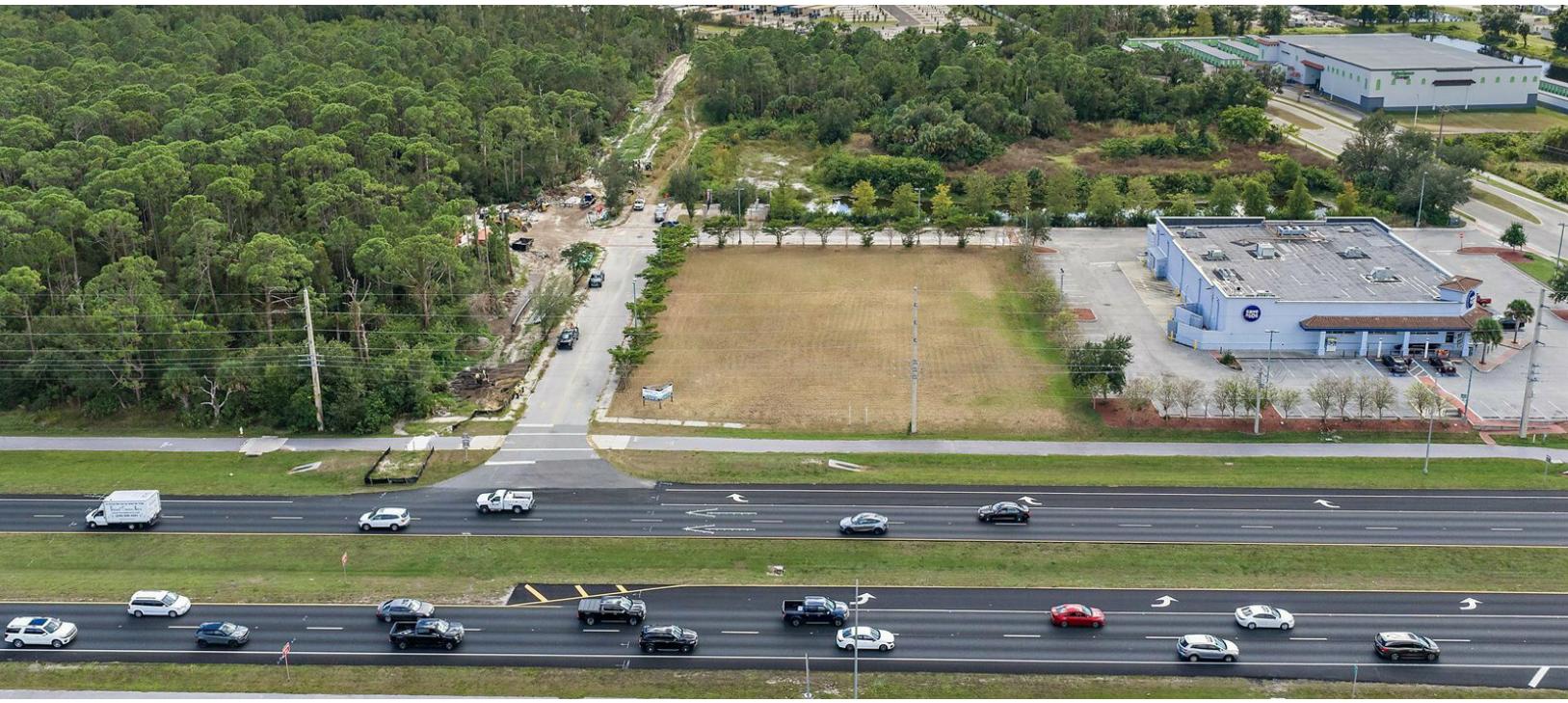


# Improved Retail Outparcel Long Term Land Lease

12630 Tamiami Trl S, North Port, FL 34287

Land For  
Lease



## Property Description

Improved Retail Outparcel. 1.14 acre outparcel with 178.2 feet of frontage on Tamiami Trail (US Highway 41) in North Port, Florida. Unobstructed exposure to over 36,000 vehicles per day. Adjoins Save-A-Lot. Parcel has access from full movement signalized intersection as well as right in/right out. Site has off site stormwater retention, utilities studded to property line, filled and FDOT improved access lanes.

Multiple commercial uses including General Retail, Restaurant, Medical Office, Bank and Car Wash.

## Property Highlights

- Easy Ingress & Egress
- High Visibility
- Utilities In Place

## OFFERING SUMMARY

Lease Rate:	\$2.92 SF/yr (NNN)
Lot Size:	49,585 SF
Zoning:	AC1 - ACTIVITY CENTER 1
Lease Term:	20+ Years

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,694	12,433	24,752
Total Population	7,360	26,773	57,648
Average HH Income	\$64,279	\$82,306	\$92,266



**Loyd Robbins**

Principal Broker  
(941)-356-9659  
loyd@rerobbins.com



3580 S. Tuttle Ave  
Sarasota FL 34239  
[www.rerobbins.com](http://www.rerobbins.com)

# Unmatched Retail Visibility

Land For  
Lease

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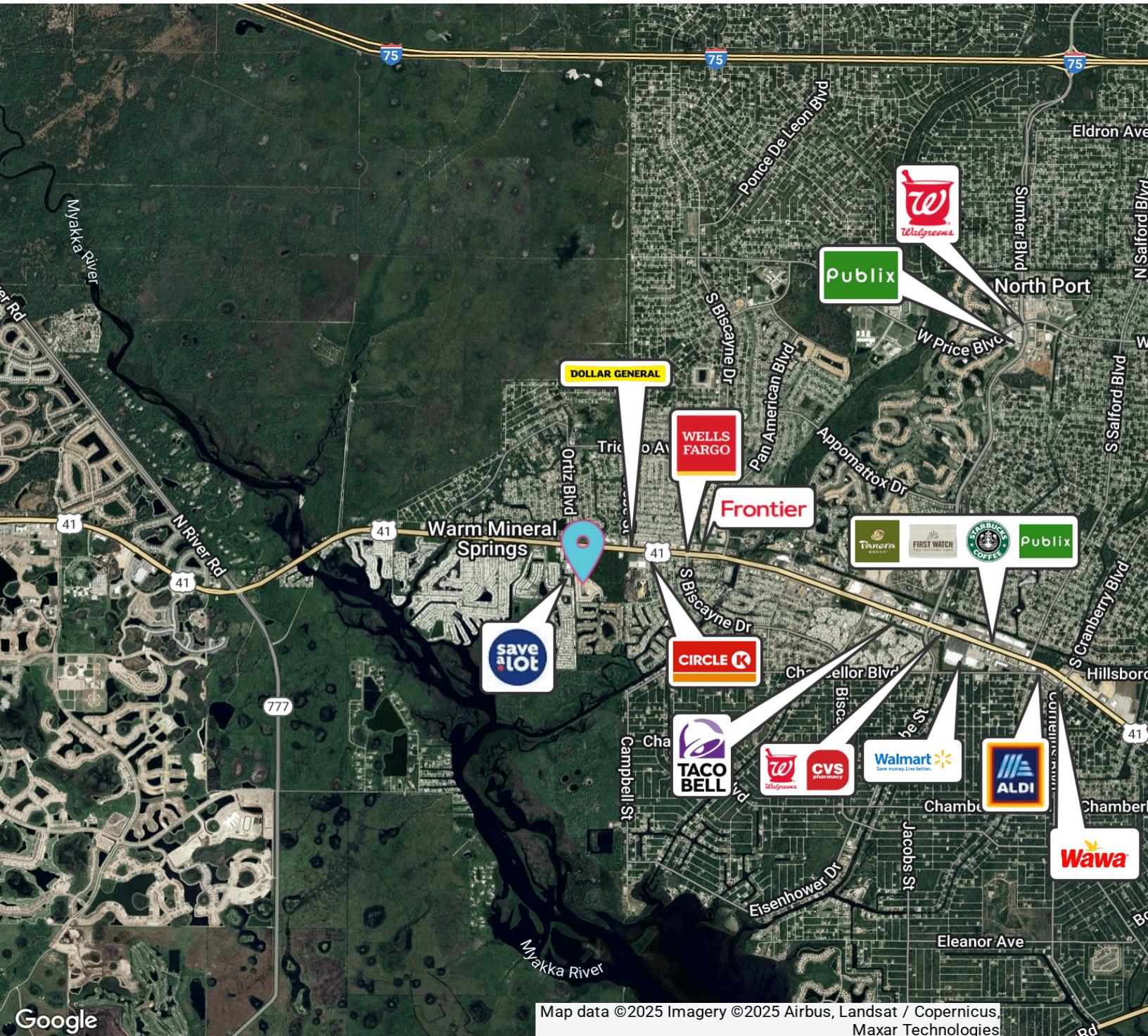
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# Booming Growth Corridor

Land For Lease

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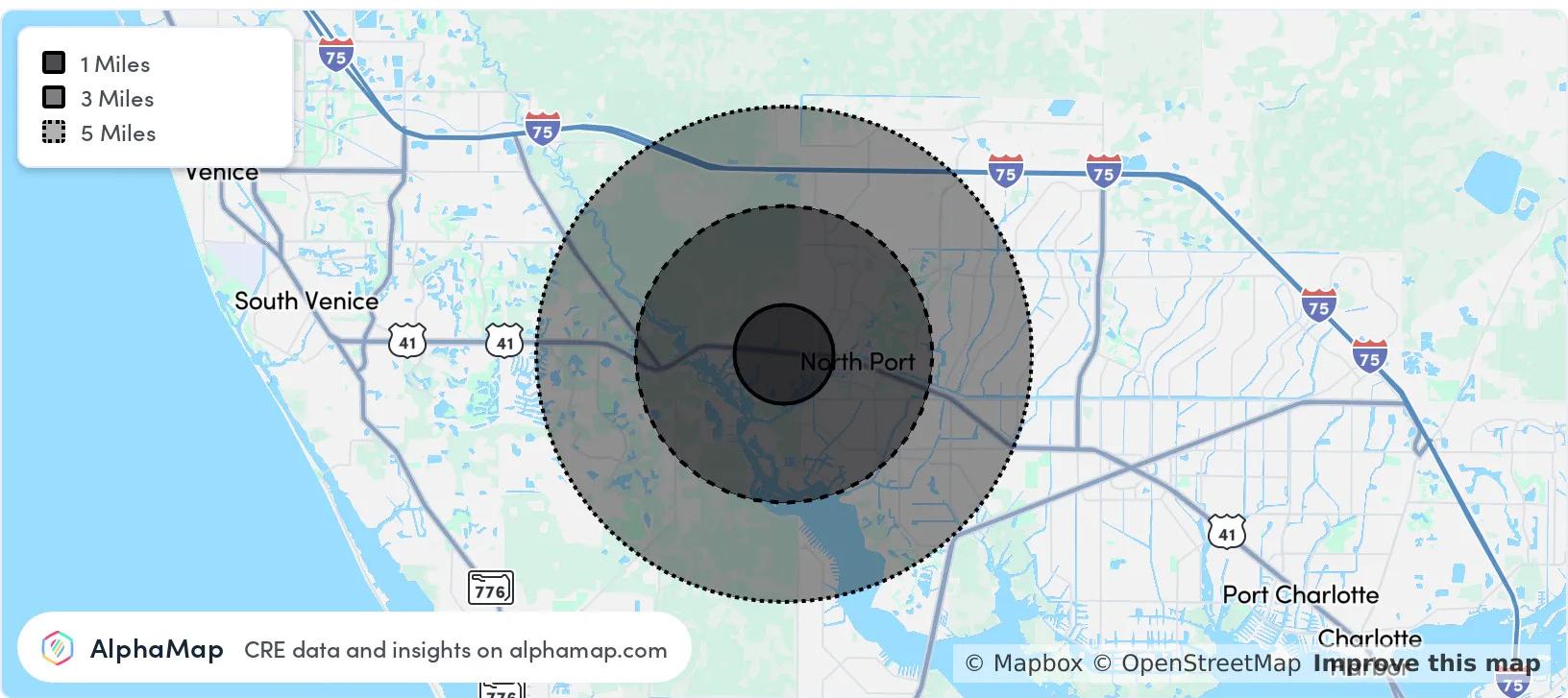


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# Strong Consumer Base

Land For Lease

12630 Tamiami Trl S, North Port, FL 34287



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,360	26,773	57,648
Average Age	57	54	51
Average Age (Male)	56	53	50
Average Age (Female)	57	55	51

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,694	12,433	24,752
Persons per HH	2	2.2	2.3
Average HH Income	\$64,279	\$82,306	\$92,266
Average House Value	\$247,569	\$287,702	\$325,668
Per Capita Income	\$32,139	\$37,411	\$40,115

Map and demographics data derived from AlphaMap



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