

Center Point Medical Center

77,000 s.f. Medical Office Space | Lakewood Ranch, Florida



A 50-acre mixed-use development that includes 77,000 s.f. of medical office space, hotel outparcel, 11 retail outparcels, 30,000 s.f. specialty grocer and 25,000 s.f. of inline retail. Located less than one mile from Lakewood Ranch Medical Center and Interstate 75, Center Point Medical Office Building features three-stories of multi-disciplinary Class A medical office space.

Property Contact

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Location

Southeast corner of University Parkway
and Lakewood Ranch Boulevard
(27.3851, -82.4288)

[Click to navigate to Google Maps](#)

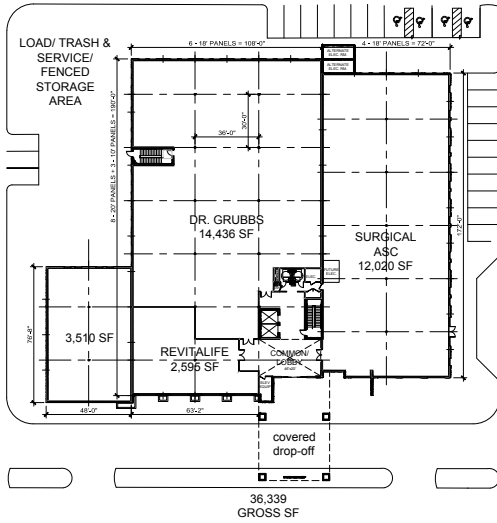
Traffic Counts

University Parkway: 19,395
Lakewood Ranch Boulevard: 12,799
Interstate 75: 64,264

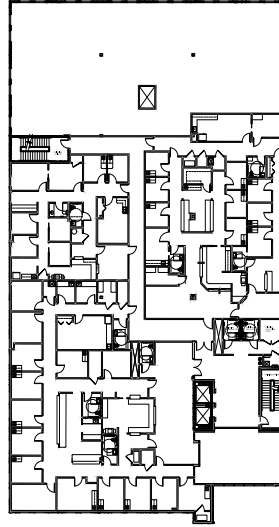
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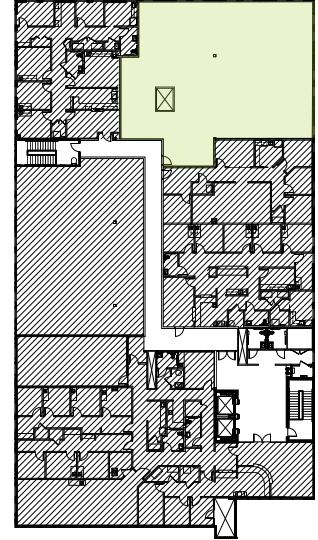
FLOOR 1



FLOOR 2



FLOOR 3



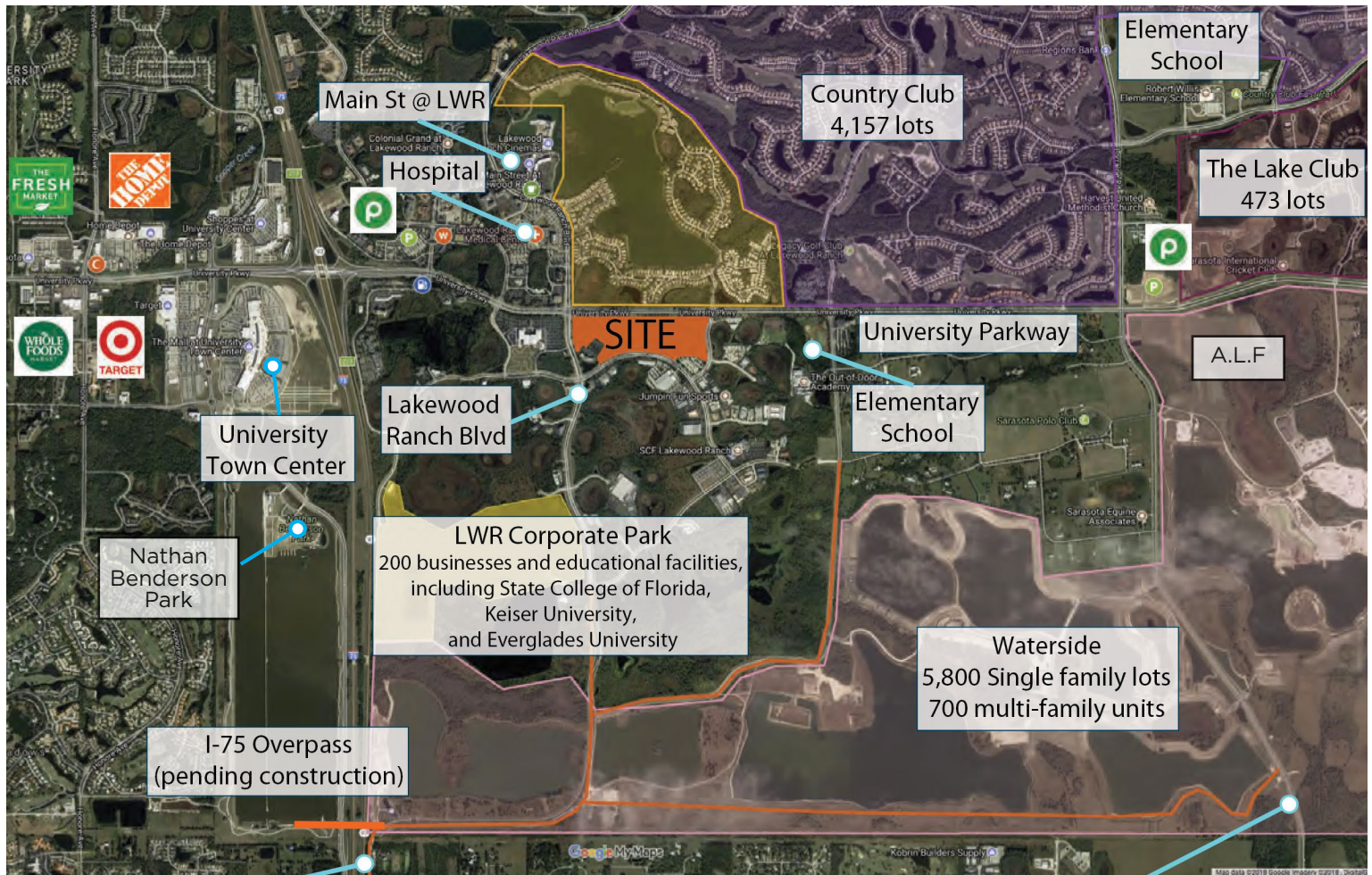
Floor 1		
Unit	Tenant	Useable s.f.
100	Novel Renal Care	3,503 s.f.
101	Revitalife	2,560 s.f.
102	Vascular Specialists of Venice and Sarasota	13,253 s.f.
103	Cardiovascular Institute of Sarasota	3,617 s.f.
104	Comprehensive Pain Solutions	2,385 s.f.
105	Lakewood Ranch Surgery Center	9,125 s.f.

Floor 2		
201	Primary Care	5,500 s.f.
202	Urology Partners	9,000 s.f.
203	Scionti Prostate Center	2,000 s.f.
Floor 3		
301	Lakewood Ranch Multi-Specialty	5,381 s.f.
302	Academic Alliance for Dermatology	2,000 s.f.
303	Align Health	1,451 s.f.
304	Behavioral Health — Lease Pending	3,450 s.f.
305	Venas Vascular Specialists	1,947 s.f.
TOTAL	Available	Gross 2,850 s.f.



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Surrounding Market

Lakewood Ranch was ranked the #2 Best Selling Master Planned Community in 2018 ranked in the top ten for six consecutive years.

Corporate Park

- 1,273-acre campus-style business park.
- Home to over 200 business and educational facilities, including State College of Florida, Keiser University and Everglades University.
- Considered a major employment center along the I-75 corridor.
- Class A office space, high-end light industrial.

Lakewood Ranch Town Center

- 500-acre mixed-use business park with multiple retail centers, professional executives, hospitality services, medical and high-end offices.
- Lakewood Ranch Medical Center is a 120-bed acute care hospital.



Key Demographics

3-Mile Radius

Current Estimated Population	26,372
Projected Population (5 Years)	29,033
College Degree (BA or Higher)	52%
Travel to Work (in 14 Min. or Less)	15.8%
Average Minutes Travel to Work	24
Estimated Average HH Income	\$116,896

Daytime Demographics

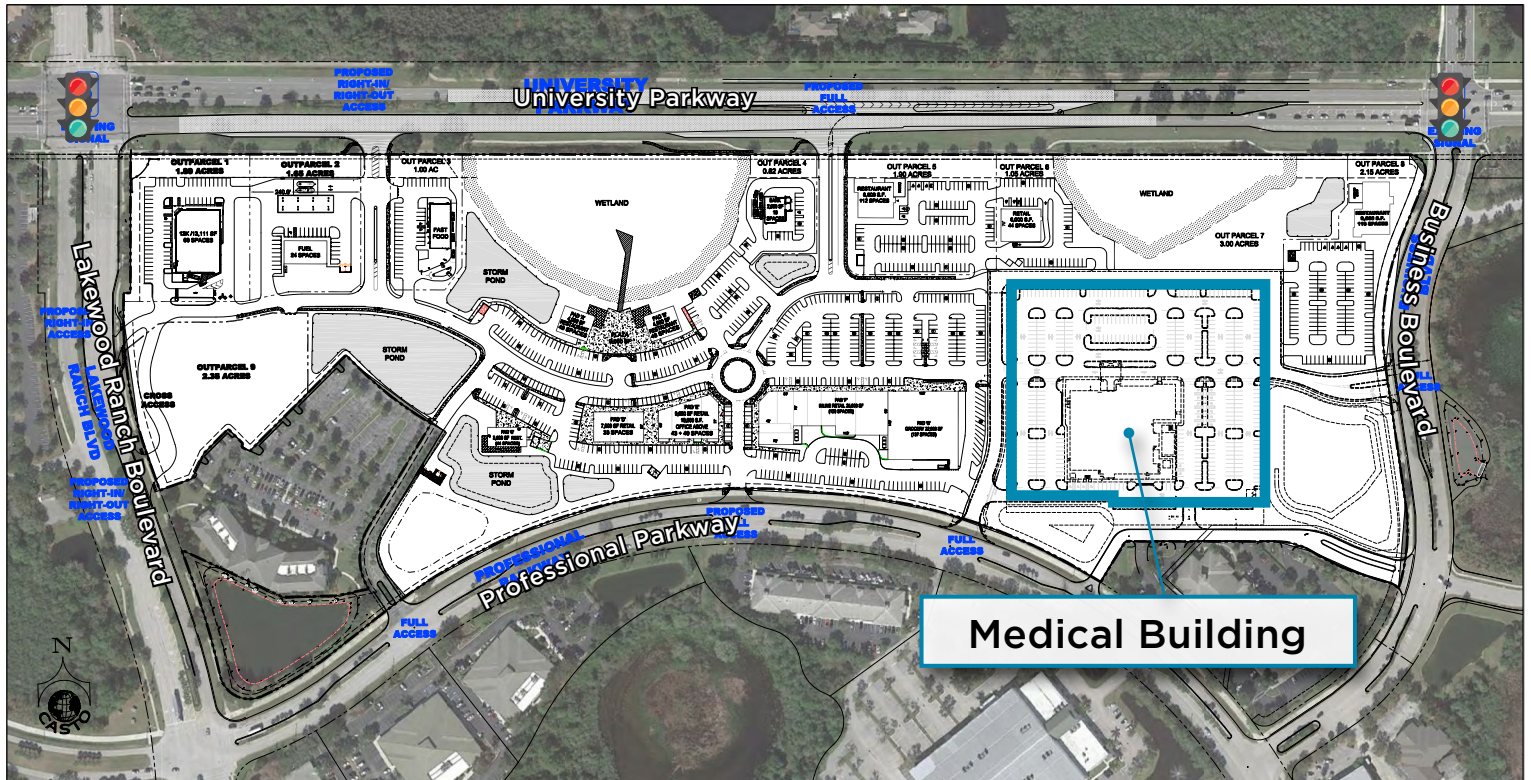
Number of Businesses	2,604
Number of Employees	22,452
Total Daytime Population	35,145
Labor Force Growth Since 2010	5.6%

Consumer Expenditures

Total Retail Expenditures	\$460.05 M
Per Household Per Month	\$3,070
Food and Beverages	\$141.97 M

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SITE DATA

	BLDG AREA
PAD A RETAIL	5,000 S.F.
PAD B RESTAURANT	4,000 S.F.
PAD C RESTAURANT	3,500 S.F.
PAD D RESTAURANT	7,000 S.F.
PAD E RETAIL	9,600 S.F.
PAD F OFFICE	10,000 S.F.
IN-LINE RETAIL	22,800 S.F.
GROCERY	
TOTAL	91,900 S.F.

OUTPARCEL DATA

OUTPARCEL	LOT SIZE	BLDG AREA
OUTPARCEL 1	1.89 ACRES	
OUTPARCEL 2	1.55 ACRES	
OUTPARCEL 3	1.00 ACRES	
OUTPARCEL 4	0.82 ACRES	
OUTPARCEL 5	1.80 ACRES	
OUTPARCEL 6	1.05 ACRES	6,000 S.F.
OUTPARCEL 7	3.00 ACRES	
OUTPARCEL 8	2.15 ACRES	
OUTPARCEL 9	2.35 ACRES	
TOTAL	15.61 ACRES	6,000 S.F.

NOTE: CONCEPTUAL PLAN, SUBJECT TO CHANGE

This information show is not a representation, warranty or guarantee as to size, location or identity. Tenants, buildings, parking, ingress, and egress are subject to changes, additions and deletions as the architect, landlord or any governmental agency may direct. Any specific tenant referenced herein is subject to change, deletion, change of location, etc., at any time without prior notice.

CENTER POINT
SARASOTA
COUNTY, FL

GRAPHIC SCALE
1" = 60' (11X17)



Proposed Site Plan 3

DECEMBER 4, 2019

CASTO

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