

PROPOSED MOB

NOKOMIS MOB
1200 N. TAMiami TRAIL
NOKOMIS, FLORIDA



BUILDING SPECIFICATIONS

Total Proposed Building Area	± 46,000 SF
Total Available Space	TBA
Breaking Ground	Q1 2024

- A proposed Class A multi-specialty Medical Office Building
- Significant increased residential growth
- Great location for practices expanding
- Ideally located on busy Tamiami Trail
- Strategically located in Nokomis Center with some surrounding retail outparcels still available
- Less than 5 miles to Sarasota Memorial Hospital Venice

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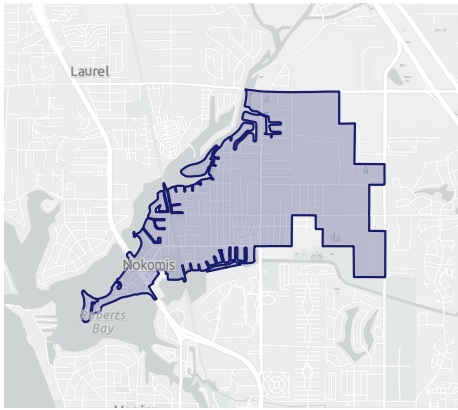
2202 N. Westshore Blvd, Suite 200 | Tampa, Florida 33607
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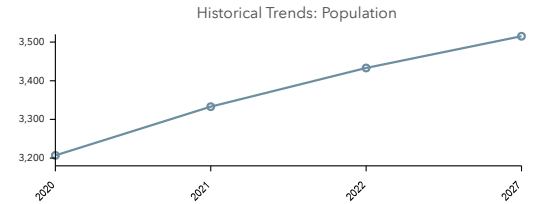
POPULATION TRENDS AND KEY INDICATORS

Nokomis CDP, FL 2
Geography: Place

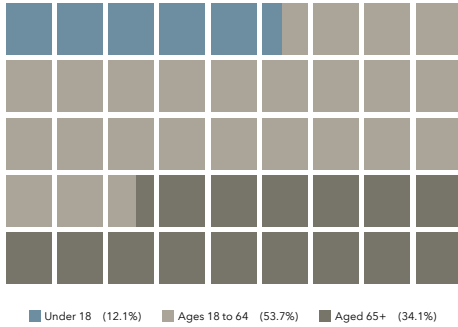


3,433	1,645	2.09	56.3	\$58,677	\$272,656	72	106	30
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

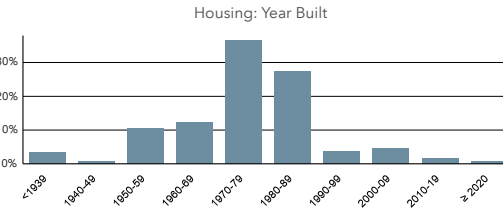
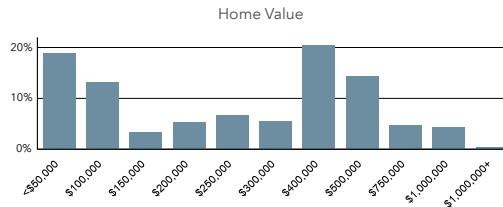
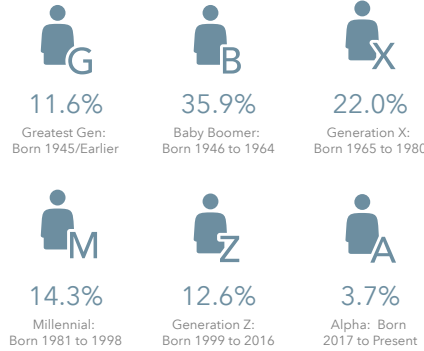
MORTGAGE INDICATORS



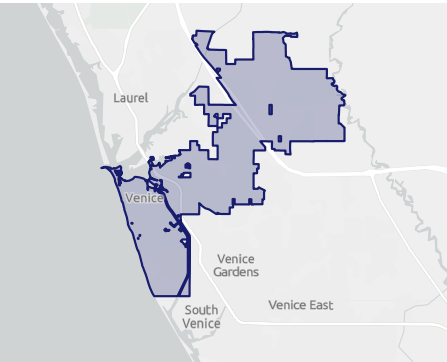
POPULATION BY AGE



POPULATION BY GENERATION



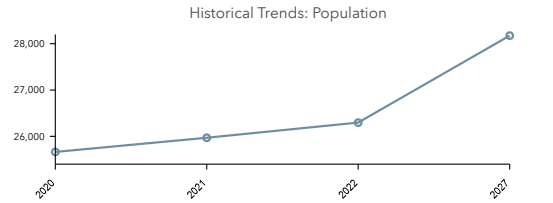
Source: Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2022, 2027, 2017-2021
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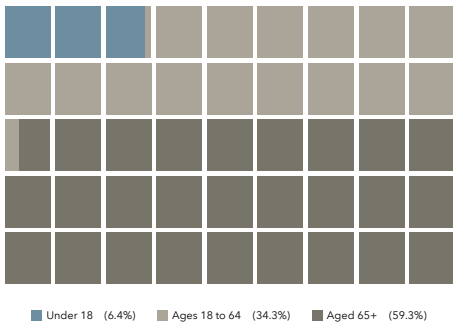
Venice City, FL
Geography: Place

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

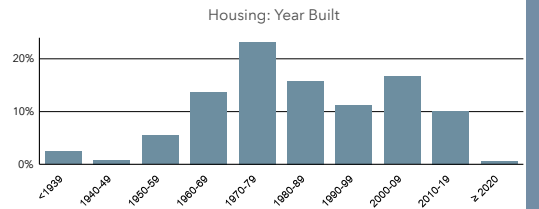
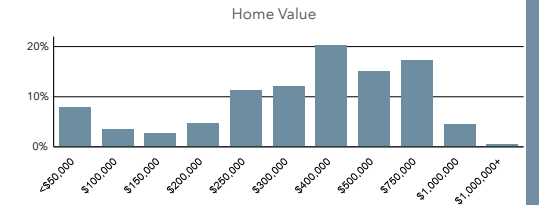
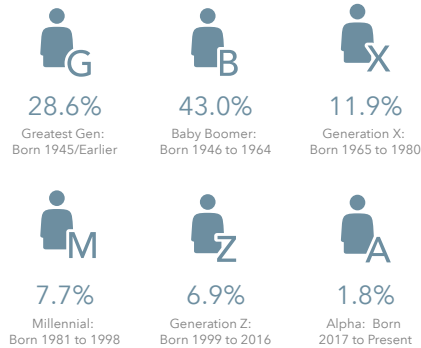
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION

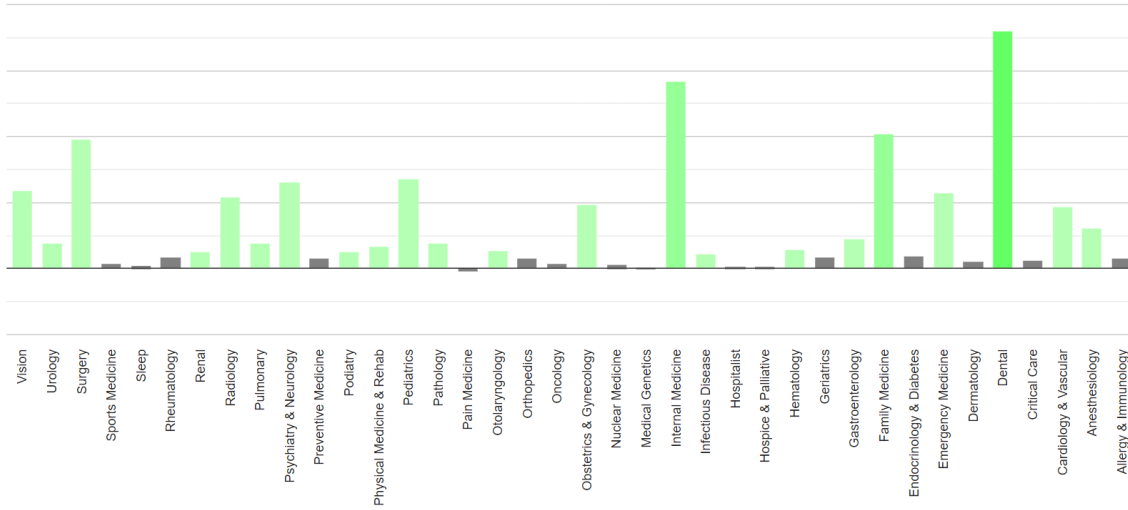


Source: Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2022, 2027, 2017-2021
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Revista Data

Benchmark

○ Top 50 ○ Florida ● North Port-Sarasota-Bradenton, FL



The implied doc gap is calculated by subtracting the number of providers from the implied demand of providers. The implied demand is calculated by dividing the local population by the ratio of the selected benchmark population to providers for each specialty.

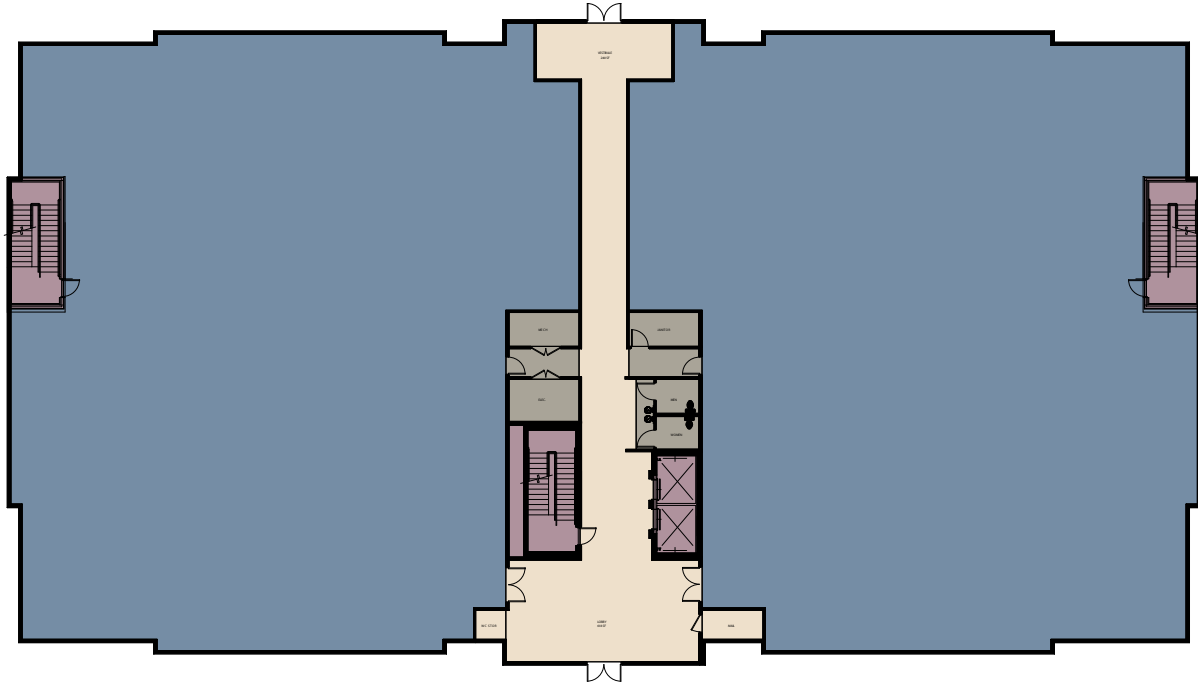
The 3 mile population for this location is 24,429. [Demographics](#)

Red indicates specialties where there are more providers than the benchmark predicts are needed.

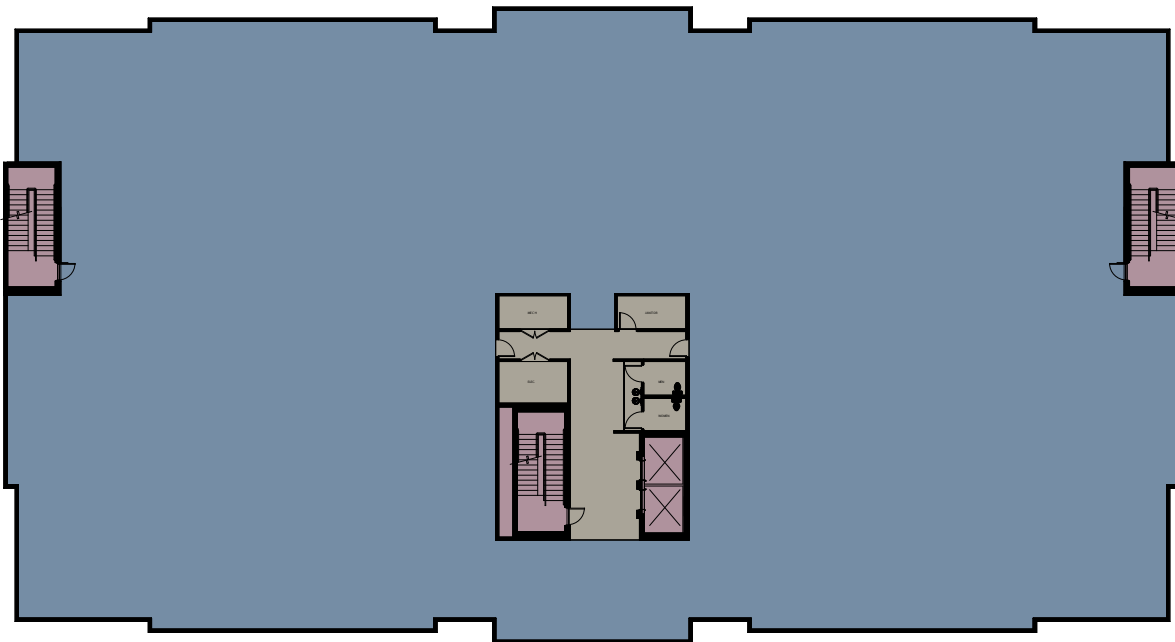
Green indicates specialties where there are fewer providers than the benchmark predicts are needed.

Floorplans

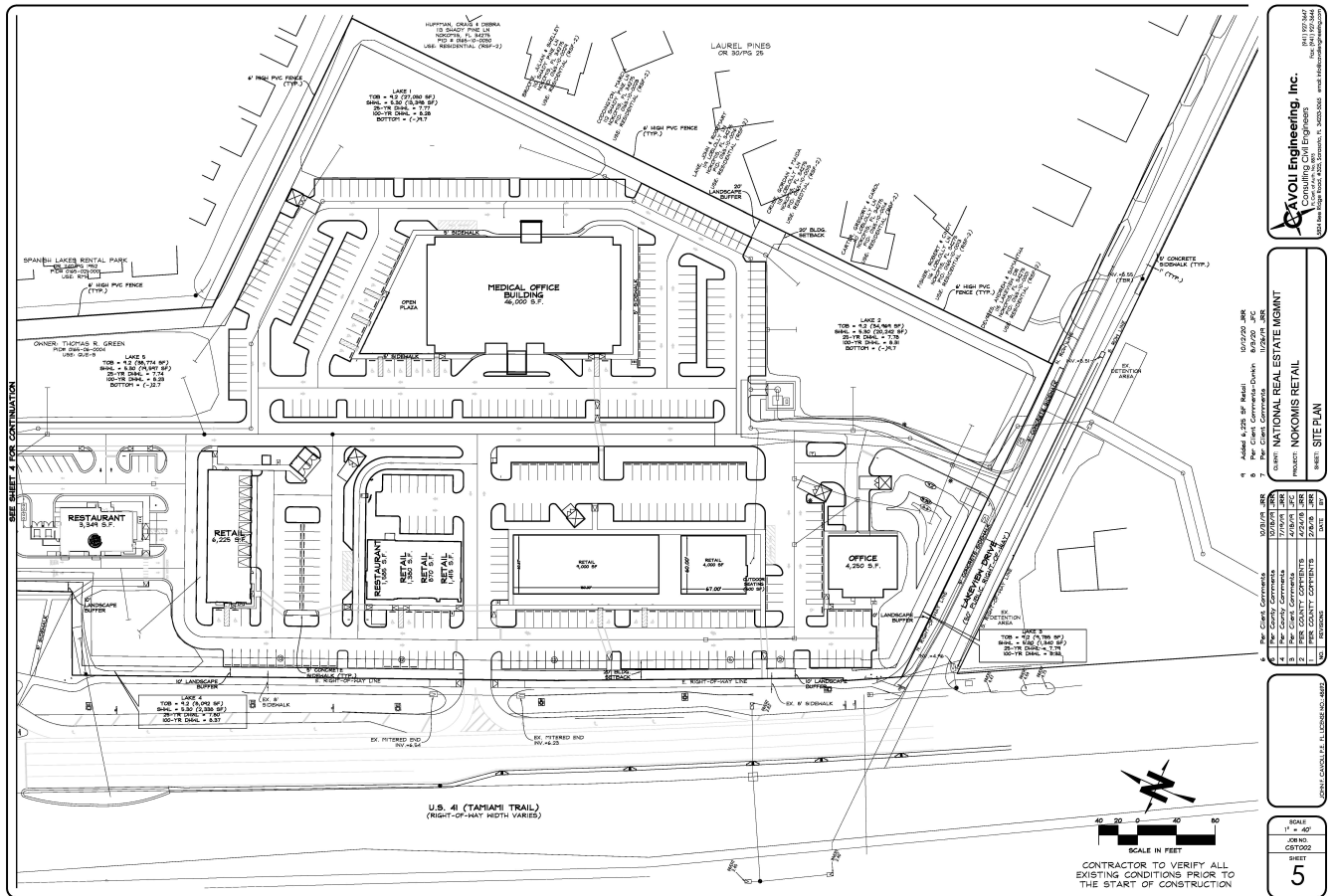
First Floor

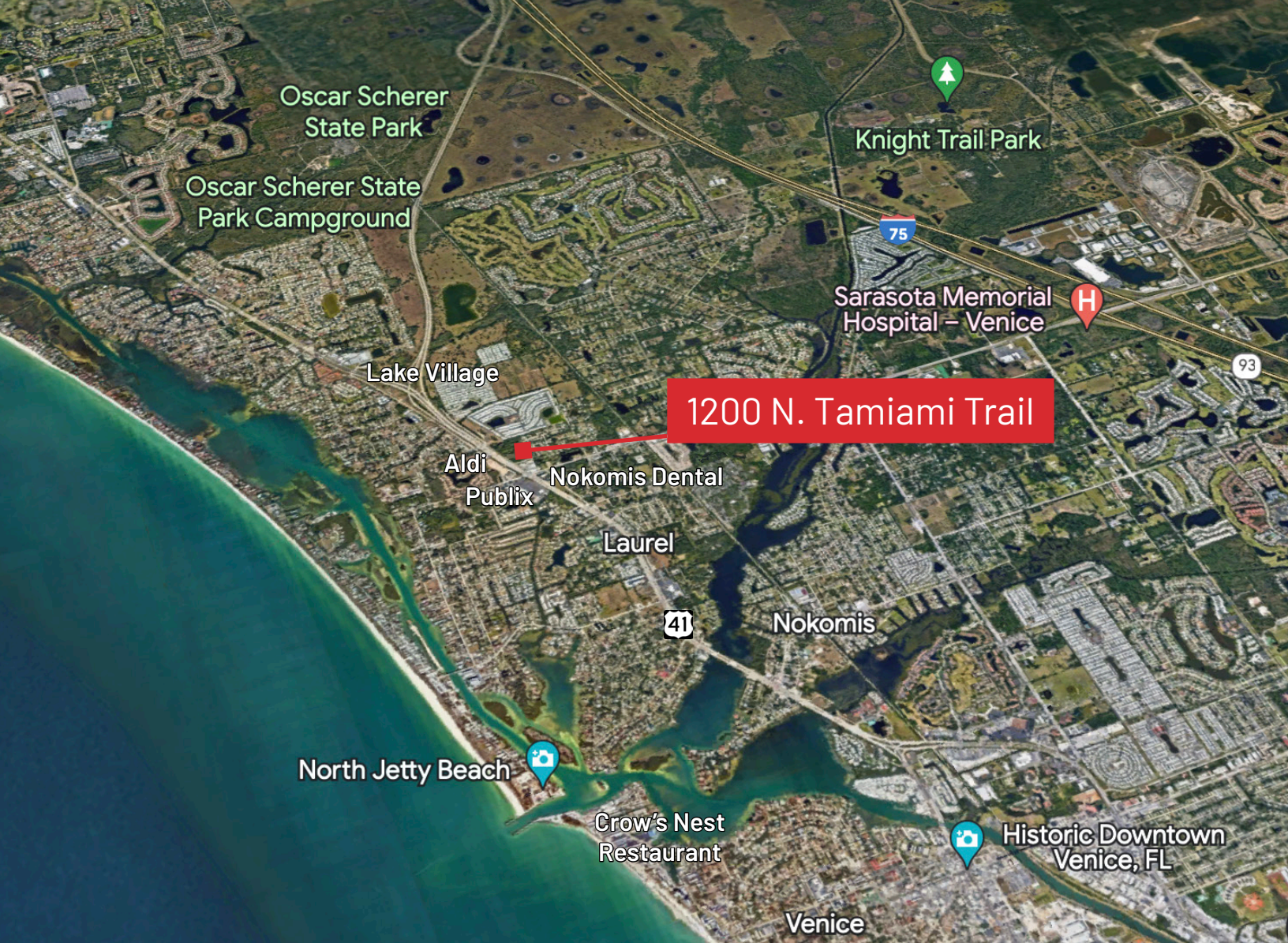


Second Floor



Site Plan





Nearby Restaurants & Retail

- Publix
- Aldi
- Dollar General
- The UPS Store
- Hungry Howie's
- New China
- Paradise Grill
- Walgreens
- RaceTrac
- ACE Hardware
- Burger King
- The Breakfast Cottage
- Anita's
- Crow's Nest
- Pincher's
- Dockside Grill

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Additional Aerial

