



PROPERTY SUMMARY

Commanding visibility on Sumter Blvd at I-75, this site sits at the heart of North Port's fastest-growing medical and civic corridor. Sarasota Memorial's new full-service hospital is moving forward just down the street, while the City is investing heavily in roads, utilities, parks, and public safety citywide. With the Price Blvd widening underway, interchange upgrades at Sumter and Toledo Blade, and major water/sewer expansions, this address offers an unmatched foundation for medical, professional, or mixed commercial uses in a thriving market.

PROPERTY HIGHLIGHTS

- Premier Location - Positioned directly on Sumter Boulevard at I-75, providing maximum visibility and accessibility.
- Medical & Professional Synergy - Located within the emerging Sarasota Memorial Hospital district, this is across the street from the future \$507M, 100-bed hospital campus.
- Rapidly Growing Market - North Port is one of the fastest-growing cities in Florida, attracting residential, retail, and medical development.
- City Investment Hub - Surrounded by \$292M+ in city-funded improvements including road widening, utility upgrades, and public safety expansions.
- Flexible Development Potential - Ideal for medical, office, retail, or mixed-use projects to leverage population and healthcare growth.

Asking Price

Price upon request.

Taxes

-

Zoning

PCD

Market

I-75 Sumter



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For Sale

I-75 Interchange / Sumter Commercial Development Opportunity
4901 SUMTER BLVD, North Fort, FL 34491

I-75 | AADT 72,500



AADT 20,100

SUMTER BLVD

SARASOTA
MEMORIAL
HEALTH CARE SYSTEM



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I-75 Interchange / Sumter Commercial Development Opportunity

4901 SUMTER BLVD N, North Port, FL 34291

NORTH PORT AREA HIGHLIGHTS- WHATS HAPPENING NOW!

Healthcare anchor on Sumter

• Sarasota Memorial Hospital – North Port (Sumter Blvd campus): Board-approved 100-bed hospital, with an added \$57M in shell floors to support rapid growth. Total project now ~\$507M; groundbreaking slated for late 2025, targeted opening fall 2028.

Transportation & roads

- Price Blvd Widening (Sumter → Toledo Blade, ~2.8 miles): Construction contract approved; approx. \$80M project launched spring 2025; estimated completion fall 2027.
- I-75 interchange improvements (Sumter Blvd & Toledo Blade): Impact-fee funded design (\$500k each) and construction (\$1.5M each) programmed to improve interchange operations and support nearby growth.
- Ongoing citywide Road Rehabilitation Program: Multi-year resurfacing/stripping/bridge rehab funding embedded in the City’s 5-year plan (millions allocated across FY2024-2028).

Utilities & economic-enablement projects

- Water/sewer extensions at I-75 interchanges: Sumter Blvd commercial area extension funded/complete to date (\$5.996M). Similar line-extension investments at Toledo Blade.
- Blue Ridge / Salford neighborhood sewer expansion – Phase 1: City pursuing a \$7.6M project (includes a \$3M state request) to connect ~200 homes and remove septic systems (construction window 2025–2027).
- New Utilities Administration Building & Field Operations Center: Major post-lan replacement and consolidation (~\$21.93M total project cost across funds).

Parks, recreation & quality of life • Warm Mineral Springs Park investments: One funded phase totals ~\$10.87M; an additional \$9.9M plan is scoped for the 60-acre tract (trails, pavilion restrooms, second observation tower, Legacy Trail connection—funding to be identified). • Neighborhood park upgrades: Examples in the current 5-year plan include Dallas White Park multi-purpose field (\$600k), Langlais Park development (\$500k), and dog park east of Toledo Blade (\$400k).

Public safety capacity • Fire Station 81 & HQ renovation: ~\$7.11M full-facility refresh.

• Future Fire Station (FS-87; north of I-75/Toledo Blade or Wellen Park area): Land, design, construction & equipment totaling ~\$8.86M to serve growth areas.

County-led investment within city limits • North Port Library facility renewal/upgrade is included in Sarasota County’s adopted FY2025–2029 Capital Improvement Program.

What the City is budgeting (5-year city improvements) City of North Port Five-Year Capital Improvement Program (CIP), FY2024–FY2028: ~\$292.05M across all funds. Key categories over the 5-year window:

Road & Drainage: ~\$111.45M

Water & Sewer Utilities: ~\$108.56M

Public Services (Parks/Facilities/Fleet/Solid Waste): ~\$37.99M

Fire Rescue: ~\$18.81M Police: ~\$6.19M Building & Neighborhood Dev. Services: ~\$5.60M

(All figures from the City’s adopted FY24–FY28 CIP detail sheets.)

Why this matters for 4901 Sumter Blvd N

You’re within the hospital district under construction plans and at a signalized, interstate-served corridor that’s the focus of road, utilities, and safety investments—all of which compound visibility, access, and long-term demand for healthcare, office, and services uses.



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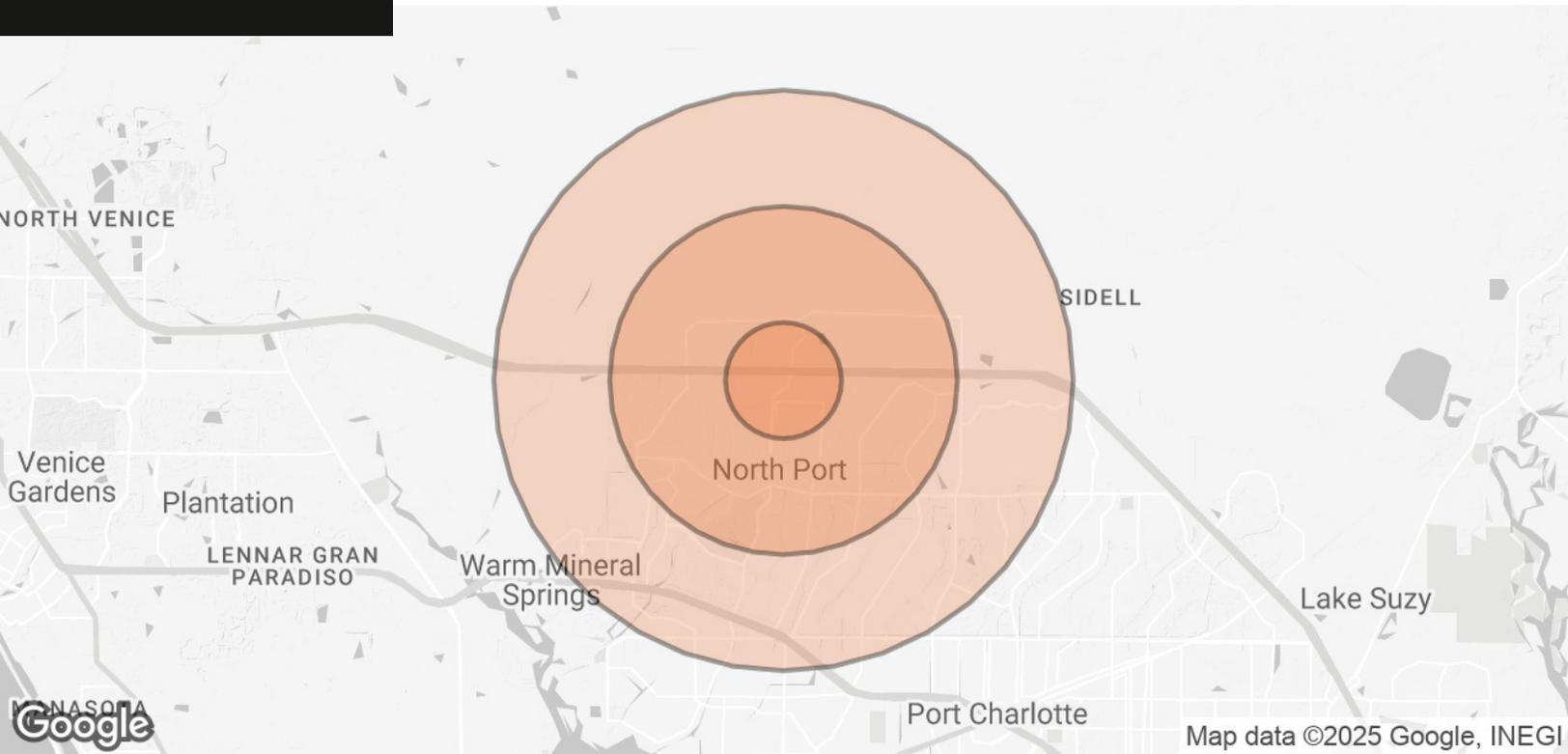
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,626	28,070	66,796
AVERAGE AGE	41	44	46
AVERAGE AGE (MALE)	40	43	45
AVERAGE AGE (FEMALE)	42	44	47
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,300	10,397	26,248
# OF PERSONS PER HH	2.8	2.7	2.5
AVERAGE HH INCOME	\$93,980	\$101,373	\$94,543
AVERAGE HOUSE VALUE	\$326,975	\$345,857	\$336,313

Demographics data derived from AlphaMap



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