

HERON CREEK

BENDERSON DEVELOPMENT

NORTH PORT, FLORIDA

RETAIL :: OFFICE :: INDUSTRIAL :: HOTEL :: RESIDENTIAL



:: PROPERTY LOCATION

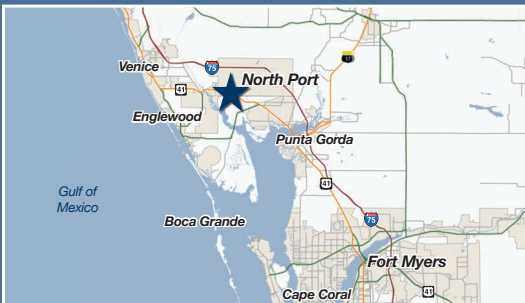
1045 Front Place
North Port, FL 34287

:: PROPERTY INFORMATION

TYPE: Retail Strip Center

:: TRAFFIC COUNTS

S. Tamiami Trail (US 41): 33,500 AADT
Sumter Boulevard: 14,800 AADT



:: COORDINATES Latitude: 27.070417 Longitude: -82.207931

:: DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
POPULATION	72,073	166,174	346,098
HOUSEHOLDS	28,957	70,809	158,747
AVG. HH INCOME	\$ 80,009	\$ 77,992	\$ 80,092
DAYTIME POPULATION	60,013	148,527	331,829

5033-08.22

7978 Cooper Creek Boulevard :: University Park, Florida 34201
Phone :: 941.359.8303 Fax :: 941.359.1508

BENDERSON

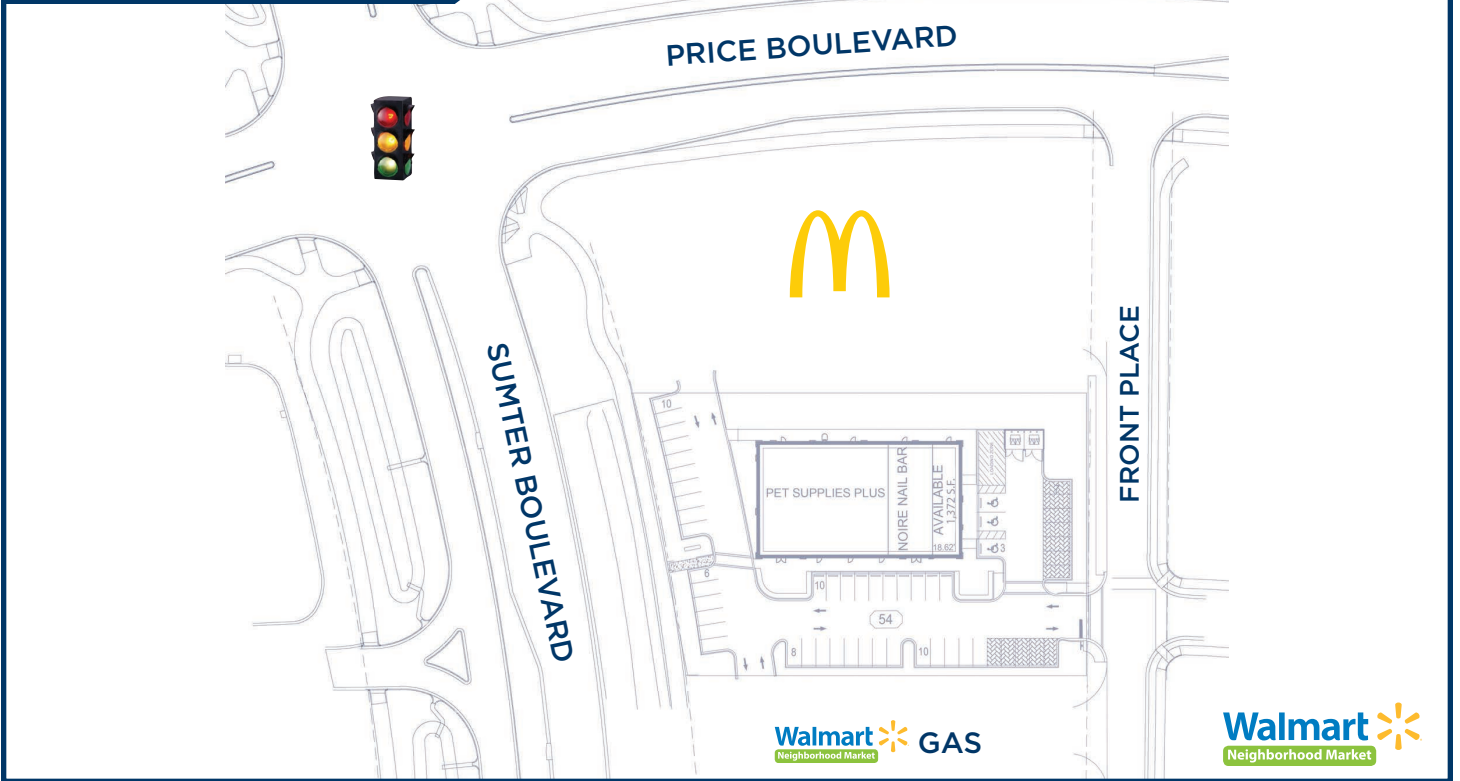
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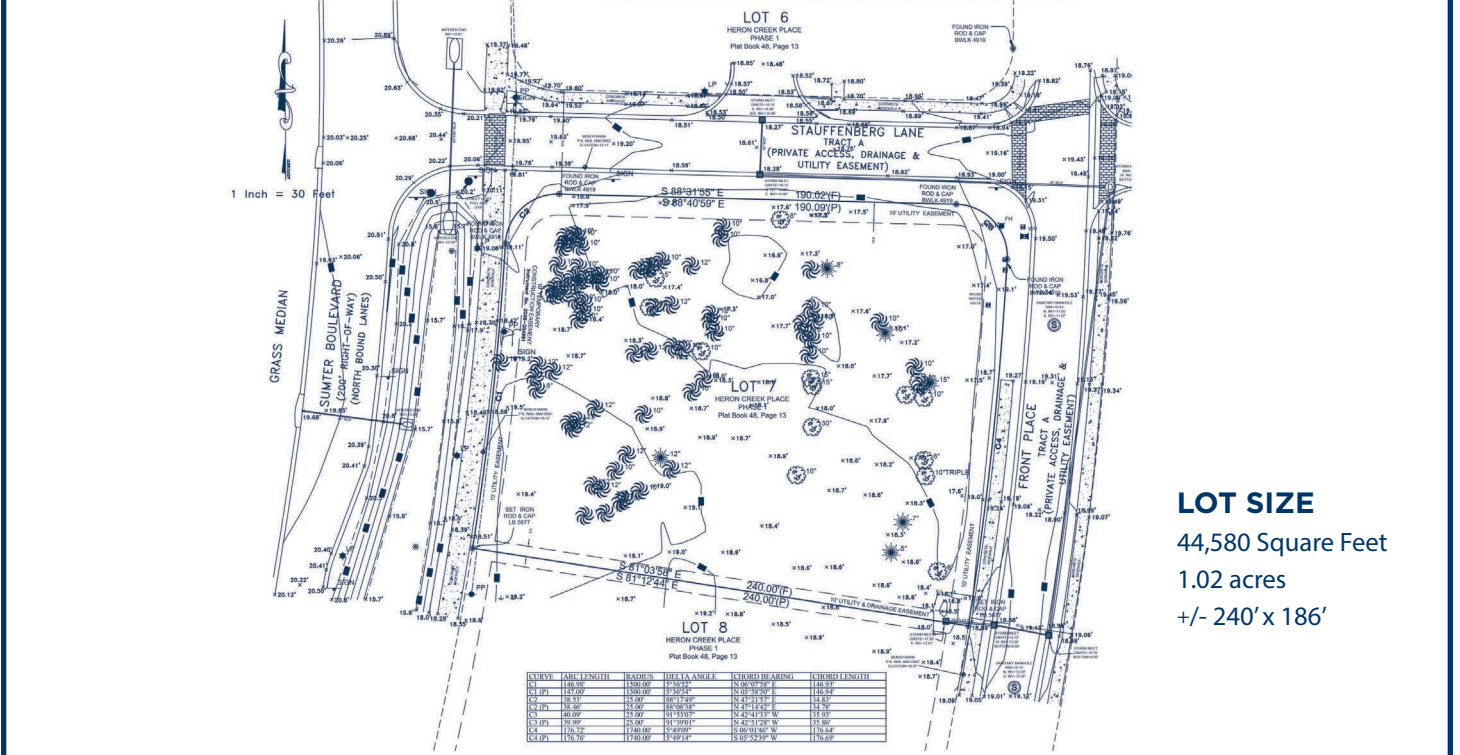
LOT 5 - SITE PLAN



LOT 7 - SURVEY

Boundary and Topographic Survey

Located in Section 21 Township 39 South Range 21 East Sarasota County, Florida



LOT SIZE
44,580 Square Feet
1.02 acres
+/- 240' x 186'