

Class-A Medical Office Building

Corner of Pinebrook Road and Curry Lane, off Interstate 75 | Venice, Florida



A brand-new, state-of-the-art facility in Venice, FL. All the space in the building is allocated and leased to healthcare professionals.

Ideally located at the corner of Pinebrook Road and Curry Lane, adjacent to the planned Sarasota Memorial Hospital.

Construction start: First Quarter 2021

Completion: Spring 2022

Property Contact

Liz Cook LCook@castoinfo.com

443.517.3962 Direct | 941.552.2712 Office



Location

Corner of Pinebrook Road and Curry Lane, off Interstate 75, Venice, Florida
(27.1320751, -82.4194552)
[Click to navigate to Google Maps](#)

Traffic Counts

Pinebrook Rd: 6,428
Laurel Rd: 15,006



Key Demographics

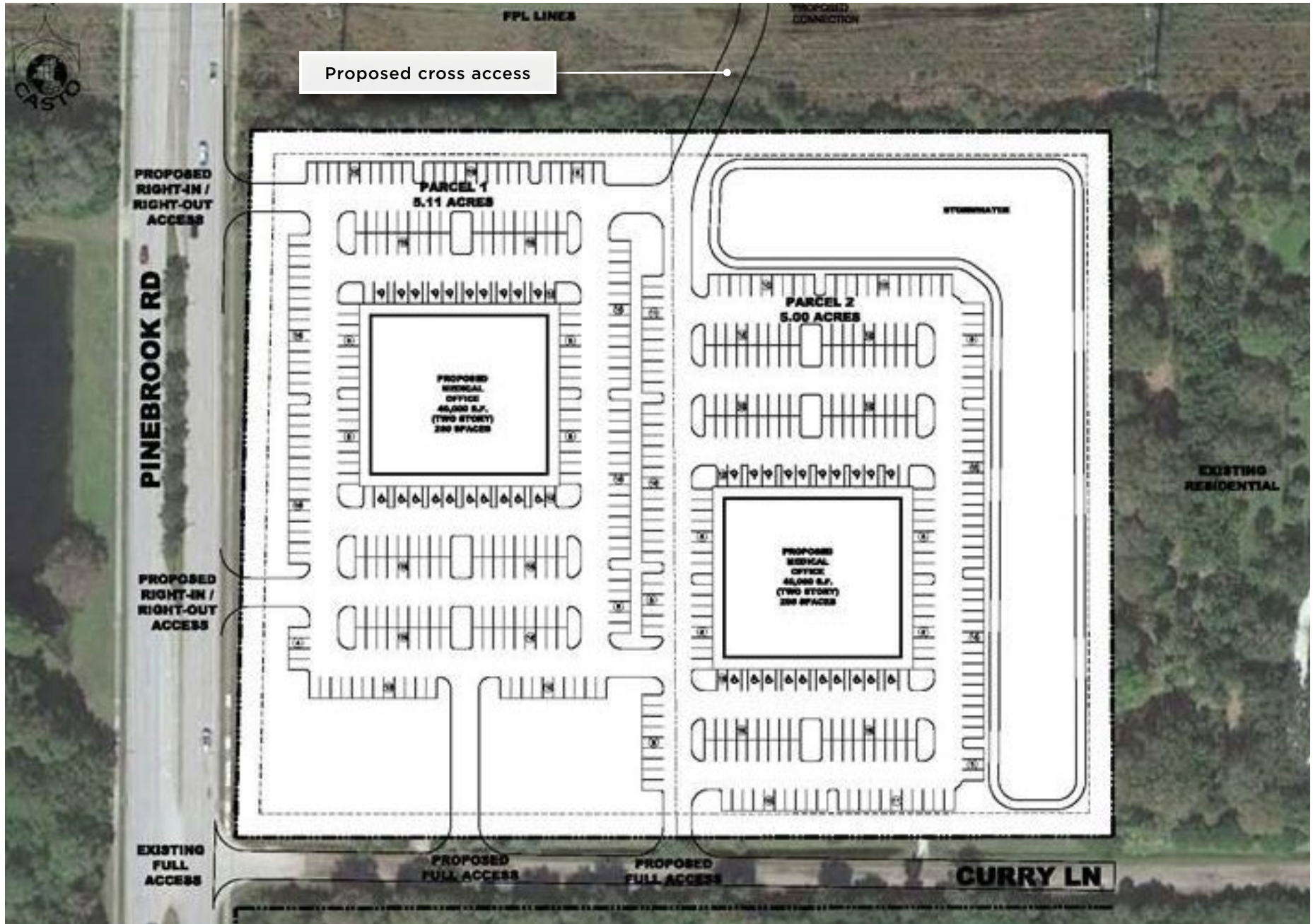
3-Mile Radius

Current Estimated Population	32,108
Projected Population (5 Years)	34,531
Current Estimated Households	17,257
Average Household Income	\$86,365
Households Earning More than \$50K	58.2%
Median Age	64 years
Daytime Population	39,979
Businesses	2,376
Total Retail Expenditure	\$516.44 M
Total Retail Expenditure per Household per Month	\$2,494

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Site Plan



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Sarasota Memorial Plan

