

OFFICE FOR LEASE

# THE WELLEN PROFESSIONAL CENTER

12497 SOUTH TAMIAMI TRAIL, NORTH PORT, FL 34287



FOR LEASE

**KW COMMERCIAL**

2001 Siesta Drive, Ste 202  
Sarasota, FL 34239



Each Office Independently Owned and Operated

**PRESENTED BY:**

**DAVID KINNARD**

Director

O: (813) 417-2586

C: (813) 417-2586

dkinnard@kw.com

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# EXECUTIVE SUMMARY

12497 SOUTH TAMIAMI TRAIL



## OFFERING SUMMARY

LEASE RATE:	\$25.00
LEASE TERM:	5 years
BUILDING SF:	11,534
RENTABLE SF:	10,267
AVAILABLE SF:	2,590
YEAR BUILT:	1977
RENOVATED:	2022
BUILDING CLASS:	B
FLOORS:	1
PARKING:	50
PARKING RATIO:	4.90/1000
ZONING:	OPI

## Property Description

The 2,590-square-foot suite at 12497 Tamiami Trail in North Port is delivered in vanilla-shell condition with a ceiling grid, LED lighting, HVAC, and constructed men's and women's restrooms already in place. The flexible footprint suits medical, professional, or wellness users, and co-tenancy with Sunshine Dermatology, Wellen Family Dental, and St. Paul's Presbyterian Church offers built-in referral potential. Ample surface parking and available monument signage further enhance day-to-day convenience and visibility.



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## LOCATION & HIGHLIGHTS

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### LOCATION INFORMATION

Building Name:	The Wellen Professional Center
Street Address:	12497 South Tamiami Trail
City, State, Zip	North Port, FL 34287
County:	Sarasota
Market:	North Port-Sarasota-Bradenton, FL
Sub-market:	North Port
Signal Intersection:	No

### Location Overview

The property enjoys prominent frontage on heavily traveled U.S. 41 in the fast-growing Wellen Park corridor, providing excellent exposure and easy access for clients and staff. It is only minutes from I-75, Wellen Park Town Center, and Sarasota Memorial's new hospital campus, positioning your business in the heart of a high-growth market with strong residential and commercial momentum.



### Highlights

- 2,590 SF suite delivered ready for your custom build-out.
- Prime visibility on busy U.S. 41
- Synergistic tenant mix
- Ample surface parking and efficient access
- Strategic Wellen Park location



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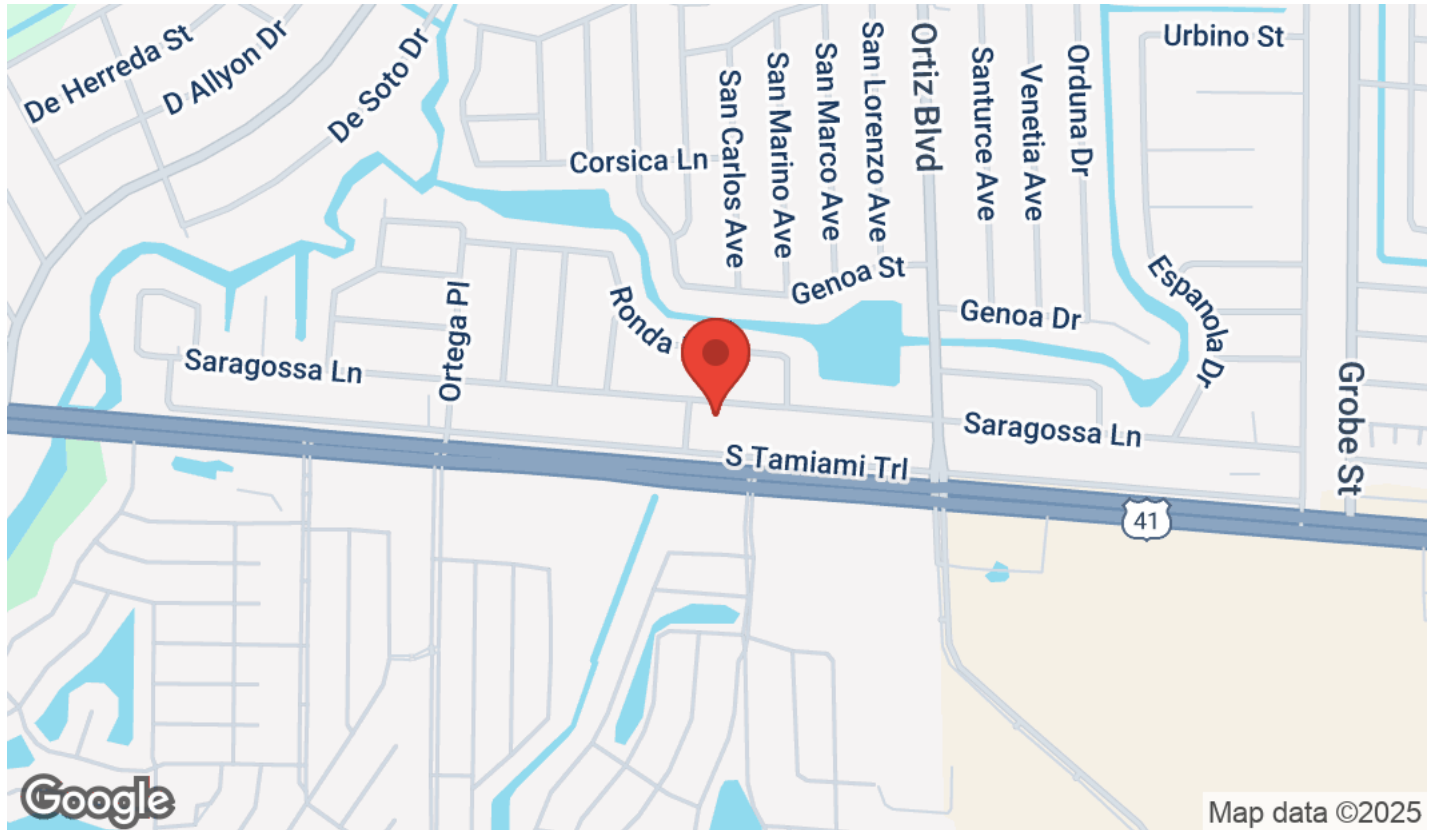
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## LOCATION MAPS

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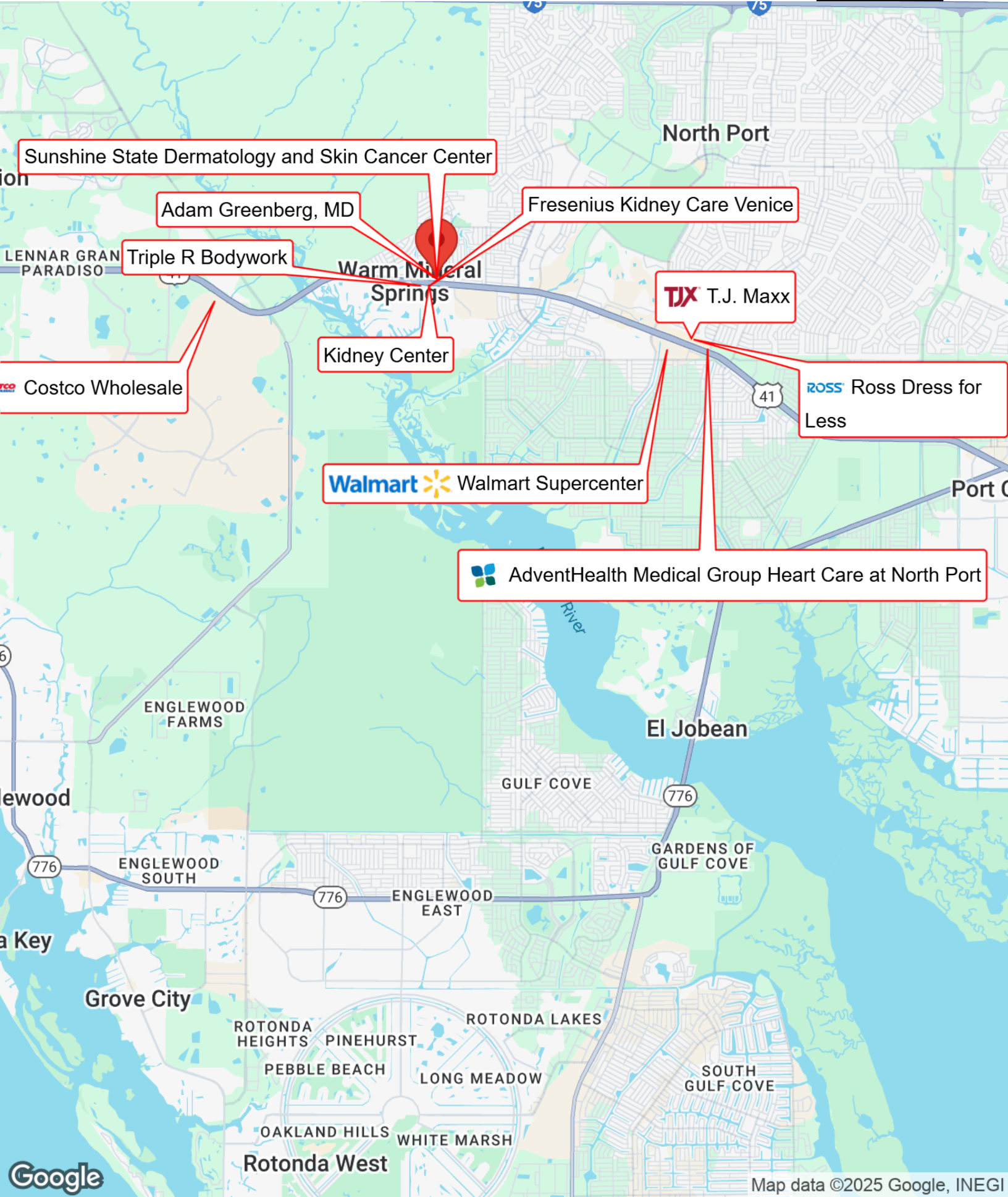


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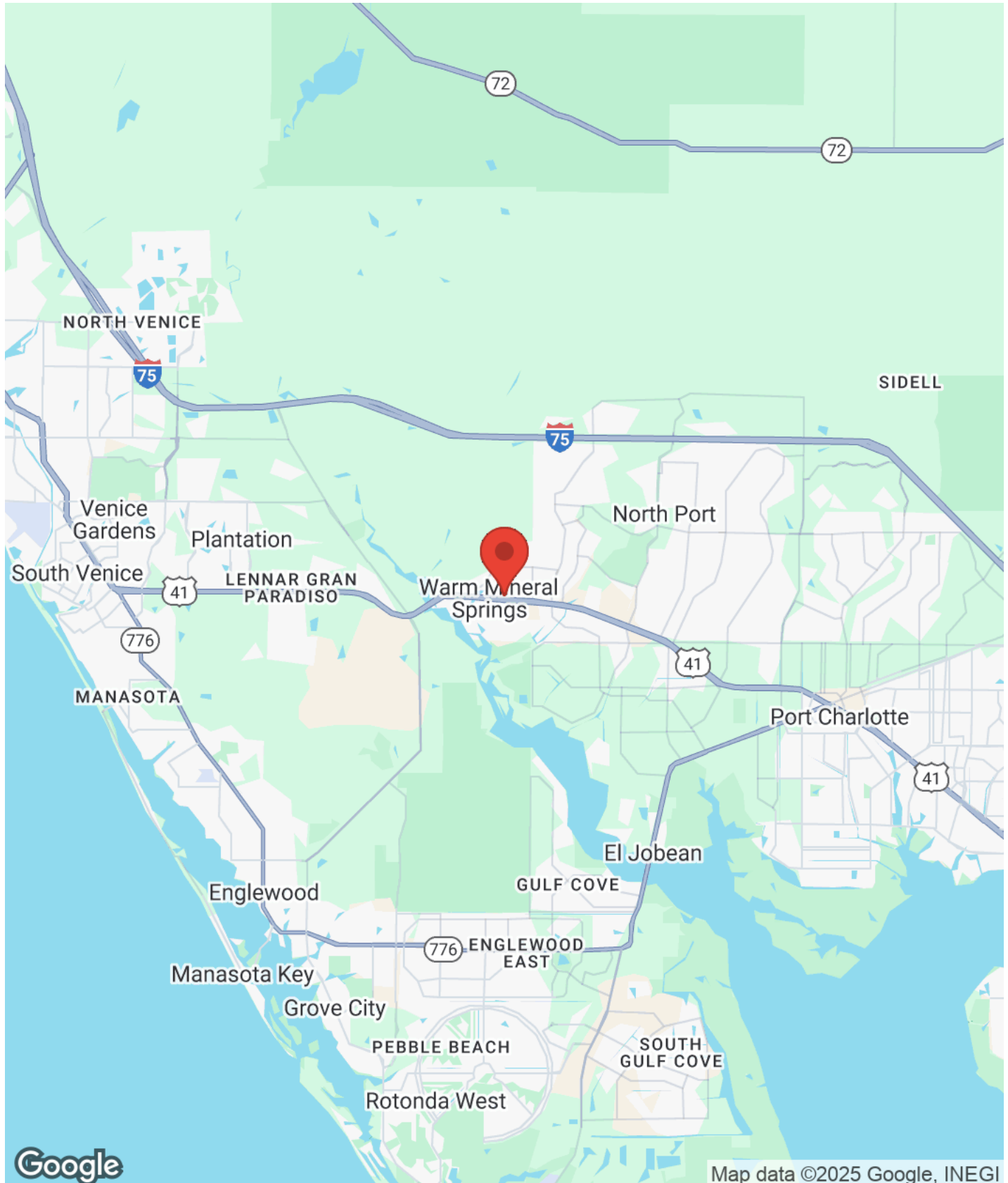
# BUSINESS MAP

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## REGIONAL MAP

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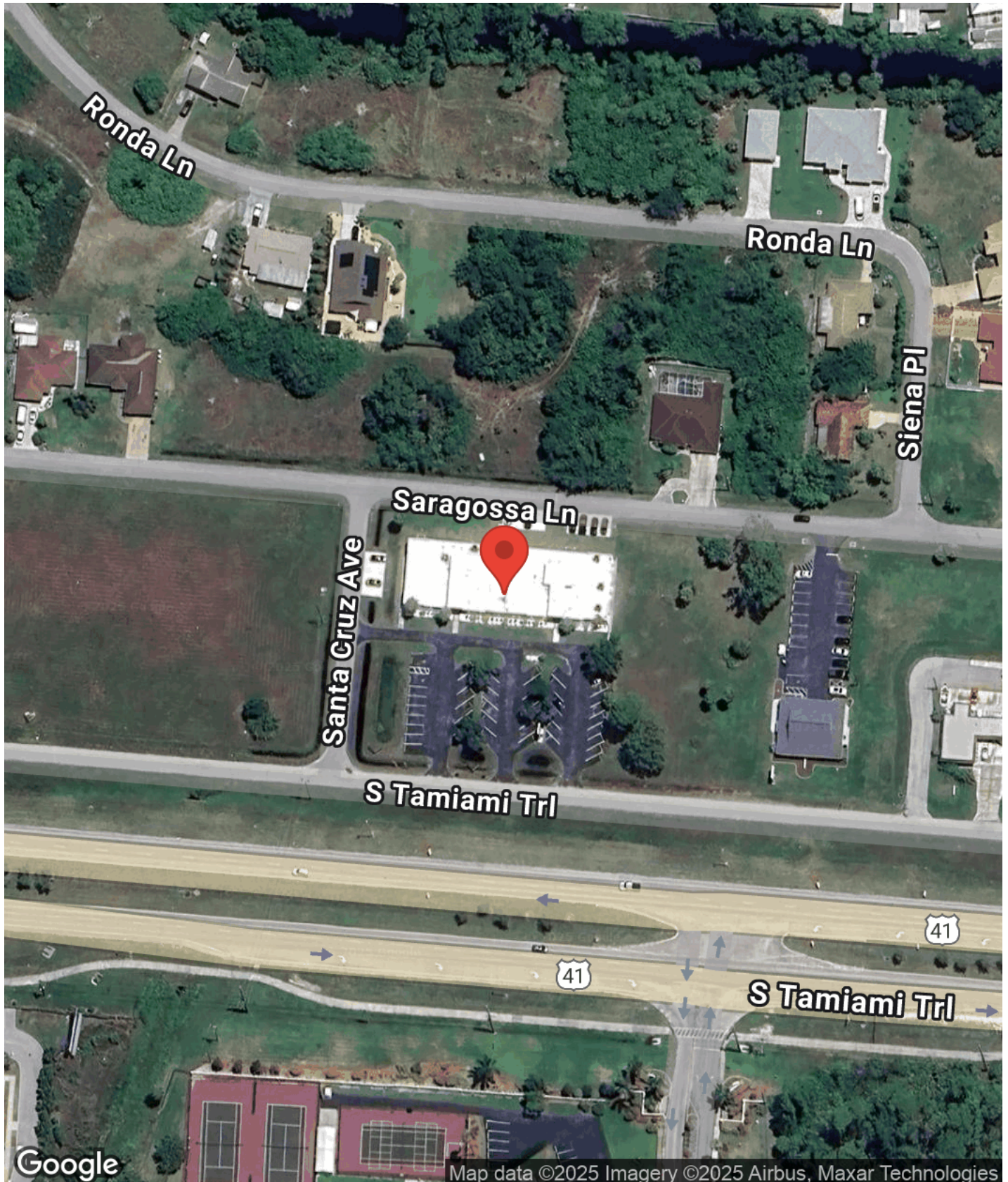
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## AERIAL MAP

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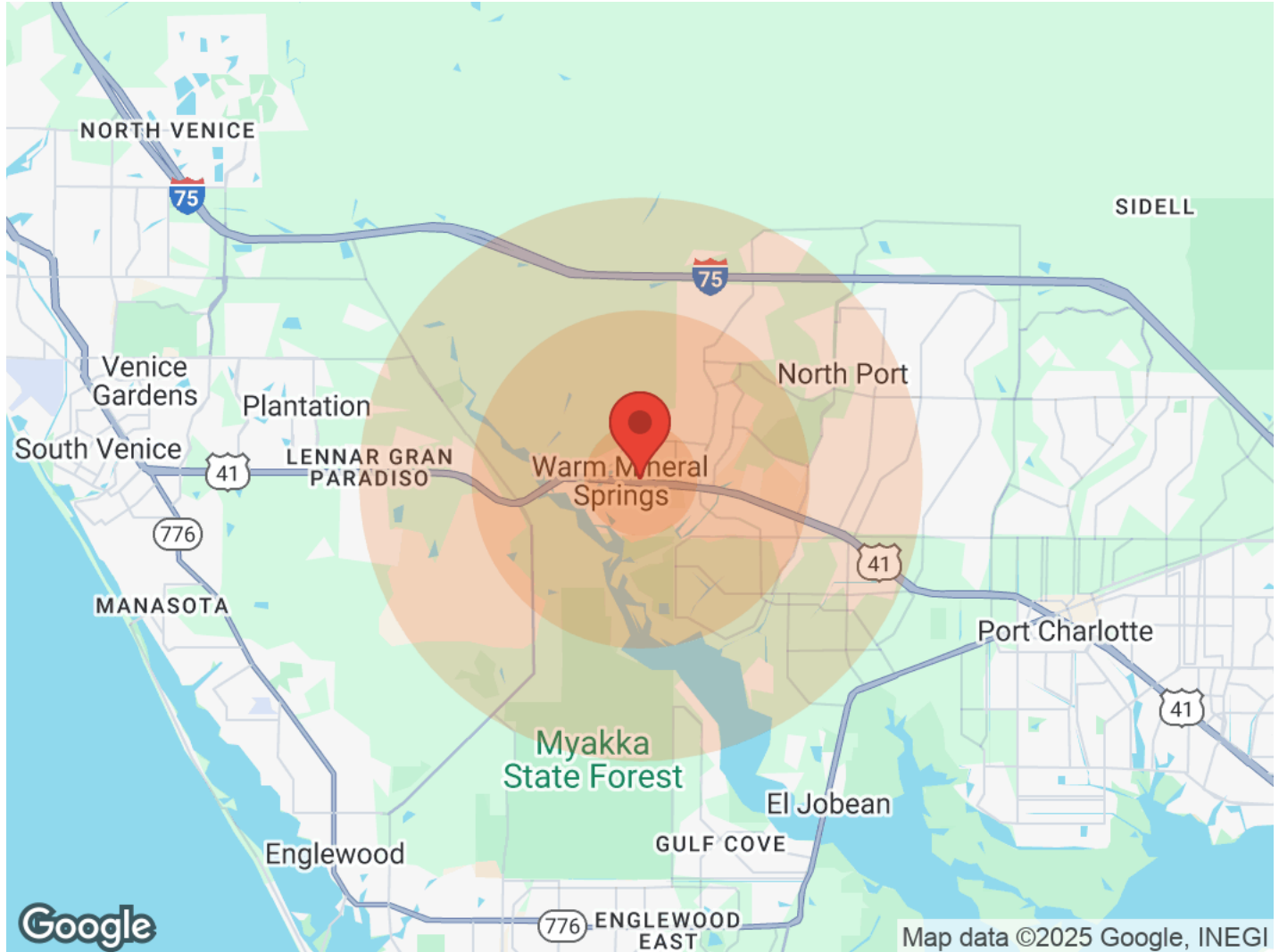
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,980	11,679	17,386	Median	\$37,927	\$42,992	\$44,301
Female	3,612	13,925	20,174	< \$15,000	512	1,390	1,964
Total Population	6,592	25,604	37,560	\$15,000-\$24,999	411	1,313	1,905
				\$25,000-\$34,999	728	2,254	2,988
				\$35,000-\$49,999	761	2,474	3,260
				\$50,000-\$74,999	451	2,072	3,242
				\$75,000-\$99,999	197	1,301	1,880
				\$100,000-\$149,999	98	608	1,052
				\$150,000-\$199,999	33	211	277
				> \$200,000	64	139	319
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	631	3,340	4,828	Total Units	4,837	15,845	22,644
Ages 15-24	462	2,457	3,647	Occupied	3,458	12,025	17,411
Ages 25-54	1,280	6,622	10,137	Owner Occupied	2,809	9,161	13,703
Ages 55-64	551	2,521	3,985	Renter Occupied	649	2,864	3,708
Ages 65+	3,668	10,664	14,963	Vacant	1,379	3,820	5,233
Race	1 Mile	3 Miles	5 Miles				
White	6,389	24,339	36,010				
Black	136	837	950				
Am In/AK Nat	3	6	6				
Hawaiian	N/A	N/A	N/A				
Hispanic	298	953	1,194				
Multi-Racial	128	696	968				

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## PROFESSIONAL BIO

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David Kinnard has over 10 years of experience in commercial real estate, specializing in general office leasing, sales, and consulting. Throughout his career, he has successfully represented both buyers and sellers, consistently delivering results that align with his clients' financial and operational objectives. With a strong understanding of the market and a straightforward approach to transactions, David provides reliable guidance to his clients.

Before entering real estate, David spent 20 years in corporate finance, developing expertise in financial analysis, strategic planning, and capital management. Additionally, his entrepreneurial experience buying and selling businesses gives him a broader perspective on transaction management and investment strategies. This combined background allows David to offer clients practical advice aimed at maximizing the value of their real estate investments while ensuring alignment with their broader business goals.