

# Vacant Lot Available with Frontage on N Chamberlin Blvd

1750 N CHAMBERLAIN BLVD NORTH PORT, FL 34286



## PROPERTY DESCRIPTION

The subject property is a total of 97,139 square feet. This 2.23-acre parcel is located in the growing city of North Port, FL. The parcel sits directly on N Chamberlain Blvd. The site is located close to S Toledo Blade Blvd. and I-75. The property is zoned Neighborhood Commercial Low Intensity (NCLI). There is about 500 feet of frontage on N Chamberlain Blvd. Flexible zoning allotted for multiple uses such as financial institution, medical, retail, personal service, day care, community service, office etc.

## PROPERTY HIGHLIGHTS

- Area Primed to Appreciate with Growing Population
- Commercially Opportune Location
- Minutes Away from I-75 and S Toledo Blvd.

## OFFERING SUMMARY

Sale Price:	\$285,000
Lot Size:	2.23 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,889	13,987	26,657
Total Population	5,046	34,482	60,689
Average HH Income	\$73,886	\$73,089	\$71,329



**KEVIN ROBBINS**

Sales Associate

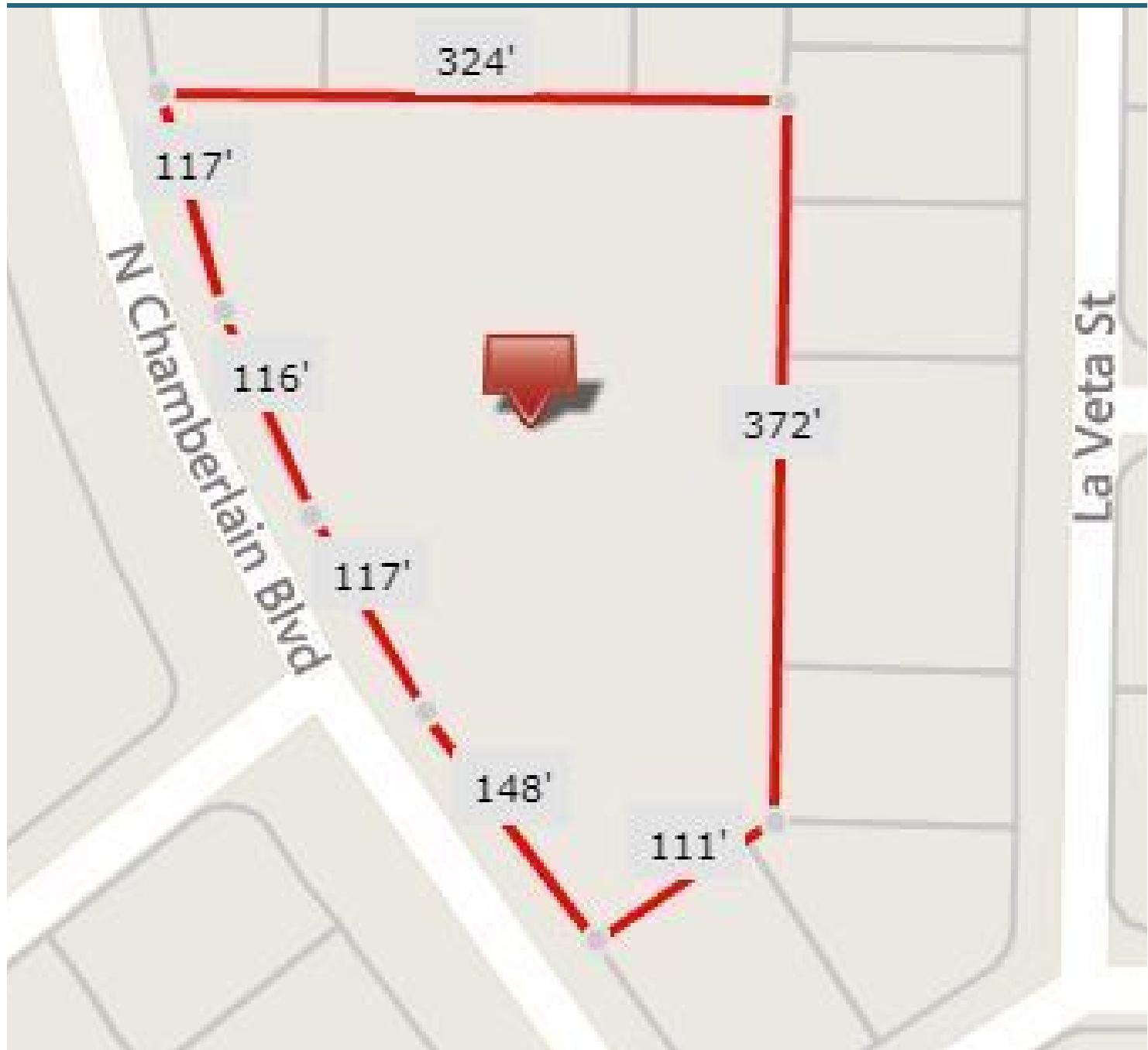
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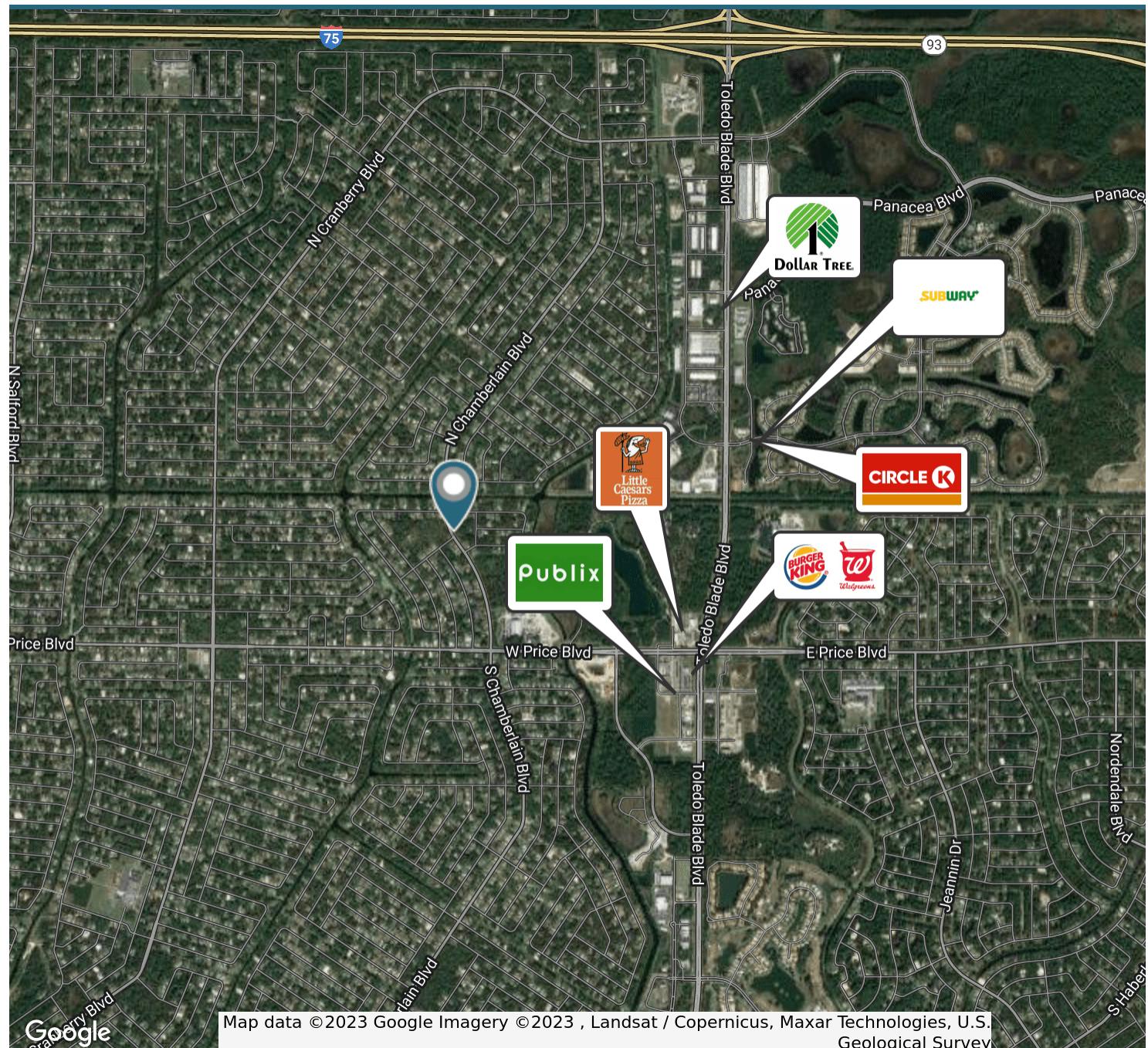
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## KEVIN ROBBINS

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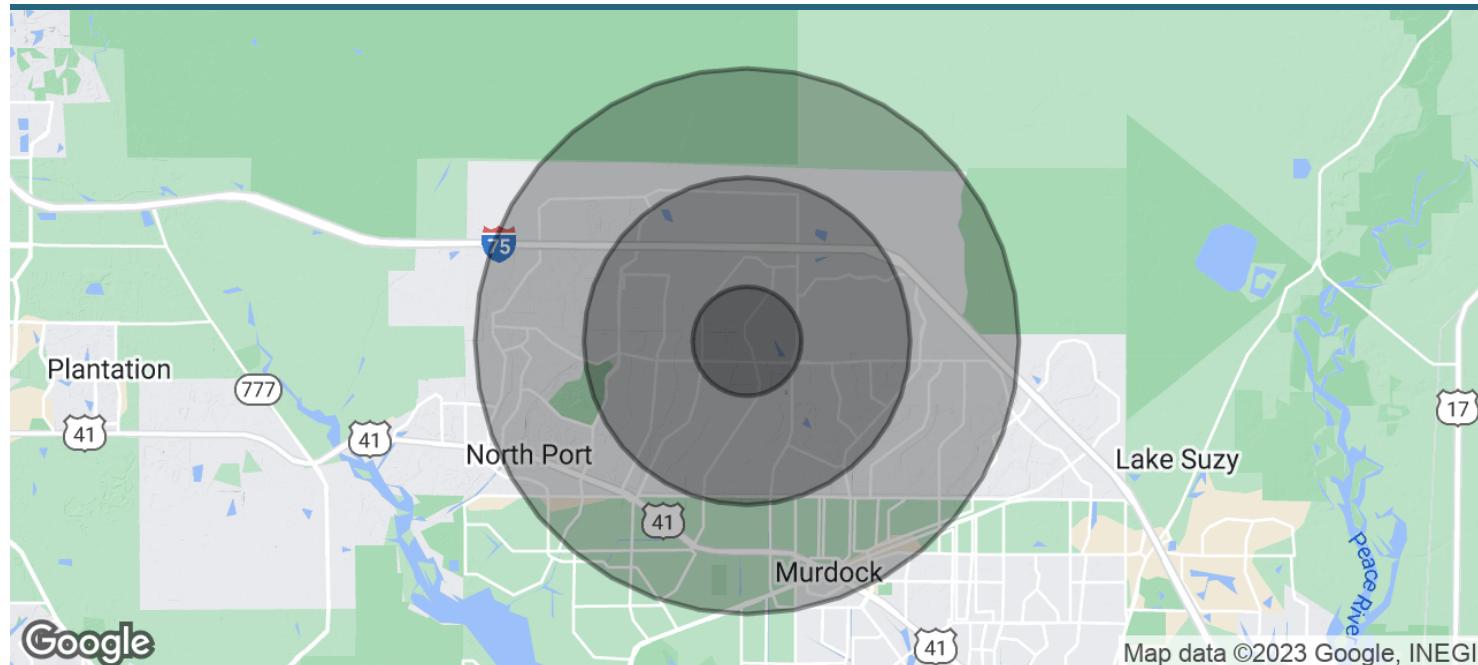
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,046	34,482	60,689
Average age	46.2	45.9	48.4
Average age (Male)	48.0	44.2	46.2
Average age (Female)	42.9	45.3	48.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,889	13,987	26,657
# of persons per HH	2.7	2.5	2.3
Average HH income	\$73,886	\$73,089	\$71,329
Average house value	\$207,281	\$229,013	\$215,311

\* Demographic data derived from 2020 ACS - US Census



**KEVIN ROBBINS**

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