

Offering
Memorandum

6190 N CRANBERRY BLVD
North Port, FL 34289

0.76 Acres +/-
Build-to-Suit or Ground Lease

Opportunity

Commercial Land Off Toledo
Blade Near I-75 (Exit 179)

Presented By:  **SVN**
COMMERCIAL PARTNERS



PROPERTY Overview

PROPERTY Key Metrics



Offering Price
Subject to Offer

Land Area
0.76 Acres +/-

Zoning
Commercial General

EXECUTIVE Summary

SVN Commercial Partners, as exclusive agent, is pleased to present a Build-to-Suit opportunity of the 0.76 acres of commercial land on Cranberry Blvd located in North Port, Florida. The subject property is surrounded by tremendous growth potential with a multitude of developments underway on Toledo Blade, Commerce Pkwy and surrounding areas. Southwest Florida offers a combination of lifestyle, affordability, and opportunity that is attracting people from all over the country.

There are several compelling reasons why a retailer would want to be near Toledo Blade in North Port, Florida, near the interchange exit 179 of I-75: **High Visibility and Accessibility:** Being located near the interchange of a major interstate like I-75 provides excellent visibility and easy access for both local residents and passing travelers. This high visibility can attract potential customers and increase foot traffic to the retailer's location. **Prime Real Estate Market:** North Port, Florida, is identified as one of the most popular places to move to, indicating a growing population and a robust real estate market. Being present in such a thriving area can provide the retailer with ample opportunities for customer base expansion and higher sales potential. **Build-to-Suit Development:** The availability of a 0.76-acre property for a build-to-suit development is highly attractive to retailers. This allows the retailer to tailor the space to their specific needs, ensuring an efficient and functional store layout that optimizes the customer experience. **Proximity to Residential Areas:** The property's location near Toledo Blade places it in close proximity to residential neighborhoods. This convenience could make the retailer a go-to choice for residents in the area for their consumer needs, fostering customer loyalty. **Positive Economic Outlook:** The area is experiencing a positive economic outlook with strong job growth and increasing median incomes, which indicates a financially stable customer base with greater purchasing power, which can benefit the retailer. **Supportive Local Government:** A retailer looking to establish a presence in North Port may benefit from a business-friendly local government that offers incentives or streamlined processes for new businesses, making the expansion process smoother and potentially more cost-effective. **Potential for Long-Term Growth:** Establishing a footprint in a rapidly growing area like North Port presents the retailer with the potential for long-term growth and sustainability, especially if they can secure a prime location and build a strong brand presence.

With its prime location in close proximity to Toledo Blade, this property offers easy access to major highways in a rapidly growing real estate market, making it an excellent location for those looking for a Build-to-Suit opportunity to expand and capitalize on the growing consumer base.

PROPERTY Highlights

- Build to Suit or Ground Lease available.
- The subject property is just west of Toledo Blade Blvd and around the corner from the entrance and exit ramps to I-75 (Exit 179).
- This area is experiencing massive commercial and residential development.
- 76 Gas, McDonald's, Arby's and a hotel are planned for the NWC of Toledo and Cranberry.
- Benderson Development has fully leased Phase I 140,000 SF +/- of industrial flex space at the SEC of Plantation Blvd. and Toledo, and will soon begin construction on Phase II.
- Wendy's, 7-11, and Dollar Tree are one block to the east and south on Toledo Blade, and a Dunkin is soon to be under construction.
- Directly across the street from the entrance to Suncoast Technical College, which has 30+ faculty members and 500+ students.
- Illustrating the residential growth in the area a 3-story, self-storage facility is currently under construction on the eastside of Commerce Pkwy.
- Located in a high growth area of Southwest Florida just a short distance to Sarasota, Venice, Port Charlotte, Punta Gorda, Cape Coral and Fort Myers.
- The subject property is located at the north end of Commerce Pkwy just outside of the North Port Commerce Park.
- Zoned Commercial General | PID: 090001004
- PID: 0960001004

PROPERTY Zoning CG

Intent:

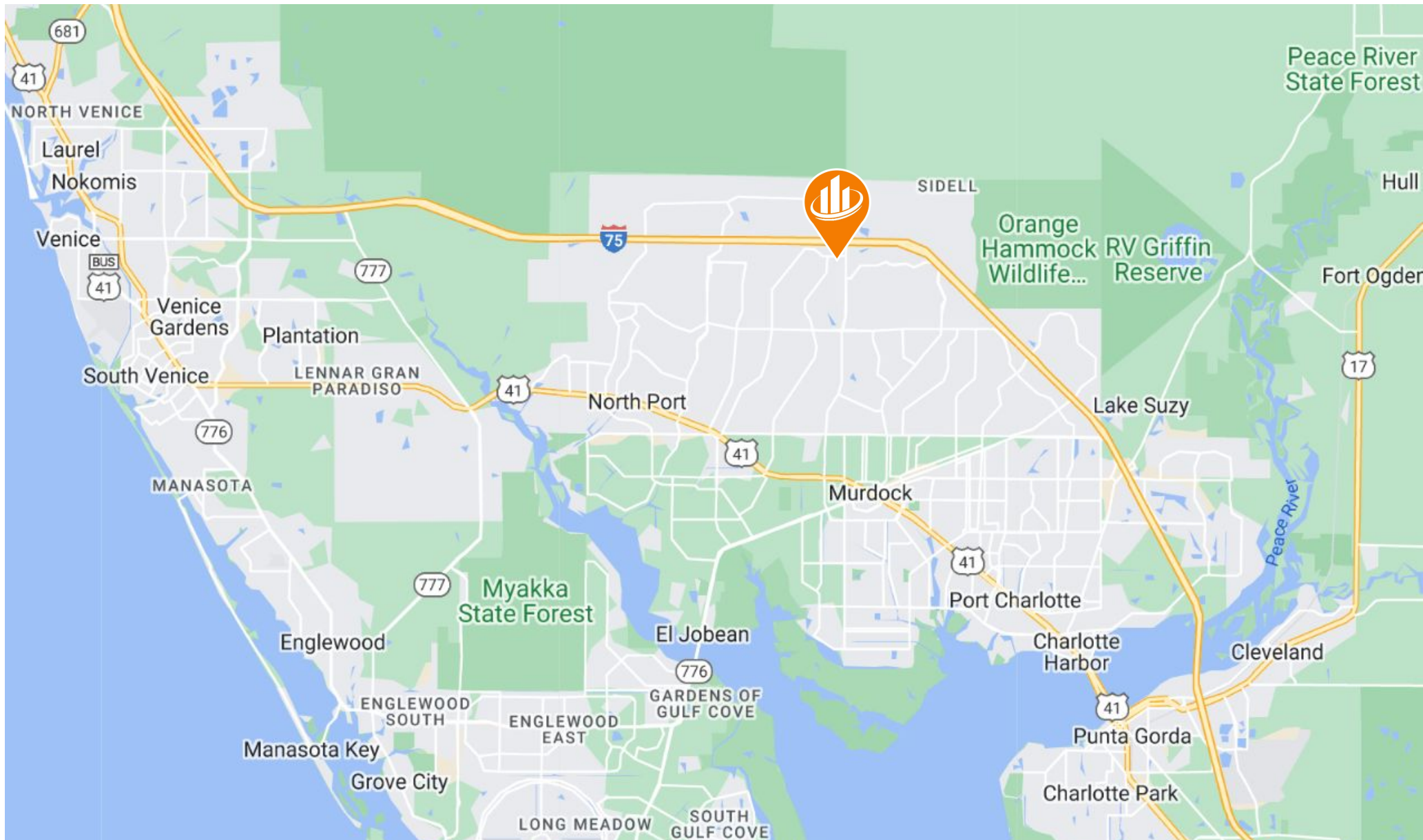
The CG Commercial General District is intended to provide areas in which the customary and traditional conduct of trade, retail sales and commerce may be carried on without disruption by the encroachment and intrusion of incompatible residential uses and protection from the adverse effects of undesirable industrial uses. All commercial uses listed herein shall be conducted within completely enclosed buildings unless otherwise exempted.

Permitted uses and structures (P):

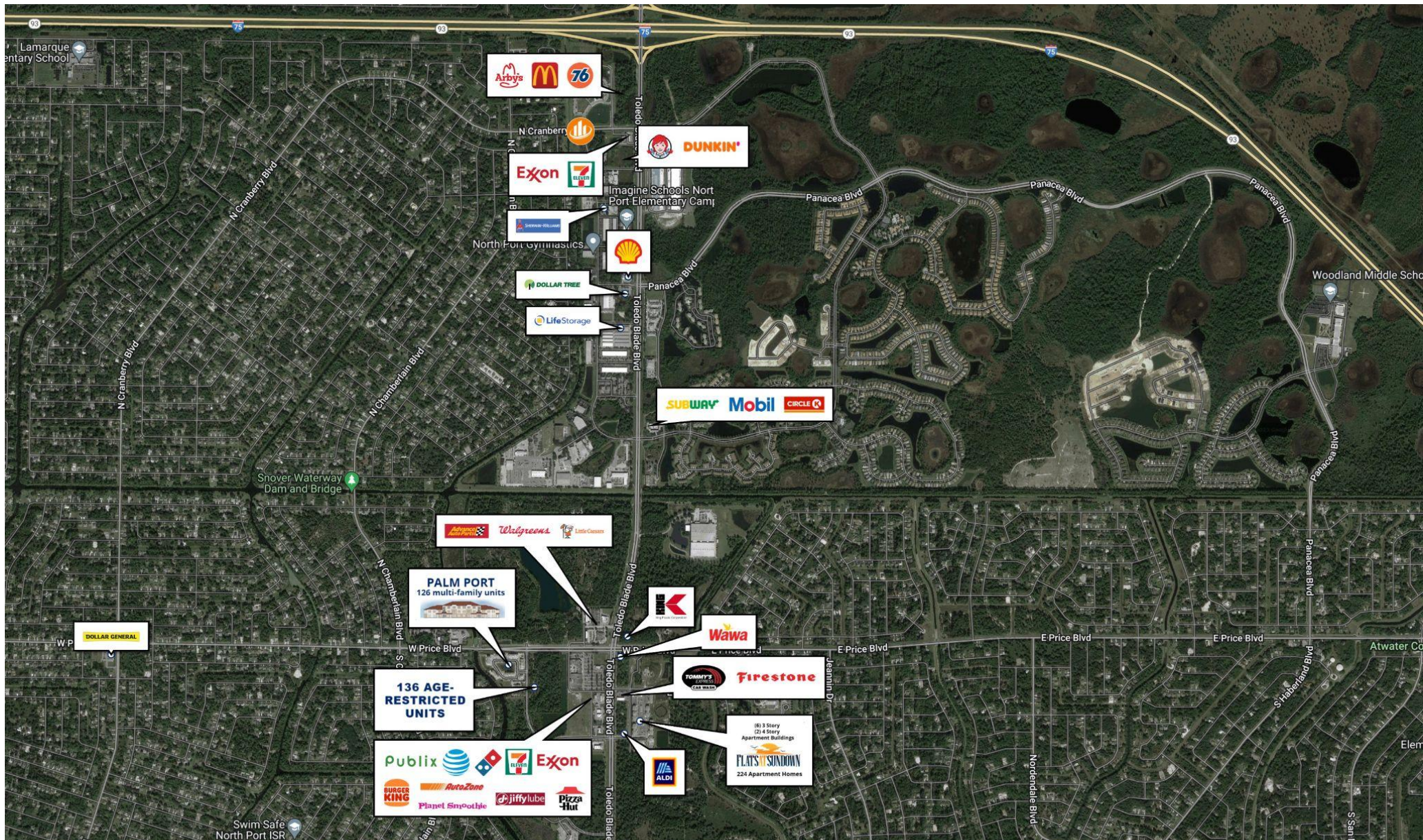
A. Permitted principal uses and structures shall be as follows: (1) Retail sales and services, provided that all merchandise shall be stored and displayed within fully enclosed buildings, except for those uses approved by special exception, which customarily display their merchandise outdoors, including but not limited to garden centers, hardware stores, etc. [Amended 3-30-1998 by Ord. No. 98-8] (2) Banks and other financial institutions. (3) Restaurants. This is not considered an accessory use in conjunction with any other use. (4) Parking lots and parking garages. (5) Automotive service stations (including "quick lube" establishments), repair and service garages. (6) Post offices. (7) Libraries. (8) Automotive parts, provided all installation is performed, and all parts are stored within, a completely enclosed building. (9) Sports and resort marinas. (10) Automotive car wash. (11) Houses of worship, provided that minimum parcel size shall not be less than two (2) acres, except that houses of worship may be permitted on less than two (2) acres provided that the house of worship occupies a unit within a shopping center on a lease basis and provided that the house of worship waives its right to be protected under Sec. 53-239(B), Alcoholic Beverages of these regulations. (12) Animal hospitals with boarding of animals in completely enclosed buildings. (13) Laundromats and dry-cleaning facilities. (14) Garden shops, including the sale of plants, fertilizers and customary garden supplies, equipment and furniture. (15) Indoor commercial recreational facilities, such as motion-picture theaters, swimming pools, bowling alleys, billiard parlors, family game arcades and similar uses. (16) Vocational, trade, business schools, colleges and universities. (17) Automobile rental agencies. (18) Funeral homes. (19) Essential and emergency services. (20) Exercise gymnasiums. (21) Transportation terminals. (22) Adult living facilities, in accordance with Sec. 53-240(B) of these regulations. (23) Hotels (not less than one hundred (100) rooms). (24) Personal services. (25) Business services. (26) Professional services, licensed and approved by the State and/or Federal government. (27) *Lumber establishments. (28) Heavy machinery and equipment sales and service or rental, provided that repair is conducted within a fully enclosed building. (29) Equipment rental. (30) Auditorium and convention centers. (31) Plant nurseries. (32) Convenience stores. This is not considered an accessory use in conjunction with any other use. (33) Child care. (34) Wholesale establishments and wholesale clubs. (35) Gas stations. This is not considered an accessory use in conjunction with any other use. (36) Truck stops. (37) Retail mini storage facilities. (38) Bed and breakfast. (39) Urban market gardens in accordance with Sec. 53-240(S).

For more info on CG Zoning [click here](#)

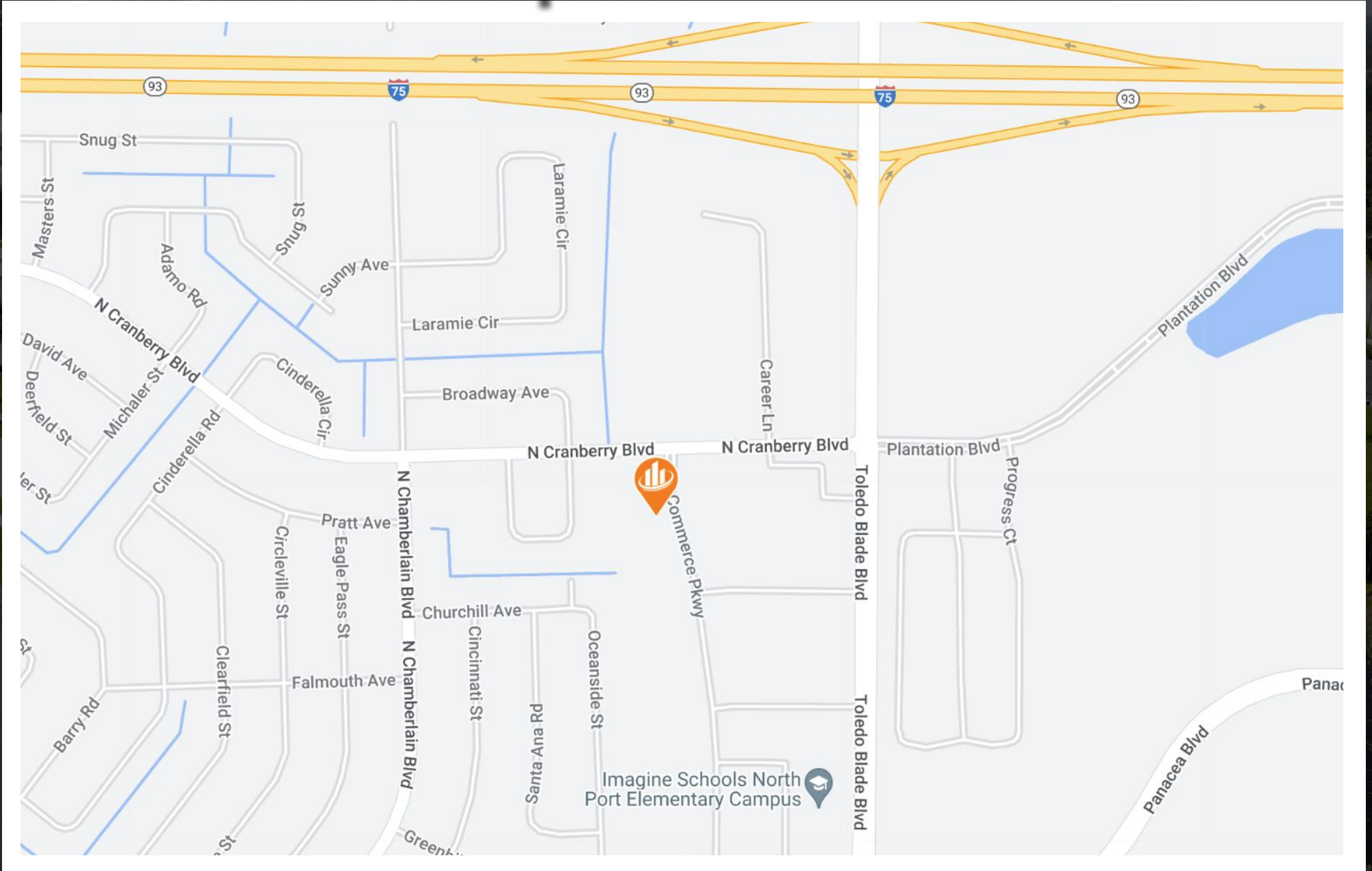
LOCATION MAP **Regional**



LOCATION MAP Retail



LOCATION Map



Location Photo



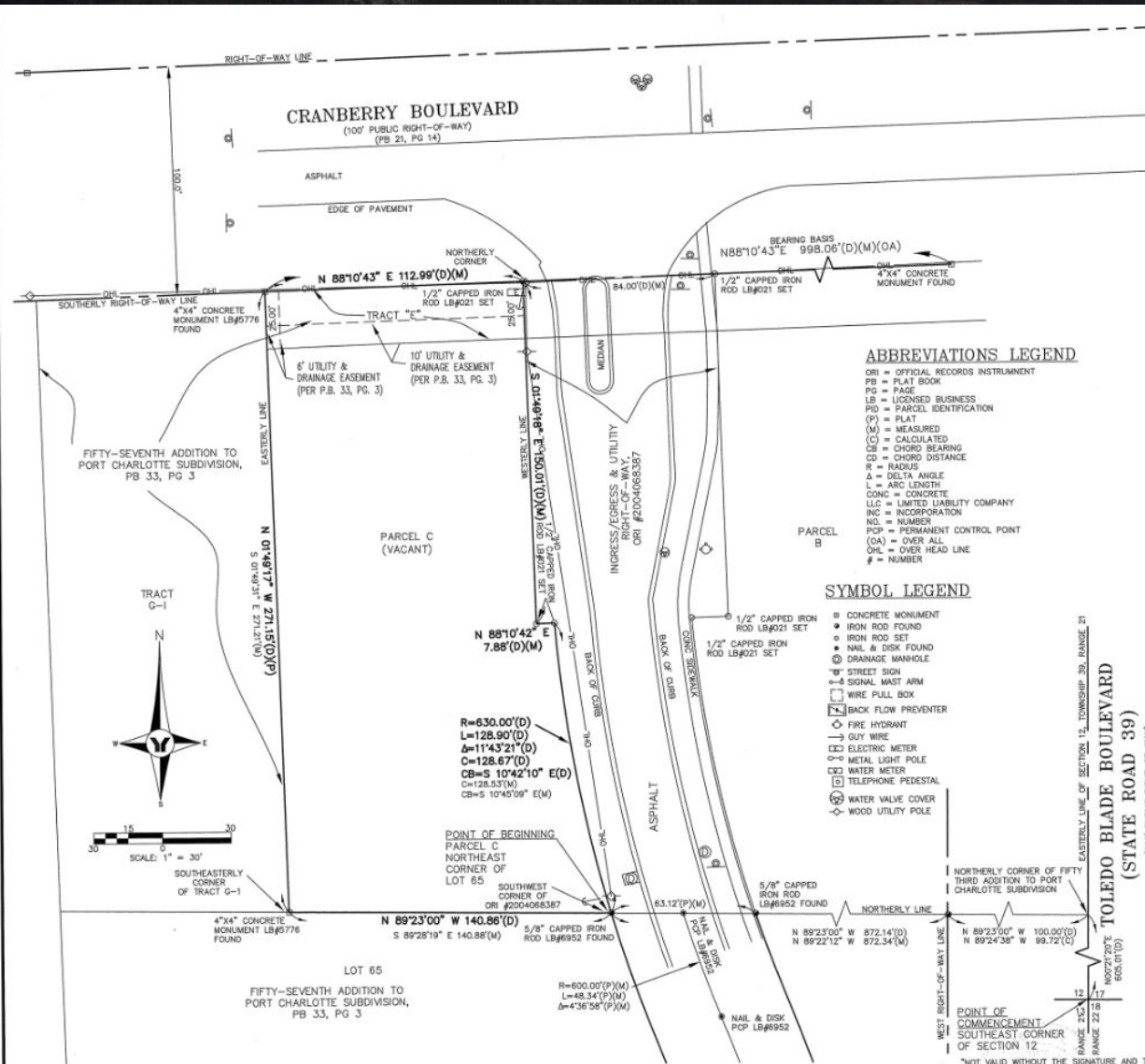
AERIAL Photos



AERIAL Photos



Survey



DESCRIPTION:

PARCEL C, (INCLUDING THAT PART OF TRACT E OF THE FIFTY SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, AS RECORDED IN PLAT BOOK 33, PAGES 3, 3A AND 3B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; LYING IN SECTION 12, TOWNSHIP 39 SOUTH, RANGE 21 EAST,

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12 THENCE N 0°21'20" E ALONG THE EASTERLY LINE OF SAID SECTION FOR 605.01 FEET TO THE NORTHEASTERLY CORNER OF THE FIFTY THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION AS RECORDED IN PLAT BOOK 21, PAGES 14, 14A THROUGH 14F, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N 89°23'00" W, ALONG THE NORTHERLY LINE OF SAID FIFTY THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION FOR 100.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF STATE ROAD NO. 39 (ALSO KNOWN AS TOLEDO BLADE BOULEVARD); THENCE CONTINUE N 89°23'00" W, ALONG SAID NORTHERLY LINE 872.14 FEET TO THE SOUTHWESTERLY CORNER OF INGRESS/EGRESS AND UTILITY RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2004068387, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA SAID POINT ALSO THE POINT OF BEGINNING; THENCE CONTINUE N 89°23'00" W ALONG SAID NORTHERLY LINE A DISTANCE OF 140.88 FEET TO THE SOUTHEASTERLY CORNER OF TRACT G-1 OF THE FIFTY SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION AS RECORDED IN PLAT BOOK 33, PAGE 2, 3A AND 3B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N 1°49'17" W, ALONG THE EASTERLY LINE OF SAID TRACT G-1, A DISTANCE OF 271.15 FEET TO THE SOUTHERLY RIGHT OF WAY OF CRANBERRY BOULEVARD (100.00 FEET WIDE) AS RECORDED IN FIFTY THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION AS RECORDED IN PLAT BOOK 21, PAGES 14, 14A THROUGH 14F, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N 88°10'43" E, ALONG SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 112.99 FEET TO THE NORTHEASTERLY CORNER OF A INGRESS/EGRESS AND UTILITY RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2004068387; THENCE S 1°49'19" E ALONG THE WESTERLY LINE OF SAID INGRESS/EGRESS AND UTILITY RIGHT OF WAY A DISTANCE OF 150.01 FEET; THENCE N 88°10'42" E A DISTANCE OF 7.88 FEET TO POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 630.00 FEET AND A CENTRAL ANGLE OF 11°43'21" AND A CHORD BEARING OF S 10°42'10" E A DISTANCE OF 128.67 FEET; THENCE ALONG SAID CURVE IN A SOUTHWESTERLY DIRECTION, AN ARC DISTANCE OF 128.90 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S REPORT:

- BEARING ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF CRANBERRY BOULEVARD, AS N 88°10'42" E AS PER THE PLAT OF FIFTY-SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION AS RECORDED IN PLAT BOOK 33, PAGE 3 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
- THIS SURVEY HAS BEEN PREPARED WITH THE BENEFIT OF AN ABSTRACT OR TITLE SEARCH BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 8472878, CUSTOMER REFERENCE: FLORIDA COMMUNITY BANK, DATED SEPTEMBER 10, 2015 AT 11:00 PM
- PUBLIC UTILITIES THAT LIE WITHIN PUBLIC RIGHTS OF WAY OR EASEMENTS OF RECORD NOT SHOWN OR LOCATED.
- THE LOCATION OF UTILITIES, FOUNDATIONS OR STRUCTURES, IF ANY, BENEATH THE SURFACE HAS NOT BEEN DETERMINED, EXCEPT AS SHOWN.
- OWNERSHIP OF FENCES IF ANY HAS NOT BEEN DETERMINED.
- THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN. FOUNDATIONS BENEATH THE SURFACE OF THE GROUND THAT MAY ENDOACH HAVE NOT BEEN LOCATED.
- REUSE OF DOCUMENTS: THIS DOCUMENT IS AN INSTRUMENT OF SERVICE IN RESPECT OF THE PROJECT TO WHICH IT APPLIES AND ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY GEORGE F. YOUNG, INC. (GFY) FOR THE SPECIFIC PURPOSES INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO GFY AND USER SHALL INDEMNIFY AND HOLD HARMLESS GFY FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM ANY SUCH VERIFICATION OR ADAPTATION WILL ENTITLE GFY TO FURTHER COMPENSATION AT RATES TO BE AGREED UPON BY USER AND GFY.
- THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE FLORIDA STANDARDS OF PRACTICE (33-17-F.A.C.), IS COMMERCIAL. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE FOR THIS SURVEY WAS FOUND TO EXCEED THIS REQUIREMENT.
- THIS SURVEY REPRESENTS A FIELD SURVEY PERFORMED ON SEPTEMBER 29, 2015 AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.
- THIS SITE SUBJECT TO ALL RESTRICTIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD, IF ANY.
- PARCEL CONTAINS 32,874± SQUARE FEET/0.75± ACRES.

NO	BY	DATE	DESCRIPTION	INITIALS	DATE
1	LB	10/20/15	UPDATED TITLE COMMITMENT	CB	9/29/15
2	P.L.	7/08/18	Correct the last curve call in the legd desc./certs.	LB	10/5/15

George F. Young, Inc.
10840 PORTLAND DR., SUITE 105 | BRADENTON, FLORIDA 34211
PHONE: (813) 726-3888 | FAX: (813) 743-7534

PREPARED FOR:
Refold LLC, a Florida limited liability company
10000 11th St, Bradenton, FL 34211

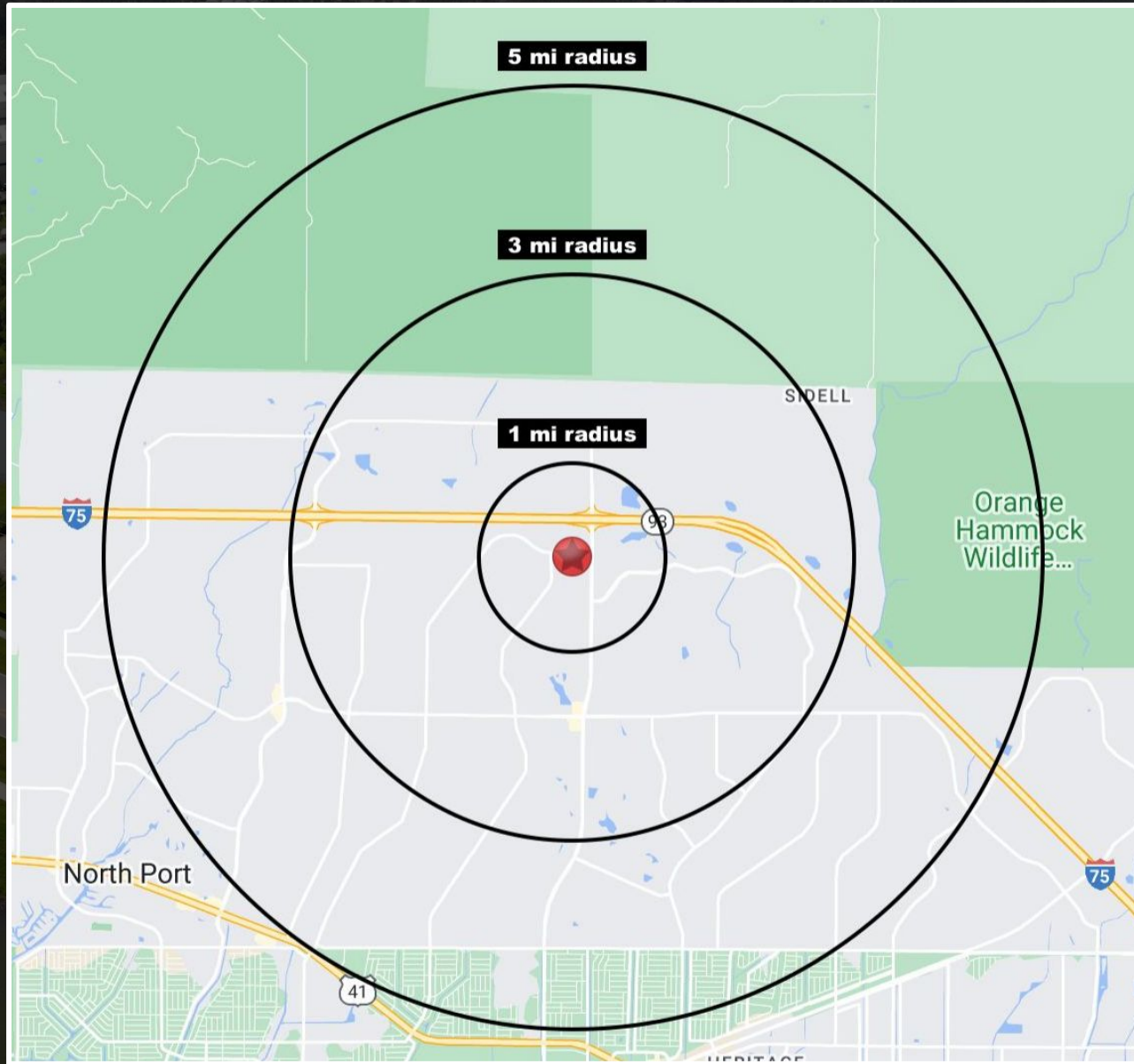
PID #09360001004
BOUNDARY SURVEY

JOB NO.	15003100LS
SHEET NO.	61

An aerial photograph of an industrial park. The scene features several large, modern industrial buildings with flat roofs and large loading docks. There are extensive parking lots with many cars. A prominent feature is a large, rectangular, empty lot in the center, which appears to be under construction or recently cleared. To the right, a canal or waterway runs parallel to a road, bordered by lush green trees. The overall atmosphere is that of a well-developed commercial or industrial zone.

THE Market

LOCATION MAP 1, 3, 5 & 10 Miles



DEMOGRAPHICS within a 5-mile radius

\$274,534

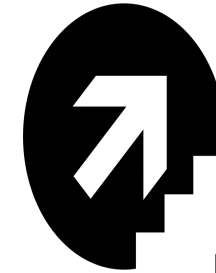


Median Home Value



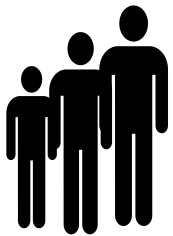
Average Household Income

\$97,580



5.4%

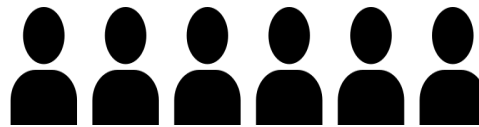
Five Year Projected Growth



44

Average Age

62,281



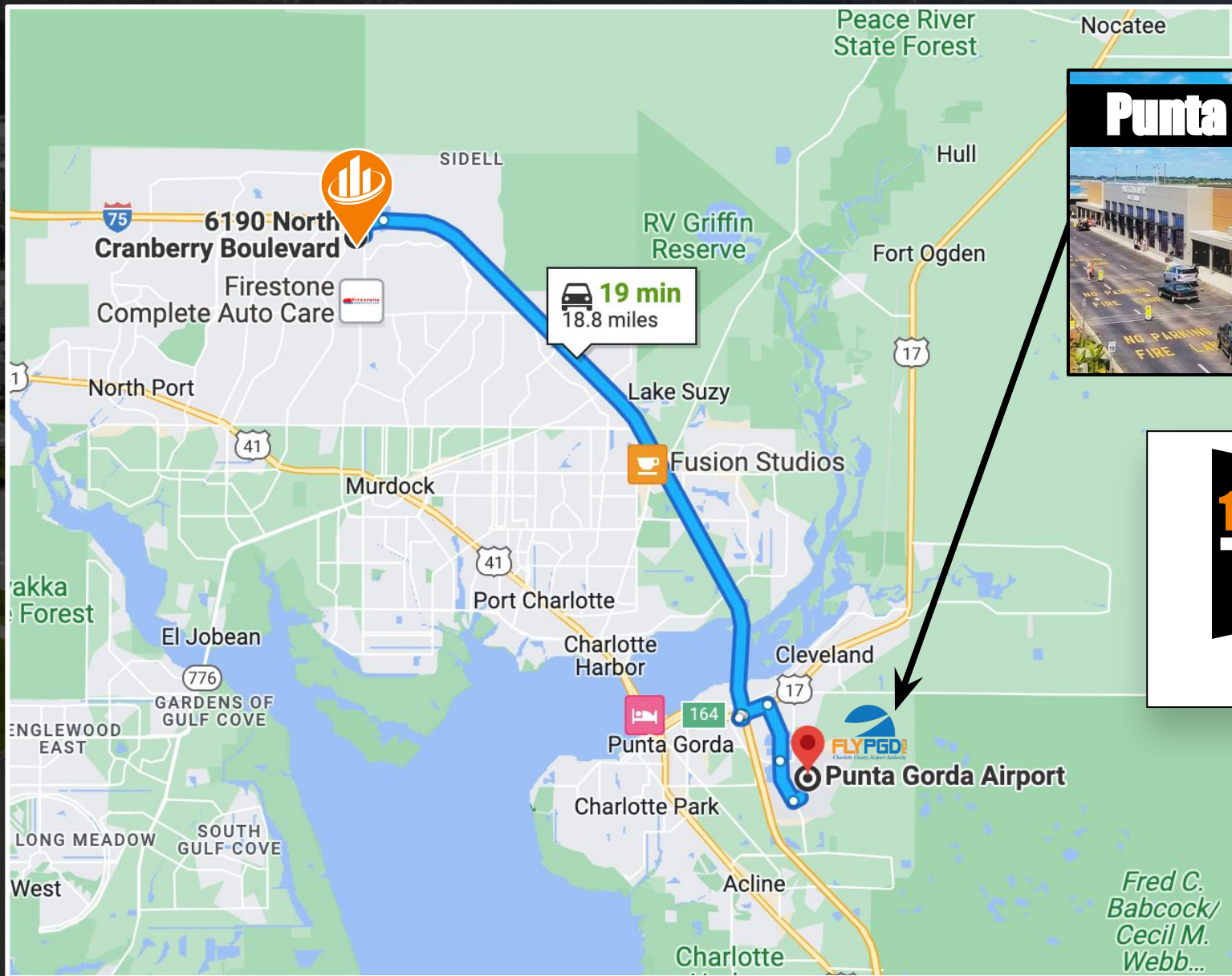
Total Population

Total **23,592** Households



PROXIMITY MAP

Punta Gorda Airport (PGD)



18.8 Miles
19 Minutes
Drive to
PGD Airport

*Fred C.
Babcock/
Cecil M.
Webb...*

AIRPORT STATS



Airlines



**\$1.275
Billion**

Economic Output

**50+ low cost
non-stop
destinations**

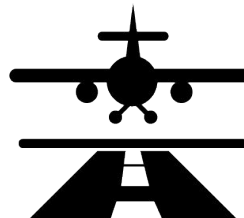


1,570,000



Passengers

2 Runways



Runway 4-22
Rehabilitation
completion
1/15/2023

5,970



Airline Landings



ADVISORY Team

SVN[®] Commercial Partners



The **SVN[®] Commercial Partners** has an experienced group of advisors who have created a full-service commercial real estate firm that includes specialties in Land, Retail, Multi-Family, Industrial, Office, Medical and Hospitality.



SVN[®] Commercial Partners is now covering all South and Southwest Florida MSA's with 5 collaborative offices featuring over 50 team members.



ADVISORY TEAM Hunter McCarthy

Hunter McCarthy is a seasoned commercial real estate professional with a passion for industrial warehouses and land development. Hunter's interest in the field is not new as he comes from a family of realtors and has been around the industry his whole life. After obtaining a B.A. in Business Administration and Economics, he pursued a Master's degree in Health and Wellness Education. Hunter owned a landscaping company for a decade before becoming a Physical Education teacher for seven years.

Hunter joined the commercial real estate industry as a generalist, but he has since honed his skills to specialize in land sales, industrial and retail investment properties. He is affiliated with SVN Commercial Partners, a full-service commercial real estate brokerage that advises clients on buying, selling, and leasing commercial real estate, of all specialities.

Hunter's strengths lie in his ability to gather and interpret data from various tools that help him value properties and gain a comprehensive understanding of the different assets in the market. He spends a considerable amount of time calling property owners, creating proposals and broker opinions of value, and meeting with clients for lunch or coffee.

Hunter's background in baseball has instilled in him a competitive spirit and a love of teamwork, which he applies to his work in the industry. He enjoys finding innovative solutions to meet his clients' needs.



Hunter McCarthy
Advisor
SVN Commercial Partners
hunter.mccarthy@svn.com
941.421.9569

ADVISORY TEAM **Michelle Matson**

Michelle Matson joined SVN Lotus as a Commercial Tract Specialist, where she specializes in retail/office and hotel development as well as tenant representation for national and regional retailers. Relevant expertise includes land tracts ranging from single parcels to large-scale mixed-use development. As an advisor, Ms. Matson has contributed to entitlement, highest and best use analysis, and feasibility in strategically positioning assets for sale or lease. As a result of working in the retail space, Ms. Matson has extensive experience in both the sale and lease of land, build-to-suit and traditional lease opportunities.

Michelle works with investors, site developers, and retailers on a local, regional, and national level in site selection, providing them with a full-service analysis of each potential site, negotiations, due diligence, and the closing process. In the marketing component, Matson transacts with a myriad of end-users that include retail, restaurant, and grocery tenants for her clients. These clients include local business owners, as well as regional and national retailers. Additionally, Michelle works with landlords to understand the highest and best use and potential tenant for each space within a property. She targets these tenants with a multi-pronged marketing approach. She has been involved with several retail and mixed-use sites throughout Florida as well as office and industrial spaces throughout SWFL.

She brings 18+ years of sales and marketing knowledge with her to bring these properties to market in the most effective and efficient formats. Utilizing her resources and vast network of contacts, Michelle assembles a team to get the job done, having recently brought in a Commercial Development Advisory firm to one of the Master Planned Development Projects, for a deep analysis of the market area and in turn has added a large grocer to the project.

Michelle grew up in Braintree, Massachusetts, where she graduated with an English degree from UMass Boston and a Business Management degree from Johnson and Wales University.

Michelle is a member of the ICSC.

Michelle is a Board Member for the Humane Society of Sarasota County.

Michelle and her husband enjoy playing with two of their own rescue pups, as well as kayaking, hiking, and biking in their free time.



Michelle Matson
Advisor
SVN Commercial Partners
michelle.matson@svn.com
781-929-6401

ADVISORY TEAM Margeaux McCarthy

Margeaux McCarthy is a skilled commercial real estate advisor with a passion for marketing. With extensive experience in sales and leasing, she has earned a reputation as a trusted advisor and a skilled negotiator.

After graduating from Charlotte High School and furthering her education at Florida Atlantic University, Margeaux began her career in real estate, quickly establishing herself as a rising star in the industry. Over the years, she has built a broad and diverse network of clients, ranging from small businesses to large corporations, and has successfully closed deals across a wide range of asset classes.

Margeaux McCarthy is also the Director of Marketing at SVN Commercial Partners, holding the responsibilities for the management and design of all relevant marketing materials. These include but are not limited to tenant overview presentations, landlord/tenant proposals, property flyers, social media, company website, and all SVN Commercial Partners branding. Margeaux is extremely well-versed in Adobe Creative Cloud, Buildout, Costar, LoopNet, CreXi, and a wide variety of ARCGIS/REGIS and ESRI mapping programs.

Throughout her career, Margeaux has remained deeply committed to her community, regularly volunteering her time and expertise to local organizations and charities. In her spare time, she enjoys spending time with her family and teaching dance at Florida Dance Workshop.

Margeaux is an invaluable asset to anyone looking to buy, sell, or lease commercial real estate. Whether you are a seasoned investor or a first-time buyer, Margeaux has the expertise and experience to help you achieve your goals and make the most of your real estate investments.



Margeaux McCarthy
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SVN Commercial Partners
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Disclaimer

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the Sperry Van Ness® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the Sperry Van Ness Advisor listed in this Offering Memorandum, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the Sperry Van Ness Advisor.

Neither the Sperry Van Ness Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the Sperry Van Ness Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the Sperry Van Ness Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Memorandum are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Sperry Van Ness Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



COMMERCIAL PARTNERS

DELIBERATELY **DIFFERENT**

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