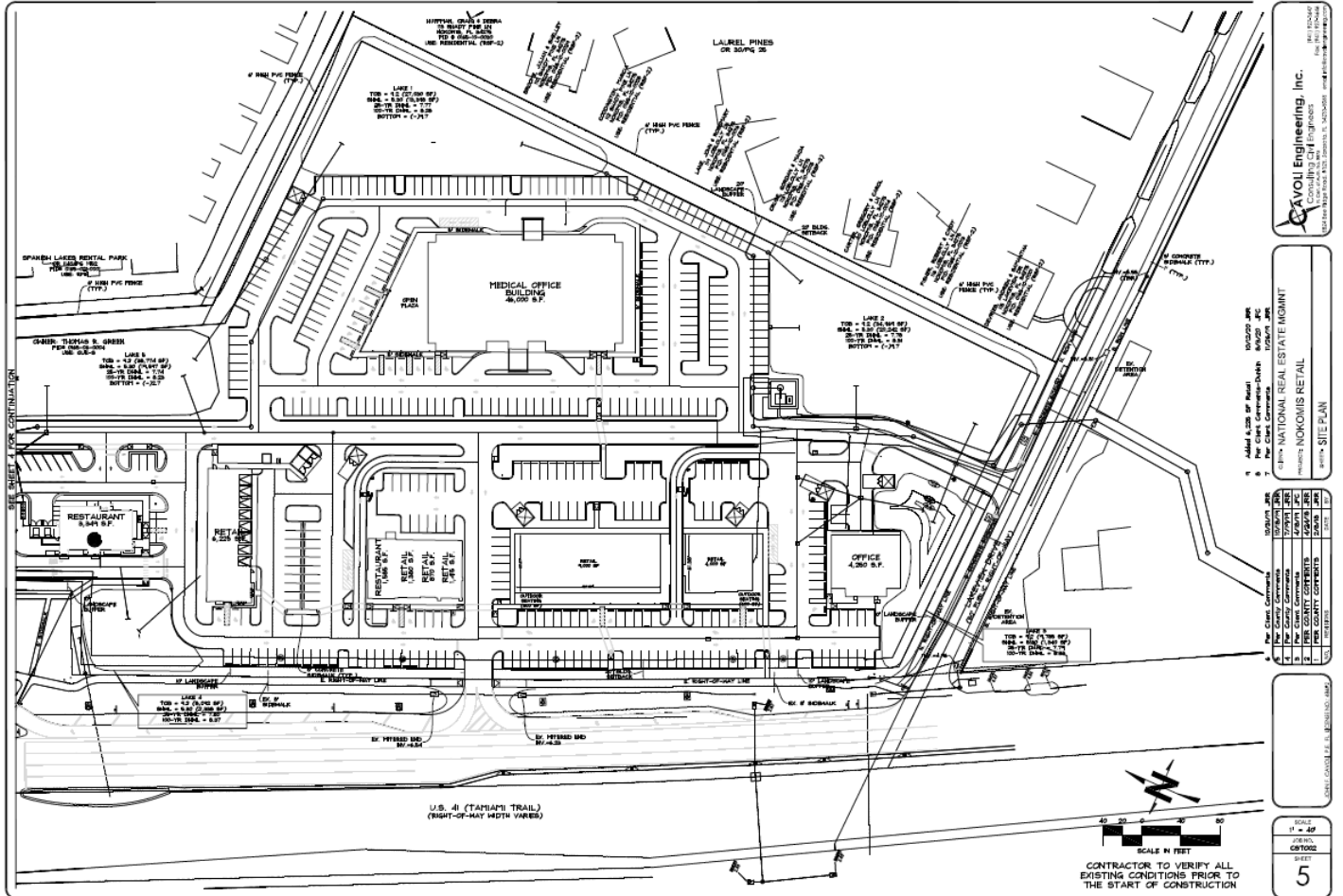
First Floor



Second Floor



Site Plan



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1. Added 4,280 S.F. Office
 2. Per Client Comments
 3. 100% NATIONAL REAL ESTATE MGMT
 4. PROJECT: NOKOMIS RETAIL
 5. SHEET: SITE PLAN

NO.	DESCRIPTION	DATE
1	Per Client Comments	08/20/2018
2	Per Client Comments	08/20/2018
3	Per Client Comments	08/20/2018
4	Per Client Comments	08/20/2018
5	Per Client Comments	08/20/2018

SCALE: 1" = 40'
 SHEET NO. 5



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

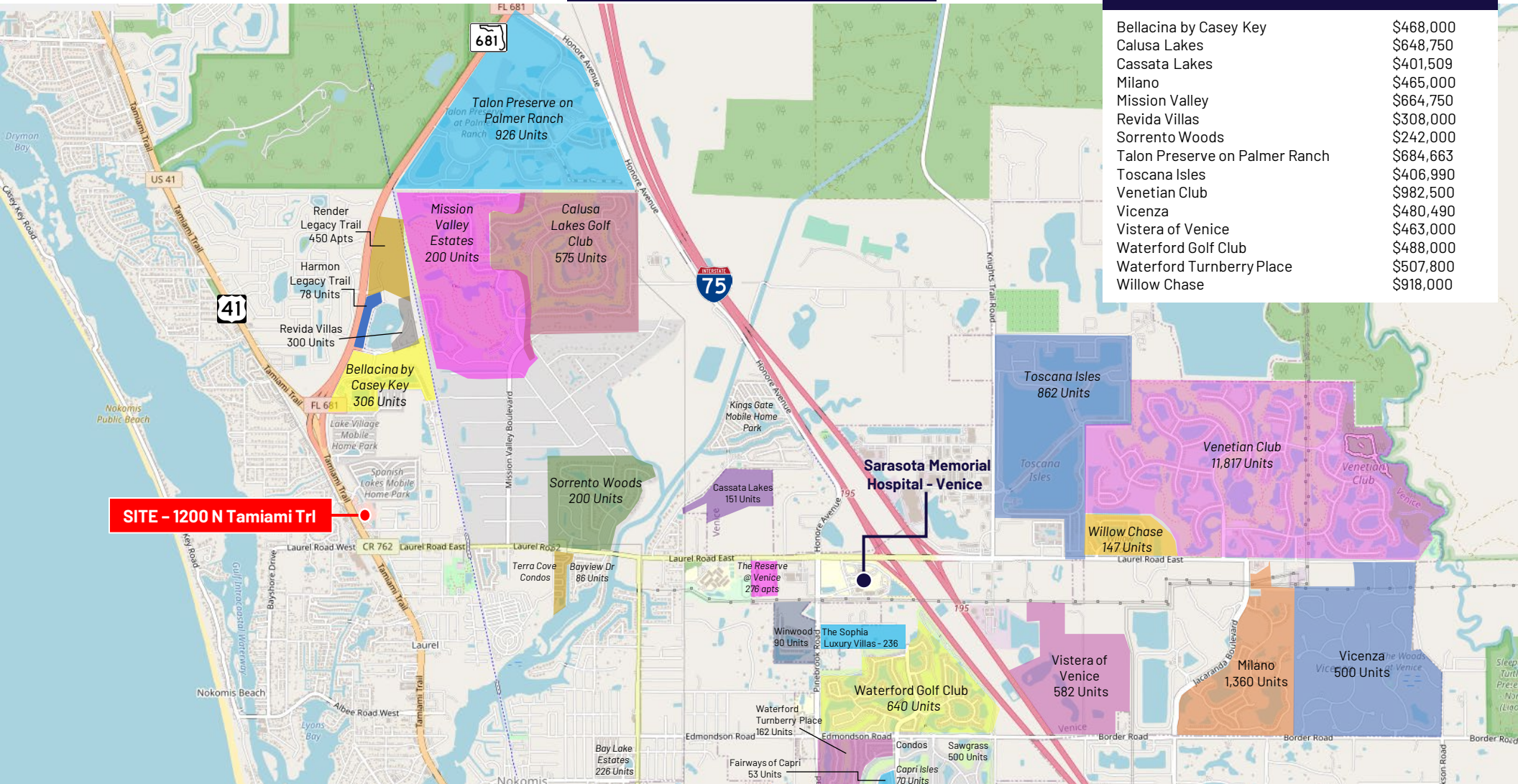
- Anita's
- Crow's Nest
- Pincher's
- Dockside Grill
- Wawa
- Cafe Evergreen
- Nokomo's Sunset Hut
- Capital Eddie's Seafood Restaurant

Coastal Wellness Center

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
Visterra of Venice	\$463,000
Waterford Golf Club	\$488,000
Waterford Turnberry Place	\$507,800
Willow Chase	\$918,000

SITE - 1200 N Tamiami Trl

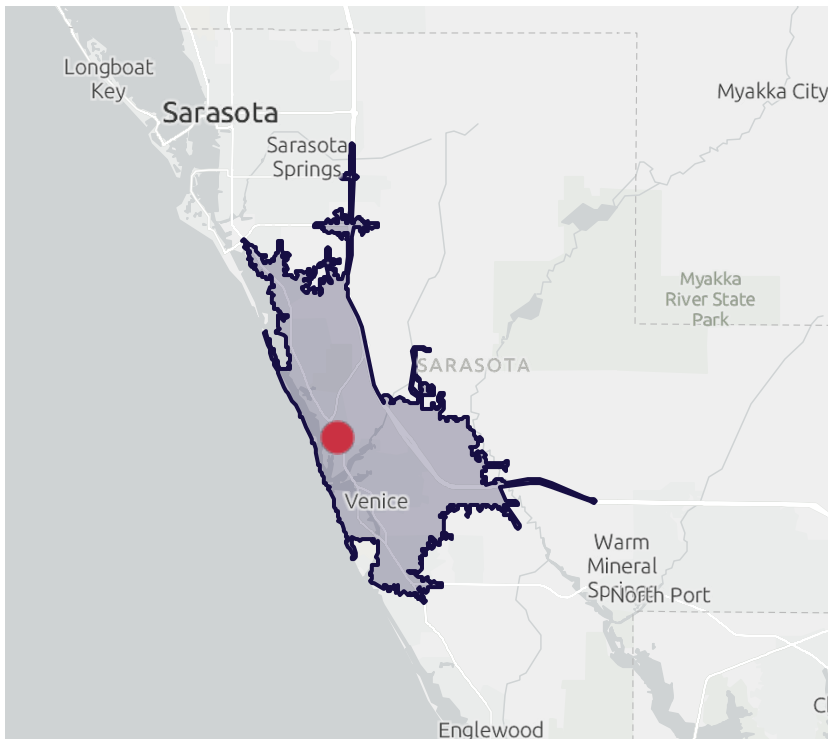
Notes:

- MOB - 5 miles to Sarasota Memorial Hospital - Venice

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Population Trends and Key Indicators

1200 N Tamiami Trl, Nokomis, Florida, 34275
Drive time of 15 minutes



95,631	49,050	1.91	66.5	\$81,580	\$476,630	168	68	27
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$15,817

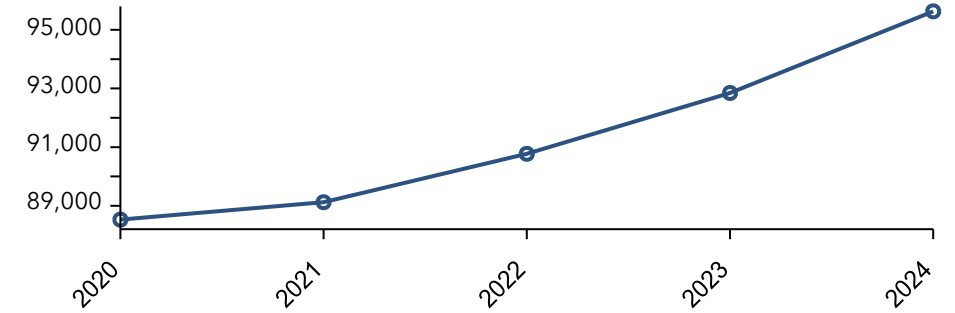
Avg Spent on Mortgage & Basics



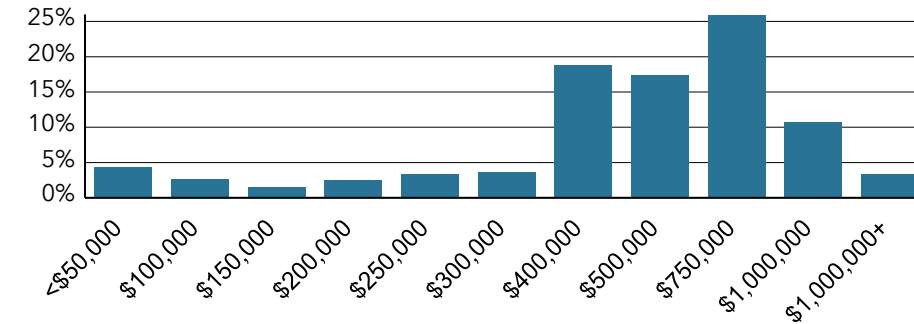
36.6%

Percent of Income for Mortgage

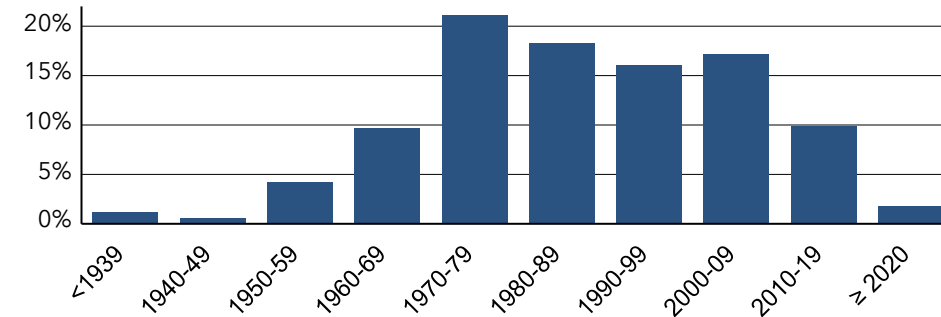
Historical Trends: Population



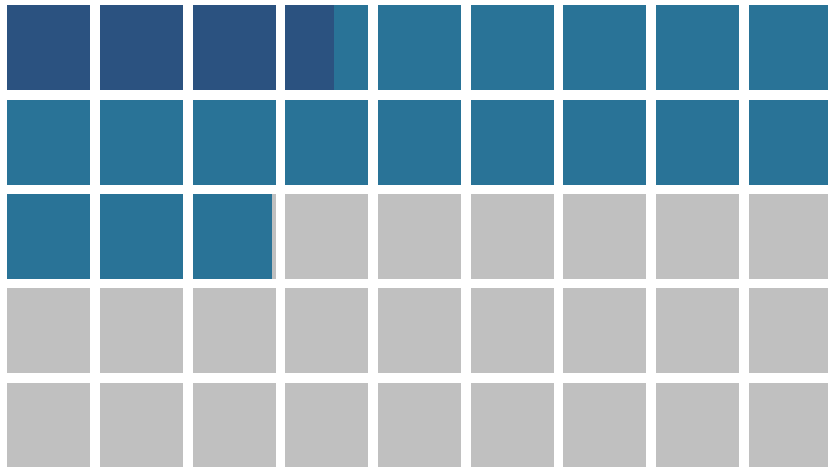
Home Value



Housing: Year Built

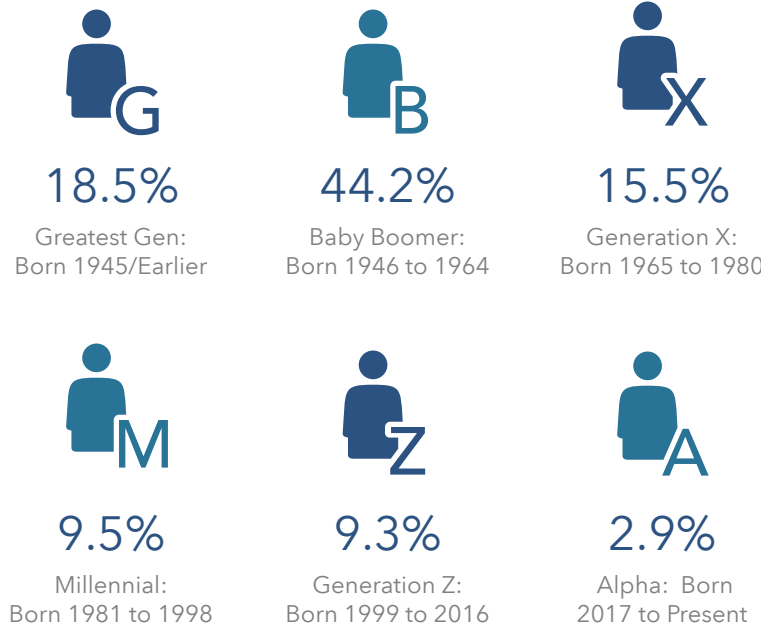


POPULATION BY AGE



■ Under 18 (8.0%)
 ■ Ages 18 to 64 (38.6%)
 ■ Aged 65+ (53.4%)

POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022). © 2025 Esri

Demographic and Income Profile

1200 N Tamiami Trl, Nokomis, Florida, 34275
Drive time (Tue 7:30 AM): 15 minute radius

Prepared by Esri
Latitude: 27.14002
Longitude: -82.45847

Summary	Census 2010	Census 2020	2024	2029
Population	76,853	88,196	95,631	101,476
Households	39,303	45,059	49,050	52,504
Families	23,367	26,667	28,384	30,266
Average Household Size	1.93	1.92	1.91	1.90
Owner Occupied Housing Units	30,754	36,031	39,585	42,473
Renter Occupied Housing Units	8,549	9,028	9,465	10,031
Median Age	61.6	65.3	66.5	67.7

Trends: 2024-2029 Annual Rate	Area	State	National
Population	1.19%	0.93%	0.38%
Households	1.37%	1.15%	0.64%
Families	1.29%	1.12%	0.56%
Owner HHs	1.42%	1.66%	0.97%
Median Household Income	2.83%	3.25%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	3,064	6.2%	2,654	5.1%
\$15,000 - \$24,999	2,766	5.6%	2,041	3.9%
\$25,000 - \$34,999	2,862	5.8%	2,330	4.4%
\$35,000 - \$49,999	3,477	7.1%	2,952	5.6%
\$50,000 - \$74,999	9,818	20.0%	9,639	18.4%
\$75,000 - \$99,999	7,740	15.8%	8,271	15.8%
\$100,000 - \$149,999	8,748	17.8%	10,540	20.1%
\$150,000 - \$199,999	3,337	6.8%	4,794	9.1%
\$200,000+	7,238	14.8%	9,283	17.7%

Median Household Income	\$81,580	\$93,813
Average Household Income	\$126,431	\$147,787
Per Capita Income	\$64,865	\$76,463

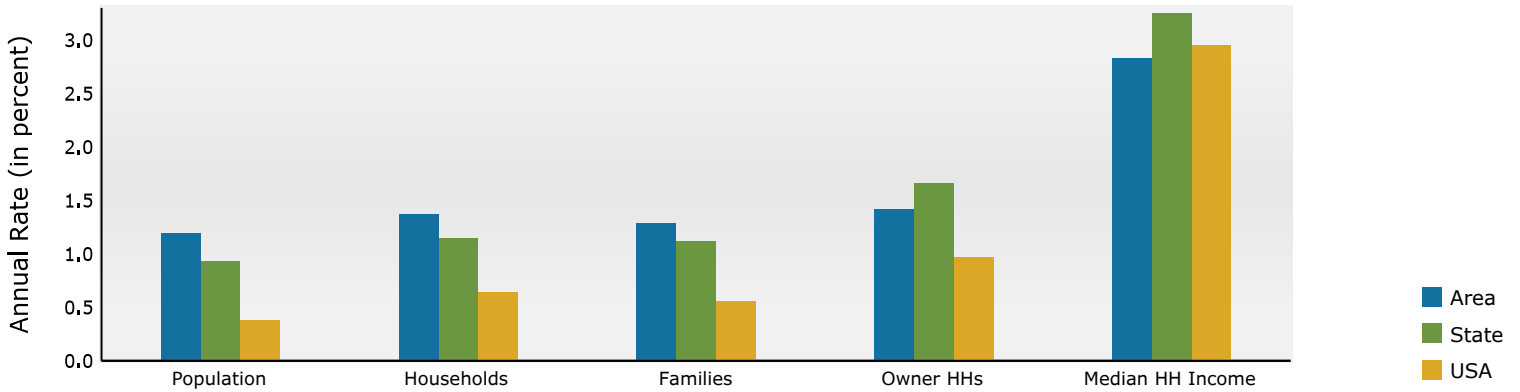
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,770	2.3%	1,526	1.7%	1,661	1.7%	1,783	1.8%
5 - 9	2,143	2.8%	1,977	2.2%	1,949	2.0%	1,979	2.0%
10 - 14	2,566	3.3%	2,529	2.9%	2,358	2.5%	2,331	2.3%
15 - 19	2,668	3.5%	2,724	3.1%	2,724	2.8%	2,510	2.5%
20 - 24	1,927	2.5%	2,196	2.5%	2,518	2.6%	2,424	2.4%
25 - 34	3,974	5.2%	4,252	4.8%	4,773	5.0%	5,387	5.3%
35 - 44	5,659	7.4%	5,063	5.7%	5,407	5.7%	5,945	5.9%
45 - 54	9,545	12.4%	8,094	9.2%	8,036	8.4%	7,974	7.9%
55 - 64	13,383	17.4%	15,157	17.2%	15,150	15.8%	14,228	14.0%
65 - 74	16,035	20.9%	22,097	25.1%	23,207	24.3%	23,713	23.4%
75 - 84	11,721	15.3%	16,099	18.3%	20,500	21.4%	23,580	23.2%
85+	5,464	7.1%	6,481	7.3%	7,346	7.7%	9,620	9.5%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	73,759	96.0%	79,989	90.7%	85,821	89.7%	89,916	88.6%
Black Alone	702	0.9%	854	1.0%	963	1.0%	1,118	1.1%
American Indian Alone	132	0.2%	195	0.2%	223	0.2%	240	0.2%
Asian Alone	914	1.2%	1,481	1.7%	1,866	2.0%	2,245	2.2%
Pacific Islander Alone	23	0.0%	41	0.0%	53	0.1%	62	0.1%
Some Other Race Alone	532	0.7%	1,158	1.3%	1,361	1.4%	1,588	1.6%
Two or More Races	792	1.0%	4,478	5.1%	5,345	5.6%	6,307	6.2%
Hispanic Origin (Any Race)	2,614	3.4%	4,239	4.8%	5,147	5.4%	6,141	6.1%

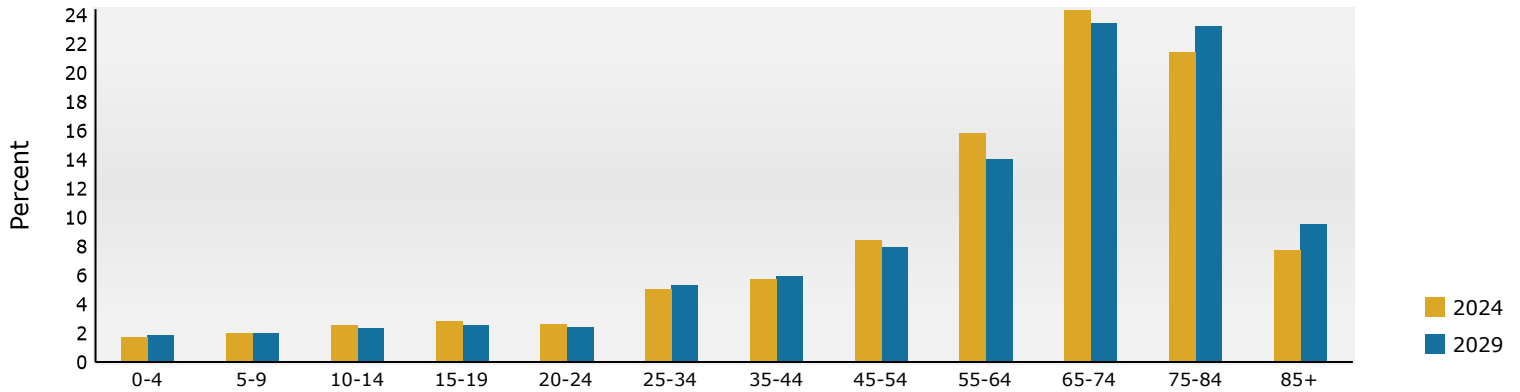
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

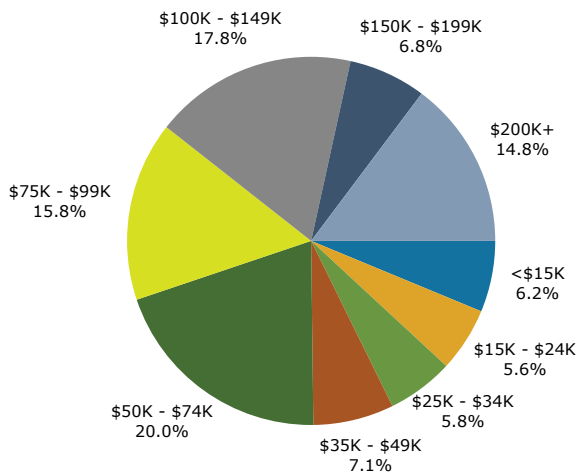
Trends 2024-2029



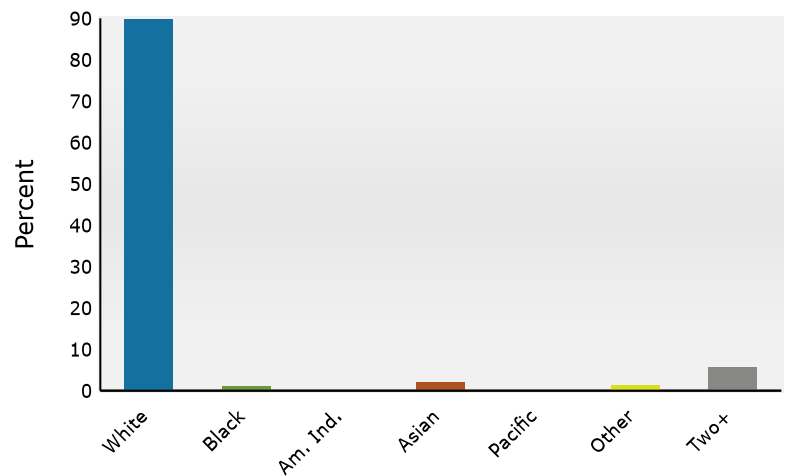
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 5.4%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



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HEALTHCARE PROPERTIES

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