



The Shoppes at Price Crossing

1251 S Toledo Blade Blvd | North Port, FL



The Shoppes at Price Crossing

1251 S Toledo Blade Blvd | North Port, FL 34288



1,050 SF

Available

Contact
Broker

Rate



ABOUT THE PROPERTY

- Anchor Tenant: Publix Super Market serves as the primary anchor, attracting consistent customer traffic.
- Diverse Retail Mix: Hosts a variety of tenants, including dining options like FUGU Hibachi & Sushi and China Chef, as well as services such as Great Clips and Metro PCS.
- Strategic Location: Situated near major thoroughfares, with high daily traffic counts, ensuring high visibility.
- Ample Parking: Designed to accommodate both tenants and visitors comfortably.
- Community Integration: Serves the North Port area, providing essential services and shopping options to local residents.

NEARBY RETAILERS

Publix

ACE
Hardware

Walgreens

Wawa



TRAFFIC COUNTS

Toledo Blade Blvd

Price Blvd

I-75

Year: 2024 | Source: FDOT

23,000 VPD

15,900 VPD

71,400 VPD

The Shoppes at Price Crossing

North Port, FL



**North Port Gardens
1,135 Residential DU
350,000 SF Office
450 Hotel Rooms
60,000 SF Light Ind.**

71-500 VPD

Lamarque Elementary 1,070 Students

23,000 VPD

1,138 Students

65,000 VPD

15,900 VPD

DOLLAR GENERAL

Cranberry Elementary 785 Students

The image shows a red sign for 'The Shoppes at Price Crossing'. It features several logos: 'LESLIE'S' with a sunburst and water waves, 'publix' in a green square, 'Planet Smoothie' with a smoothie cup, and 'WINGS and RINGS' with a rooster logo.

Sarasota Memorial Health Care Center & ER

448 Total Units

19,400 VPD

224 MF

Toledo Blade
Elementary
799 Students
Adia Behavioral
Health Hospital
144 Beds

312 MF Units
The Woodlands Office Park
103,031 SF Office & Medical

Under Construction: Cedar Grove Phase 3 225 SF Homes

APPROVED

The image shows two logos. On the left is the Tommy's Express Car Wash logo, which features a circular design with the words 'Tommy's' at the top, 'EXPRESS' in the middle, and 'CAR WASH' at the bottom. On the right is the HCA+ logo, which consists of the letters 'HCA' in a large, bold, black font with a red cross symbol, followed by a smaller 'plus' sign.

CUBESMART
self storage

**Port Charlotte
High School**
1,049 Students

The Shoppes at Price Crossing

North Port, FL



North Port Public Works Department

Little Wildlands Hiking Area

Palm Port 126 MF Units

15,900 VPD

Future Retail Development

Ekos at Arbor Park 136 MF Units

19,400 VPD

Little Caesars

Christian Brothers Automotive

WALGREENS

Advance Auto Parts

Pink Tequila Mexican Restaurant, Grill & Cantina

SAVOR

WINGS & RINGS

Planet Smoothie

Pizza Hut

Publix

SITE

FIFTH THIRD BANK

BURGER KING

The Shoppes at Price Crossing

Wawa

Acadia Behavioral Health Hospital 144 Beds

Firestone

PROPOSED ACE Hardware

PROPOSED CHIPOTLE MEXICAN GRILL

7-ELEVEN

HEARTLAND DENTAL

DOMINO'S PIZZA

AT&T

jiffylube

ALDI

AutoZone

Toledo Blade Blvd 23,000 VPD

Future Retail Development 2,170,000 SF

Price Blvd

Toledo Blade Elementary 799 Students

Flats at Sundown 224 MF Units

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| Suite | Tenant | SF |
|-------------|-----------------------|--------------|
| 1251 | Publix | 45,600 |
| 1231 | Planet Smoothie | 1,050 |
| 1211 | Flip Flop Shop | 1,050 |
| 1191 | AVAILABLE | 1,050 |
| 1171 | Perfect Nails & Tan | 1,400 |
| 1151 | FUGU Hibachi & Sushi | 1,400 |
| 1131 | China Chef | 1,400 |
| 1111 | Toledo Liquor & Wine | 2,800 |
| 1091 | Michelangelo of Pizza | 2,839 |
| 1081 | Buffalo Wings & Rings | 6,221 |
| 1121 | Post Net | 1,400 |
| 1141 | North Port Smokes | 2,806 |
| 1181 | Pizza Hut | 1,400 |
| 1201 | Leslie's Poolmart | 1,400 |
| Total | | 71,816 |



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DEMOGRAPHIC HIGHLIGHTS

1 MILE

3,464
Population
4,014
Total Daytime
Population

\$105,607
Average Household
Income
1,315
Total
Households

3 MILES

42,511
Population
29,275
Total Daytime
Population

\$102,921
Average Household
Income
16,127
Total
Households

5 MILES

80,870
Population
73,486
Total Daytime
Population

\$97,218
Average Household
Income
32,253
Total
Households

SOURCE



> Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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