

# Center Point Medical Center

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



A 52-acre mixed-use development that includes 77,000 s.f. of medical office space, hotel outparcel, 11 retail outparcels, 10,000 s.f. specialty grocer and 55,000 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

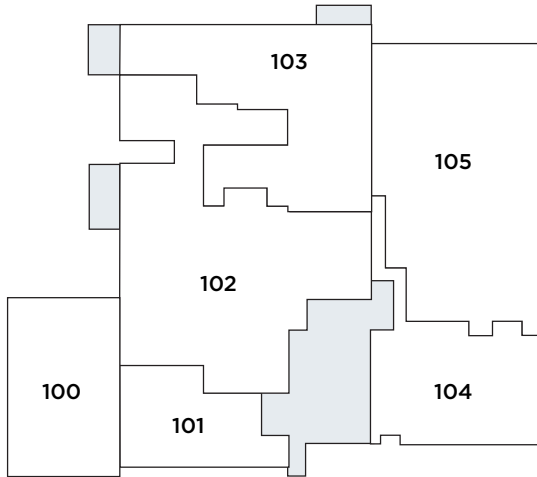
University Parkway: 35,358  
Lakewood Ranch Boulevard: 18,643



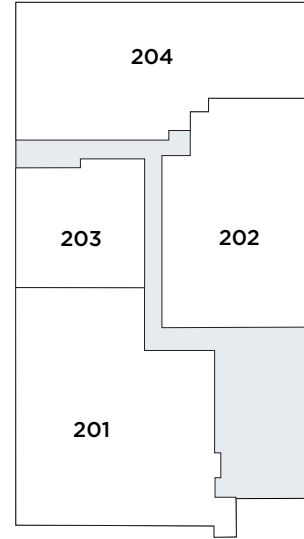
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## FLOOR 1



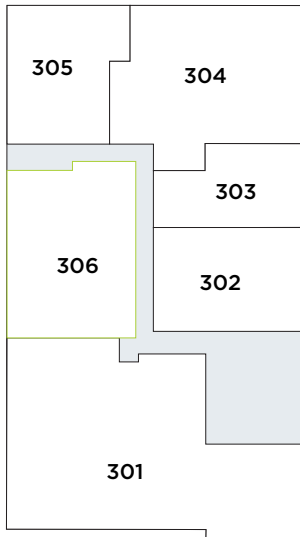
## FLOOR 2



Floor 1		
Unit	Tenant	Useable s.f.
100	Fresenius	3,503 s.f.
101	Britley Dental	2,792 s.f.
102	Radiology Regional	10,661 s.f.
103	Lakewood Ranch Medical Park	5,507 s.f.
104	Comprehensive Pain Solutions	3,799 s.f.
105	Lakewood Ranch Surgery Center	8,840 s.f.

Floor 2		
Unit	Tenant	Useable s.f.
201	Manatee Physician Alliance	5,995 s.f.
202	SMAC Healthcare	4,693 s.f.
203	Halo Diagnostics	2,180 s.f.
204	Biospine	4,982 s.f.

## FLOOR 3



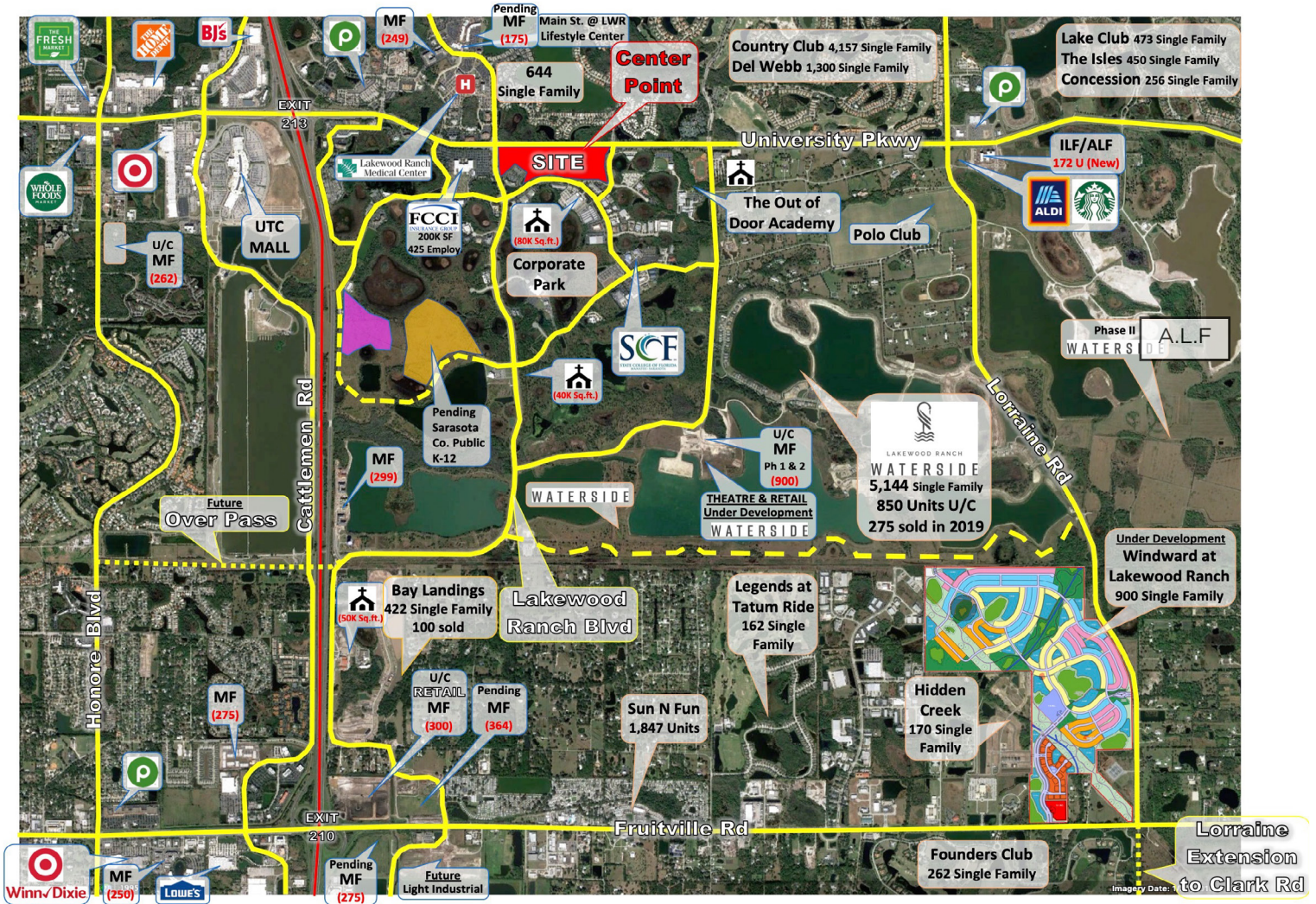
Floor 3		
Unit	Tenant	Useable s.f.
301	Lakewood Ranch Multi-Specialty	5,865 s.f.
302	Academic Alliance for Dermatology	2,180 s.f.
303	Align Health	1,582 s.f.
304	LifeStance	3,761 s.f.
305	Venas Vascular Specialists	2,169 s.f.
306	AVAILABLE	2,850 s.f.





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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. The population in Lakewood Ranch is 63,000.

## 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

5-Mile Radius

Current Estimated Population	105,578
Projected Population (5 Years)	116,136
College Degree (BA or Higher)	46.8%
Estimated Average HH Income	\$120,610
Households Earning \$75,000+	57.6%

## Daytime Demographics

Number of Businesses	3,433
Number of Employees	33,451
Labor Force Growth Since 2010	5.6%

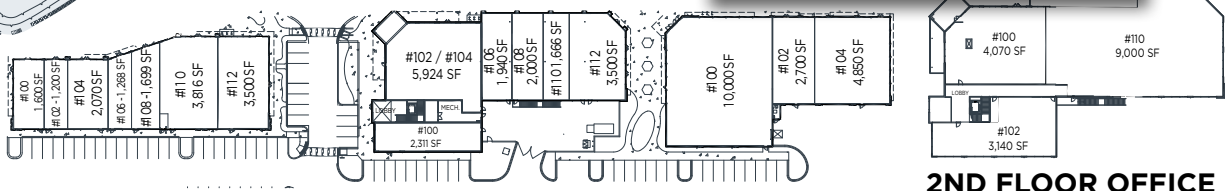
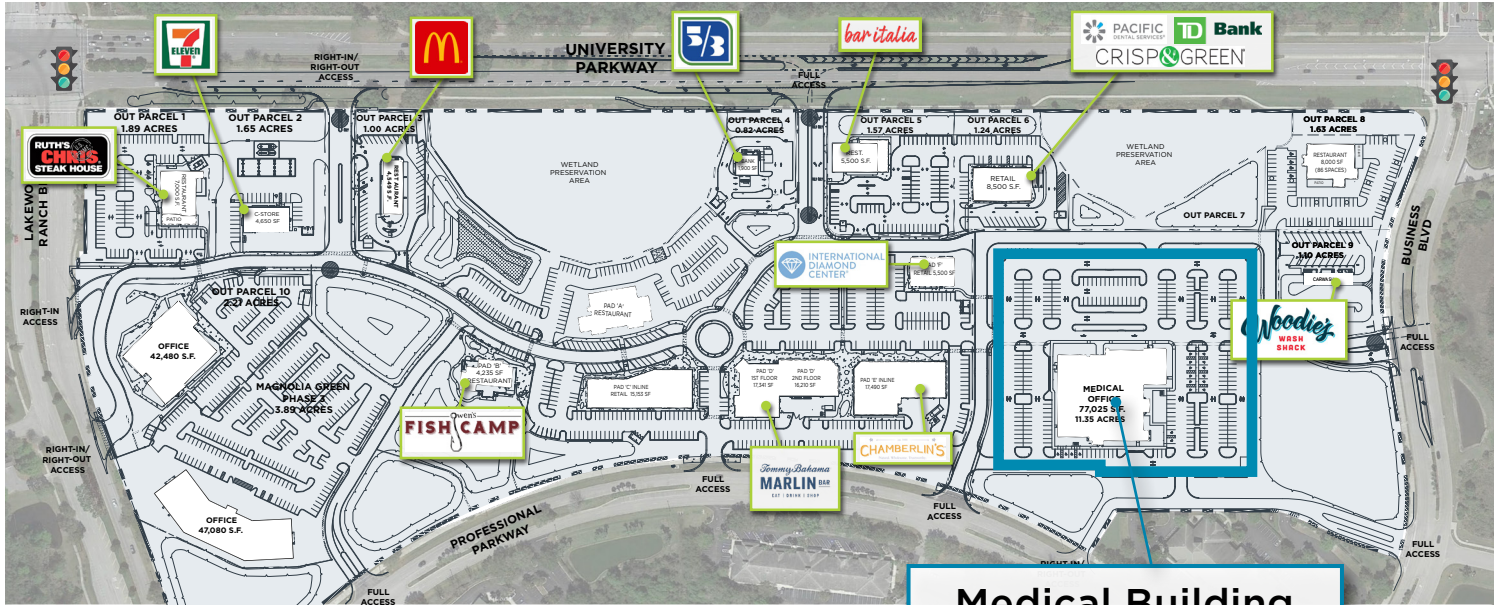
## Consumer Expenditures

Total Retail Expenditures	\$1.49B
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● APPROVED CENTER SIGNAGE

1ST FLOOR INLINE

2ND FLOOR OFFICE



Inspired ideas. Integrated real estate solutions.



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