LEASING OPPORTUNITY & FOR SALE

1000 INNOVATION AVE, NORTH PORT, FL 34289

TAMMY SHAW

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MSC | COMMERCIAL REAL ESTATE

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

VISUAL MEDIA | VIDEO

PROPERTY DESCRIPTION

Leasing Opportunity and/or For Sale – Former School / Institutional Building

This 36,000 SF freestanding institutional building is located at **1000 Innovation Drive in North Port, Florida**, strategically positioned along the rapidly growing **Toledo Blade Boulevard corridor near Interstate 75 (Exit 179) and Price Blvd**. The property is currently TURNKEY configured for childcare, educational, or institutional use and can accommodate a variety of users including **schools, daycare operators, training centers, medical users, or other institutional tenants in an income tax free state.**

Building Layout & Interior Features

The building opens to a welcoming **reception and administrative area**, including **separate men's and women's restrooms**. The administrative suite includes **five executive offices**, a **conference area**, and a **dedicated networking/IT room** supporting the facility's technology infrastructure. The academic wings consist of **33 classrooms**, each approximately **680 square feet**, providing an efficient and flexible layout for educational or training uses. **Nine classrooms include direct access to private bathrooms**, making them ideal for childcare, early education, or specialized programs. Additional specialized spaces include a **nurse's infirmary with a private bathroom**, as well as a **large ±5,900 SF auditorium and lunchroom area** with a **prep kitchen, storage areas, and staff offices**, including a **private staff restroom**. The facility also features **three large multi-stall student restroom areas for boys and girls**, designed to accommodate high student capacity.

The building is designed with a **single-story corridor configuration**, providing efficient circulation throughout the facility and **five direct exits leading to the secured outdoor playground area**, enhancing safety and accessibility.

PROPERTY DESCRIPTION (CONTINUED)

Call Tammy for Leasing Rates and Sale Price

The owner is willing to **divide the building to accommodate multiple tenants**, providing flexibility for a range of users and space requirements.

The property is **also available for sale**, offering an excellent opportunity for an **owner-user, institutional operator, or investor** seeking a well-located asset in one of Southwest Florida's fastest-growing markets.

The building was constructed in **2008** and sits on approximately **2.87 acres**, providing a campus-style environment with excellent parking and accessibility. The property includes **85 on-site parking spaces**, with the potential to acquire an **additional adjacent 1.3-acre parcel** for expanded parking, outdoor recreation space, or future development. Designed specifically for educational use, the building features a functional **single-story layout with numerous classrooms, administrative areas, support spaces, and large common areas**, allowing a new operator to quickly occupy the space with minimal renovation.

Several key improvements enhance the property's operational efficiency and safety, including:

- **Complete HVAC system replacement (2020)**
- **Warrentied TPO (Thermoplastic Polyolefin) roof system**
- **Sunshade structure installed over the playground (2017)**
- **6-foot privacy fence enclosing the entire playground area**
- **Upgraded security door lock system throughout the building**

VISUAL MEDIA | VIDEO

PROPERTY DESCRIPTION (CONTINUED)

The site is positioned directly across from the **North Port Business Park**, which is projected to encompass **over 500,000 square feet of commercial and flex industrial space**, attracting national and regional companies and bringing thousands of employees to the immediate trade area plus Sarasota Memorial North Port ER & Care Center
Within a 10-mile radius is 190,000–210,000 residents and less than one mile north, **Forestar Group's Star Farms Village** master-planned community is currently under development and will include **approximately 3,100 new homes**, parkland, and additional amenities. South of I-75 is the **Suncoast Technical College – North Port Branch**, 35,000 sf with 1900 students further strengthening the area's long-term population growth and workforce base.

The property sits within the **City of North Port's Activity Center 4 (AC-4) zoning district**, a mixed-use activity center intended to support commercial, employment, institutional, and limited residential uses under the city's Unified Land Development Code. Permitted uses include retail, professional offices, medical and dental offices, educational facilities, childcare centers, hospitality uses, and other community-serving services.

AC-4 is one of North Port's largest economic development zones centered around the **I-75 / Toledo Blade Boulevard interchange**, which the city has identified as a major employment and commercial growth corridor. The area includes the **North Port Park of Commerce, Panacea DRI, and North Port Gardens development**, collectively projected to add **millions of square feet of commercial space and thousands of jobs**.

PROPERTY DESCRIPTION (CONTINUED)

Strategic Location Highlights

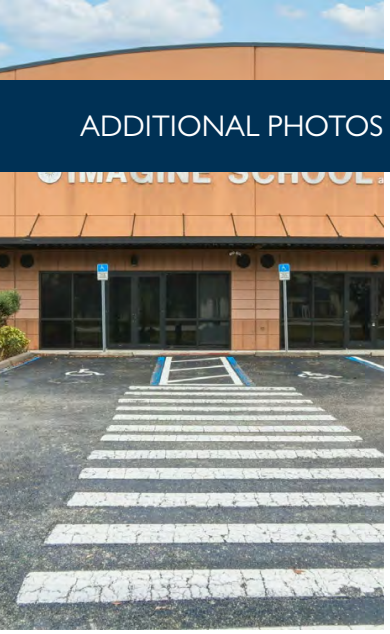
- **Toledo Blade Blvd traffic:** ±20,000 AADT
- **I-75 traffic (Exit 179):** ±75,000 AADT
- **North Port population:** 101,500+ residents
- **Median household income:** ~$81,940
- **10-mile trade area:** ~190,000–210,000 residents
- **Households within 10 miles:** ~95,000

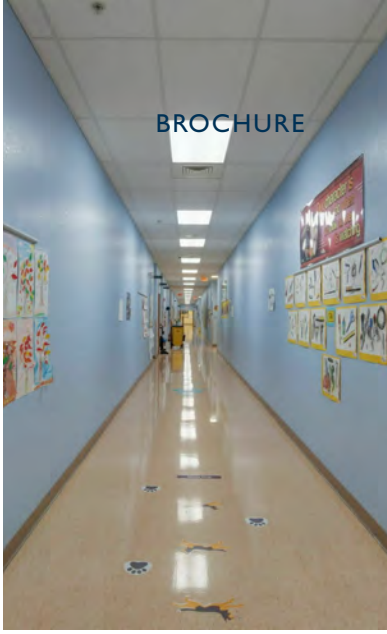
The property is surrounded by **rapidly expanding residential communities, new schools, healthcare facilities, and growing employment centers**, making it well suited for **educational, childcare, medical, or community-oriented uses**.

With excellent visibility, strong traffic counts, and immediate interstate access, this property represents a **rare opportunity to lease or acquire a purpose-built institutional facility in the heart of one of Southwest Florida's fastest-growing corridors.**

Please visit the property website for additional documents, photos, and information.

ADDITIONAL PHOTOS





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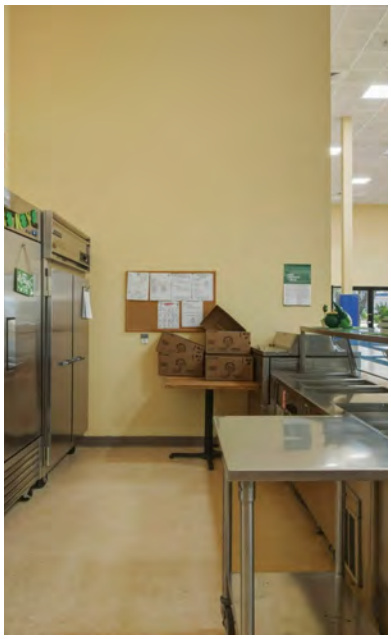

IMAGINE SCHOOL FLOOR PLAN

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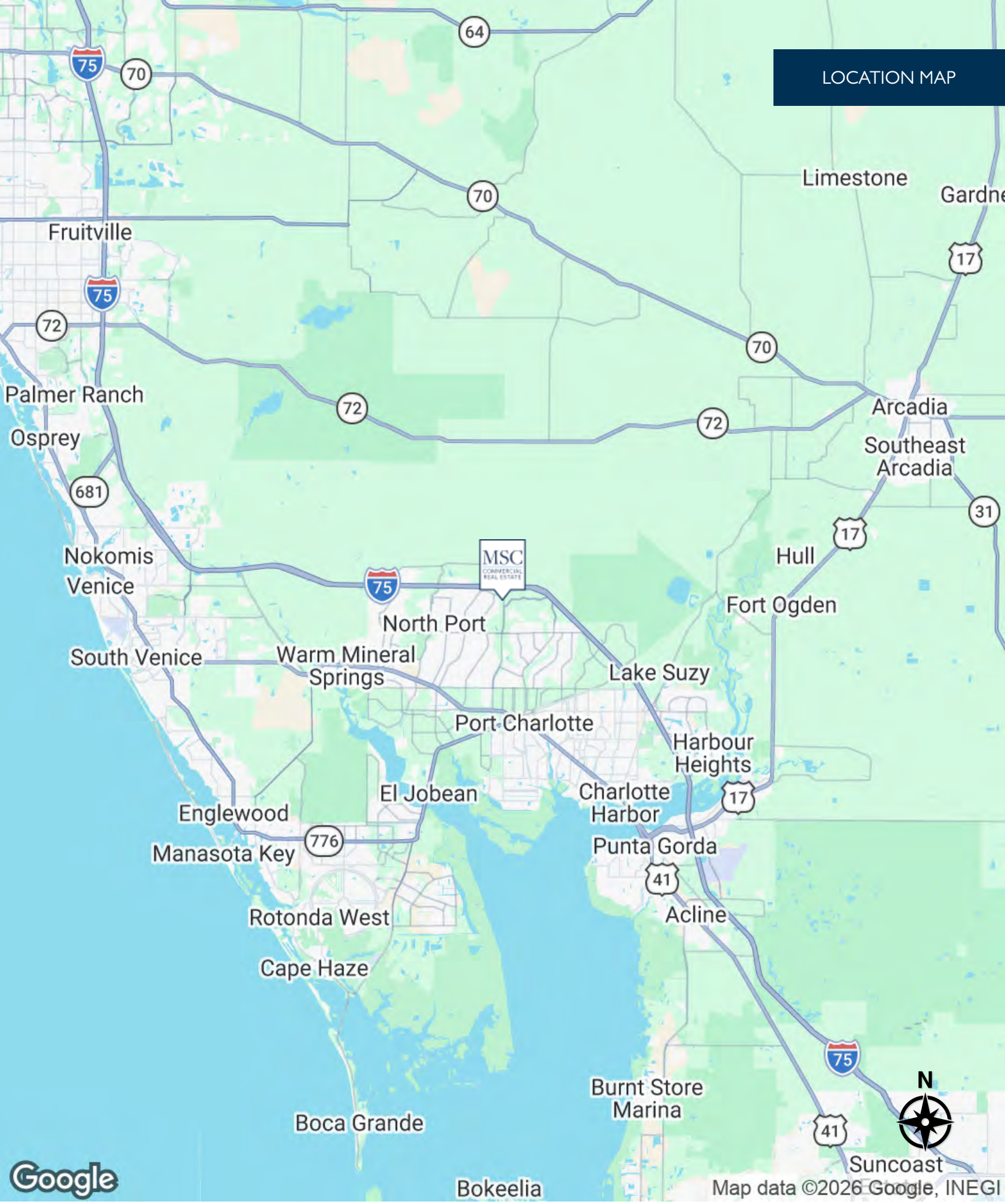
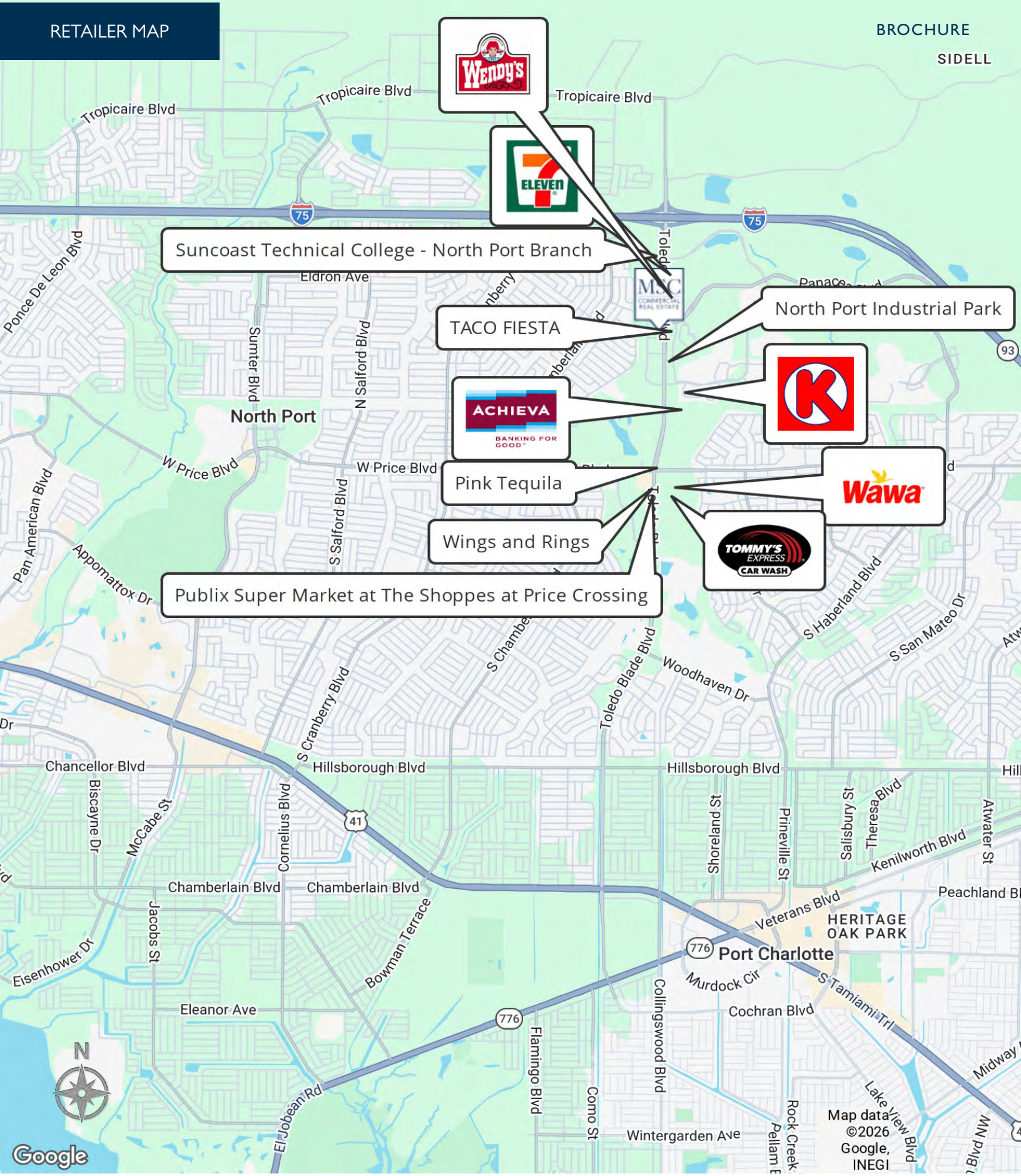
LOCATION MAP




Suncoast Technical College - North Port Branch
TACO FIESTA
North Port Industrial Park
Pink Tequila
Wings and Rings
Publix Super Market at The Shoppes at Price Crossing
Tropicaire Blvd
Eldron Ave
Ponce De Leon Blvd
Sumter Blvd
N Salford Blvd
S Salford Blvd
North Port
W Price Blvd
Pan American Blvd
Appomattox Dr
S Cranberry Blvd
Toledo Blade Blvd
Woodhaven Dr
S Haberland Blvd
S San Mateo Dr
Chancellor Blvd
Hillsborough Blvd
Biscayne Dr
McCabe St
Cornelius Blvd
Chamberlain Blvd
Jacobs St
Bowman Terrace
Eisenhower Dr
Eleanor Ave
El Jobean Rd
Flamingo Blvd
Como St
Collingswood Blvd
Shoreland St
Prineville St
Salisbury St
Theresa Blvd
Kenilworth Blvd
Atwater St
Veterans Blvd
HERITAGE OAK PARK
Port Charlotte
Murdock Cir
S Tamiami Trl
Cochran Blvd
Wintergarden Ave
Rock Creek
Lake View Blvd
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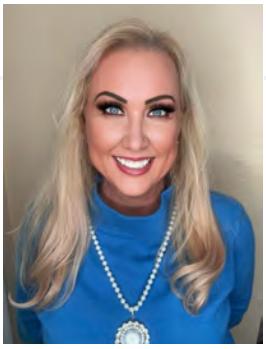

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PROFESSIONAL BACKGROUND

Tammy Shaw epitomizes integrity, energy, hard work, and creative service in every detail of your real estate transaction. Tammy grew up in Carrollton, Ohio and started cultivating her sales drive at the age of 16, selling advertising. She has continued to be a rising star and has since built a successful career in her own business for over 32 years. She has useful experience in every aspect of transactions, for the buyers, sellers, investors, and banks. She has been trained and inspired in sales by some of the best from Dale Carnegie to Tom Hopkins and many more. Five words you can count on from Tammy Shaw are love, integrity, commitment, passion, and fun from the first phone call to the close. Contact her today and get started. My mission statement is, my promise to you

* To provide the most accurate and up-to-date information, skilled analysis and sound real estate advice.
* To make the buying and selling of real estate as cost effective as possible while maintaining the highest level of service.
* To be known as the most professional team of Real Estate Agents whose goals are positive, team oriented, solution based, and with a clear focus on commercial investing, developing, and leasing in retail, office, industrial, multifamily, hotel and special purpose real estate.
* To act responsibly both in the community and civically; providing updated content and responding to community needs on an ongoing basis; while maintaining the highest standards of quality, customer convenience and satisfaction

EDUCATION

Broker Real Estate License Florida
Certified Commercial Investment Member CCIM Completed courses:
Commercial Real Estate Negotiations
Financial Analysis for Commercial Investment Real Estate
Investment Analysis for Commercial Investment Real Estate
User Decision Analysis for Commercial Investment Real Estate
Market Analysis for Commercial Investment Real Estate

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