

30,600 SQUARE FEET AVAILABLE

5900 SUMTER BOULEVARD

Medical and
Professional
Office Building

NORTH PORT, FLORIDA

BENDERSON
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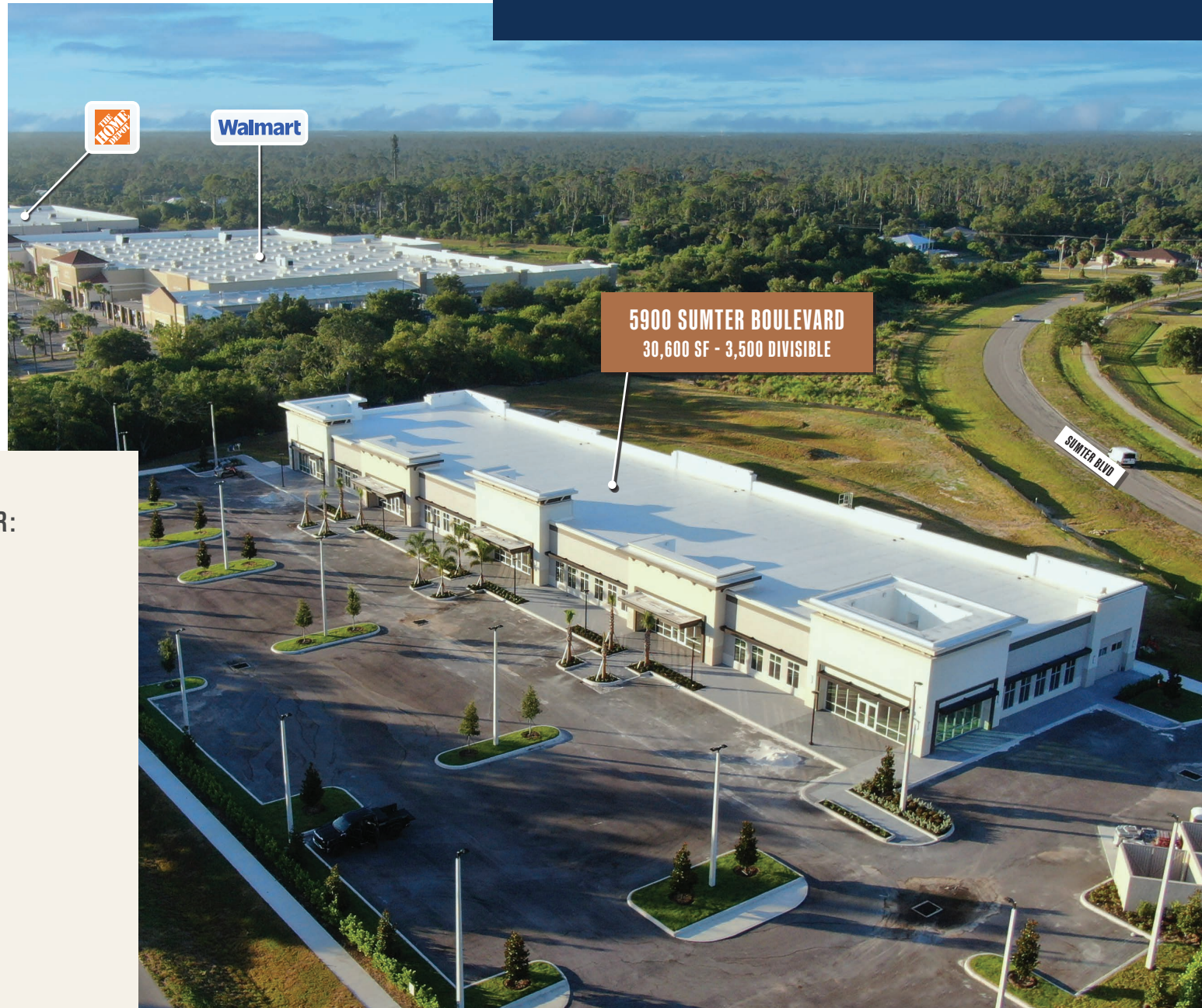
PROPERTY HIGHLIGHTS

NEW CLASS A MEDICAL AND PROFESSIONAL OFFICE BUILDING NOW AVAILABLE FOR LEASE IN A PREMIER LOCATION JUST OFF US 41 IN NORTH PORT

- Located on Sumter Boulevard just off US 41, with easy access to I-75 and the surrounding region
- 30,600 square feet divisible to 3,500 square feet
- High-profile signage opportunities
- 4.8 parking per 1,000 square feet
- High traffic volume of 39,500 AADT along US 41-Tamiami Trail
- Near Cocoplum Village Shops, North Port's largest retail center

IDEALLY SUITED FOR:

- Medical
- Dental
- Veterinary
- Legal
- Municipal
- Educational
- Real Estate
- General Office



AREA DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
2026 POPULATION	42,400	87,440	233,531
2031 POPULATION	45,650	93,979	252,817
DAYTIME POPULATION	35,162	77,350	206,504
HOUSEHOLDS	18,020	36,681	103,954
2026 AHHI	\$99,749	\$100,872	\$108,807
2031 AHHI	\$115,929	\$116,965	\$126,097
MEDIAN AGE	52.1	51.4	58.0
BUSINESSES	1,073	2,619	6,424
EMPLOYEES	7,883	22,536	52,408

SOURCE: Esri, Esri and Infogroup, 2026



AREA AMENITIES

RESTAURANTS

- 1 APPLEBEE'S GRILL + BAR
- 2 BUFFALO WILD WINGS
- 3 CHIPOTLE MEXICAN GRILL
- 4 CULVER'S
- 5 FIRST WATCH
- 6 FIVE GUYS
- 7 IL PRIMO PIZZA & WINGS
- 8 JERSEY MIKES SUBS
- 9 MOE'S SOUTHWEST GRILL
- 10 PANERA BREAD
- 11 PERKINS

SERVICES

- 1 CHASE BANK
- 2 CIRCLE K
- 3 CVS PHARMACY
- 4 FIFTH THIRD BANK
- 5 HAMPTON INN & SUITES
- 6 MARATHON
- 7 RACETRAC
- 8 REGIONS BANK
- 9 ADVENT HEALTH
- 10 WALGREENS
- 11 WAWA

SHOPPING

- 1 ALDI
- 2 DICK'S SPORTING GOODS
- 3 HOBBY LOBBY
- 4 HOME DEPOT
- 5 LOWE'S HOME IMPROVEMENT
- 6 OLD NAVY
- 7 PUBLIX
- 8 ROSS DRESS FOR LESS
- 9 TJ MAXX
- 10 ULTA BEAUTY
- 11 WALMART

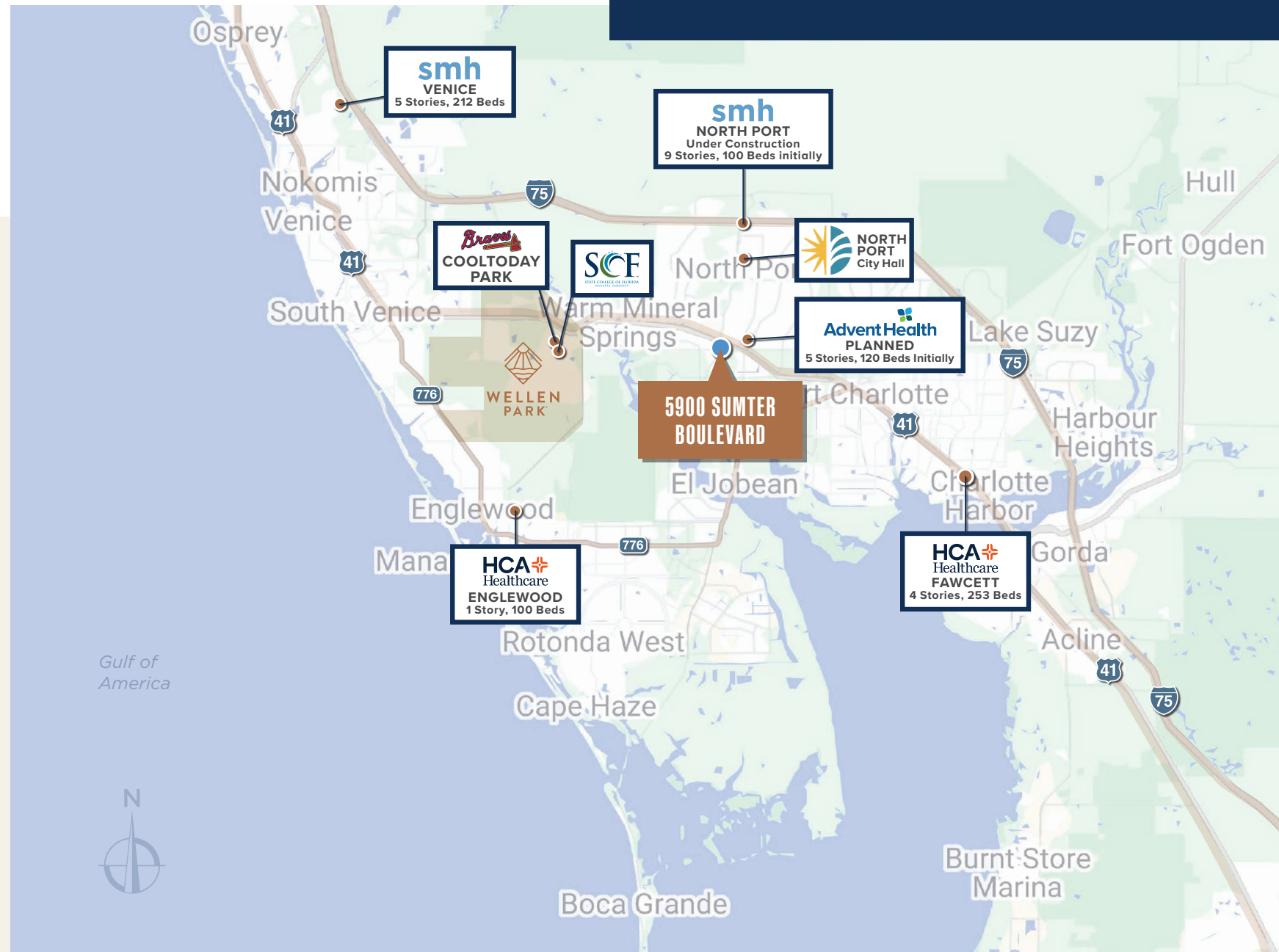
SPECIALTY

- 1 ABC FINE WINE & SPIRITS
- 2 ADVANCE AUTO PARTS
- 3 ASPEN DENTAL
- 4 AUTOZONE AUTO PARTS
- 5 BUFF CITY SOAP
- 6 CRUMBL
- 7 KAY JEWELERS
- 8 O'REILY AUTO PARTS
- 9 STARBUCKS
- 10 TROPICAL SMOOTHIE CAFÉ
- 11 YOUNFIT GYMS



REGIONAL HIGHLIGHTS

- Surrounded by rapidly expanding residential communities, fueling demand for medical and professional services
- Centrally located between five major hospitals, providing convenient access to a strong regional healthcare network
- Just 3 miles from North Port City Hall, the service hub for the second-fastest city in the U.S.
- Five miles from Wellen Park, the nation's #3 fastest-growing master-planned community, with more than 30,000 homes planned at full buildout
- Minutes from CoolToday Park, the spring training home of the Atlanta Braves, attracting 100,000+ annual visitors and thousands more through year-round events
- Near the State College of Florida's North Port campus, serving 3,000+ students and supporting a growing workforce pipeline





SITE PLAN

THANK YOU

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Founded in 1949, Benderson Development is one of the largest privately held real estate companies in the United States. The company currently owns more than 1,000 properties totaling over 55 million square feet in 40 states. The diverse portfolio includes retail, office, medical, industrial/warehouse, hospitality and residential properties.

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