

For Lease

NORTH PORT WAREHOUSE CONDOMINIUM

1001 Innovation Ave , North Port, FL 34289



OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (NNN)
Building Size:	1,764 SF
Available SF:	1,764 SF
Lot Size:	
Year Built:	2026
Market:	Industrial/flex space

PROPERTY OVERVIEW

****COMING DECEMBER 2026**** 2 buildings with 10 units in each. Every unit is 1764 SF. Right off I-75 and Toledo Blade area. Brand new, hard-to-find flex space in convenient location to Sarasota, Venice, North Port, Bradenton - easy interstate access!

PROPERTY HIGHLIGHTS

JOE C. HEMBREE, CCIM

941.951.1776

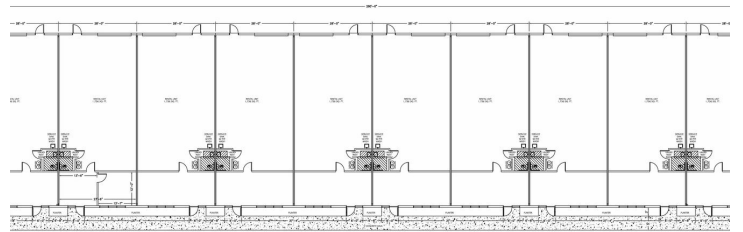
jchembree@hembreeco.com



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FLOOR & EGRESS PLAN
SCALE : 3/32" = 1'-0"



FRONTAL ELEVATION
SCALE : 3/32" = 1'-0"

TEN UNIT BUILDING

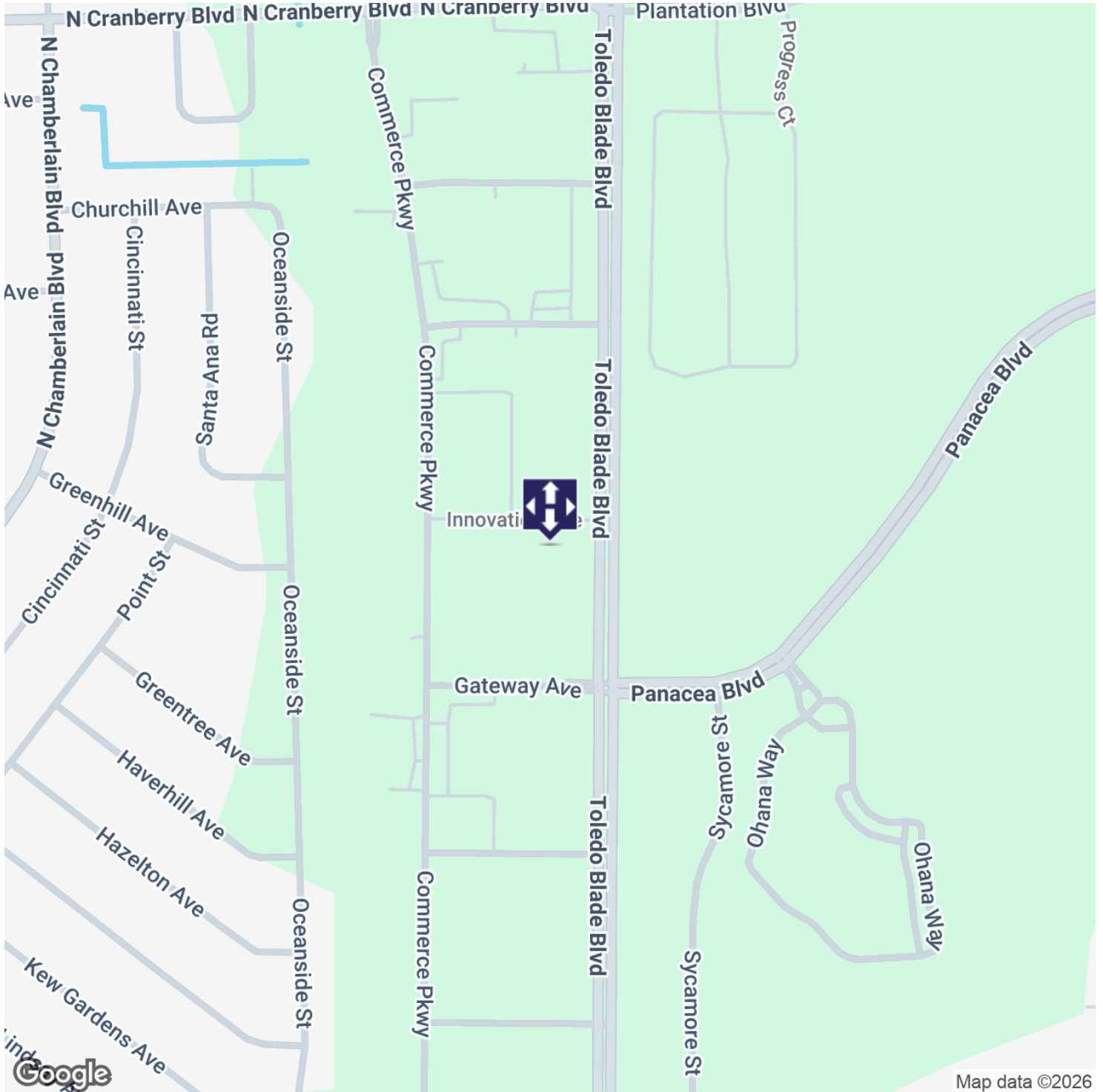
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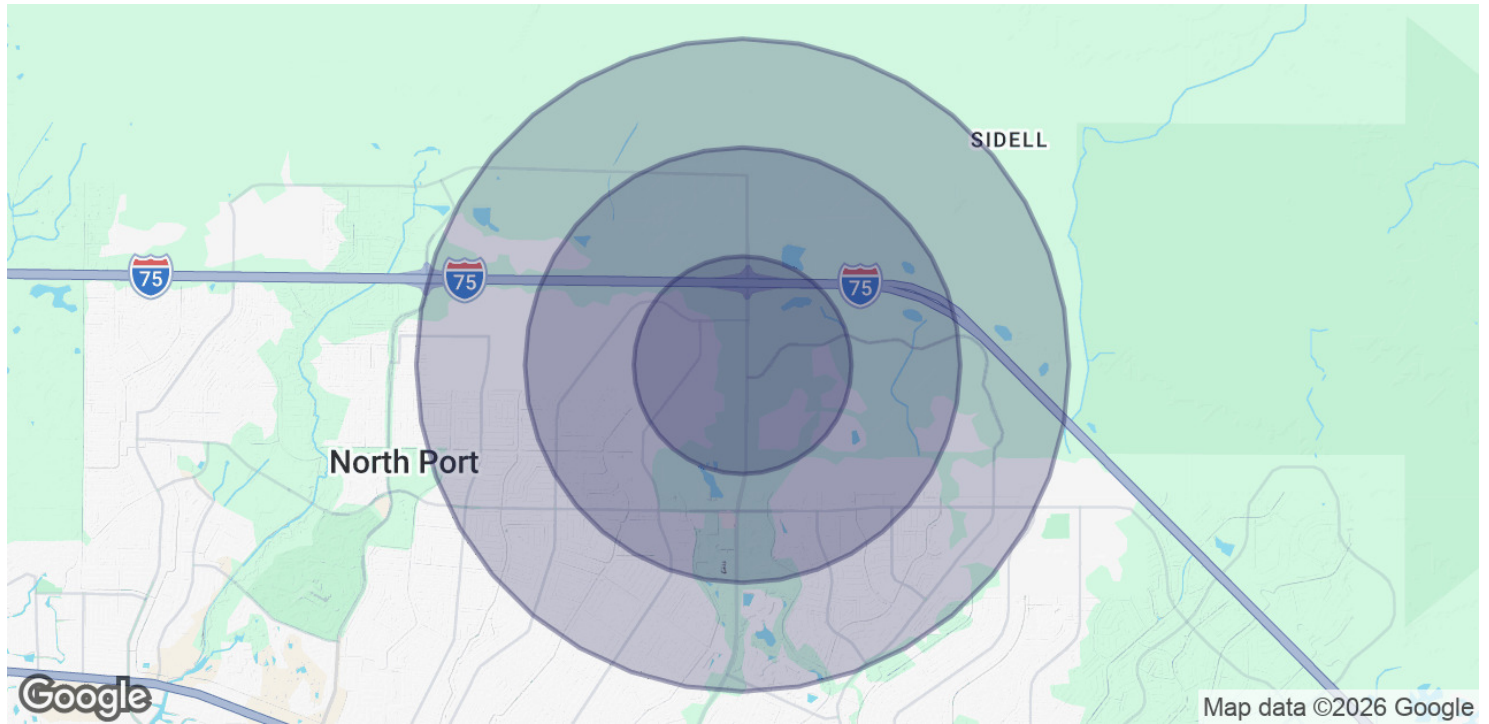
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,358	15,158	28,970
Average Age	47.3	45.9	45.1
Average Age (Male)	47.1	46.1	44.3
Average Age (Female)	48.3	46.6	46.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,916	5,425	10,507
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$88,314	\$96,240	\$99,201
Average House Value	\$274,942	\$316,106	\$324,103

2023 American Community Survey (ACS)

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