

# FOR LEASE

## RENOVATE OR BUILD TO SUIT WITH DRIVE THRU

1299 N Sumter Blvd  
North Port, FL 34286



### Prime Location

Located two miles south of U.S. I-75 on N Sumter Boulevard, the site sits adjacent to the Walgreens-anchored Paradise Shoppes of Heron Creek.



### 1.15 Acres 5,055 SF

The site and 5,055 SF building, including a four-lane drive-thru, are suitable for a variety of uses including retail, medical, restaurant, or bank.



### 16K Vehicles Per Day

The site boasts strong traffic counts with cross-access to a curb cut along W Price Boulevard.





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DEMOGRAPHICS 3 MILE



**1.44%**  
Population Growth  
since 2010



**9,586**  
Daytime Employees



**45,570**  
Residents



**\$63,898**  
Median Household  
Income



**16K**  
Vehicles  
Per Day

Source: Placer.ai 2022