



OFFERING MEMORANDUM

PAN AMERICAN PROFESSIONAL CENTER

5900 Pan American Blvd, North Port, FL 34287



Presented by
JESSE IALUNA

jgialuna@gmail.com | 978.496.5436

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Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney.

Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Cracker & Associates in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY INFORMATION

LUCRATIVE OPPORTUNITY

Operating with an 8.27 CAP and a 10.2 CAP pro-forma



PROPERTY

This 2.76-acre parcel at 5900 Pan American Blvd is zoned CG (Commercial General) and ideal for office, medical, or professional use. The site offers over 400 feet of road frontage, high visibility, and is cleared, level, and ready for development. Utilities are available at the site, and its location near civic and commercial amenities enhances its value. This is an opportunity to develop a quality office asset in a thriving professional corridor of North Port, Florida.

LOCATION

Situated just off U.S. Highway 41, this site offers strategic access to I-75, placing it within minutes of downtown North Port, government offices, and major healthcare providers. North Port is one of Florida's fastest-growing cities, part of the Sarasota-Bradenton MSA, and continues to attract residents and businesses alike. The area offers strong demographics, expanding infrastructure, and increasing demand for professional services—making this a prime location for office or medical development in a highly visible and accessible corridor.

OFFERING SUMMARY

SALE PRICE: \$6,249,990

ADDRESS: 5900 PAN AMERICAN BOULEVARD
NORTH PORT, FL 34287-3425

PARCEL ID: 0997-00-5065

LOT SIZE: 2.76 ACRES

BUILDING SIZE: 29,366 SQFT

ASSET TYPE: OFFICE

ZONING: PCD

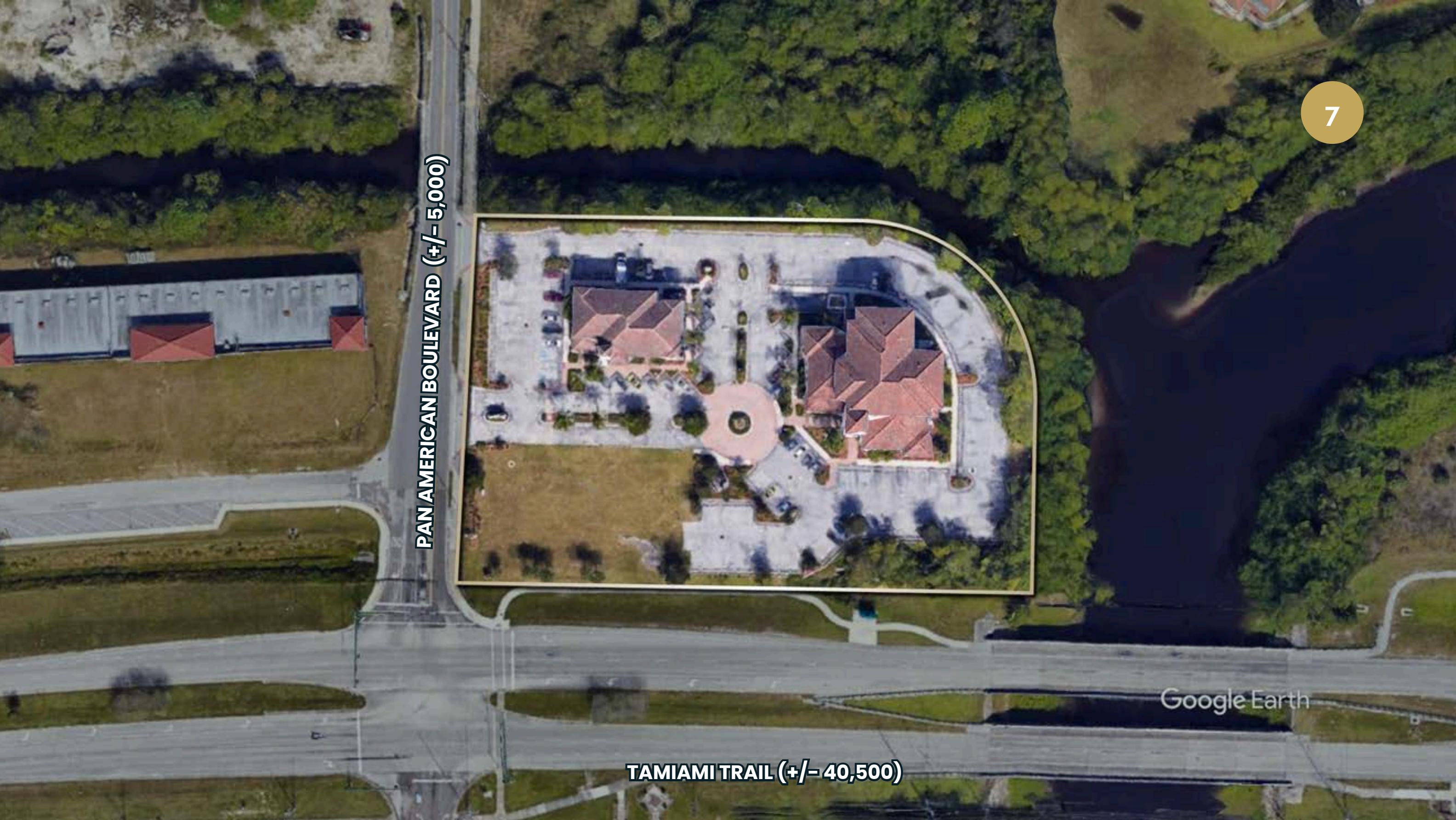
HIGHLIGHT/FEATURES: LUCRATIVE INVESTMENT
OPPORTUNITY: 30K/SQFT, 80% LEASED.

HIGHLIGHTS

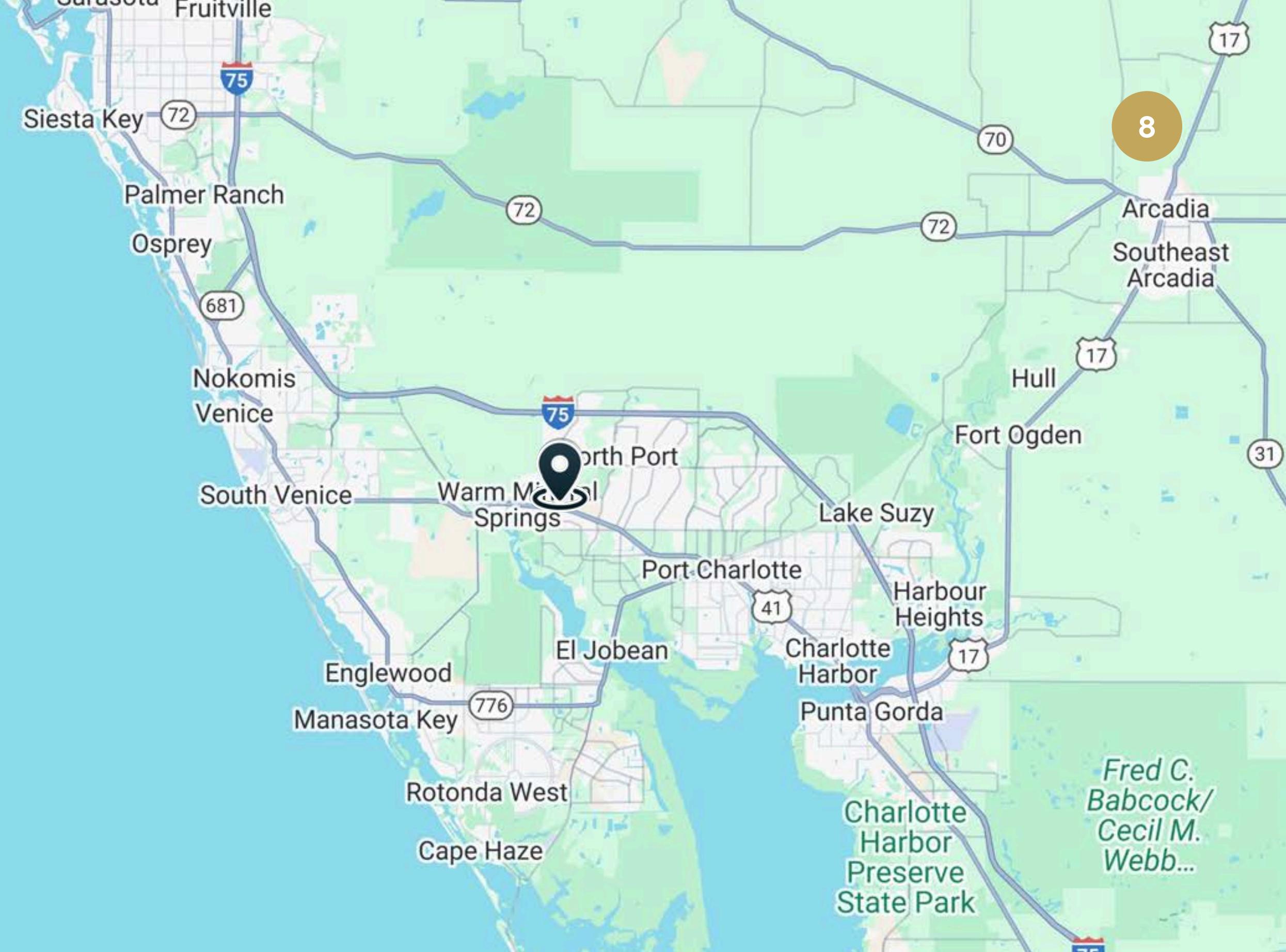


- Prime 29,366sqft, 2.76-Acre professional office space: Ideal office, medical, or professional use in a growing commercial corridor.
- Strategic North Port Location: Minutes from U.S. 41, I-75, City Hall, and major civic and healthcare institutions.
- Zoned CG (Commercial General): Flexible zoning on roughly 0.6 acre front outparcel to accommodate a wide range of office/retail-related uses.
- Lucrative Income Opportunity with a roughly 7.8 CAP and a 9+ CAP Pro-Forma

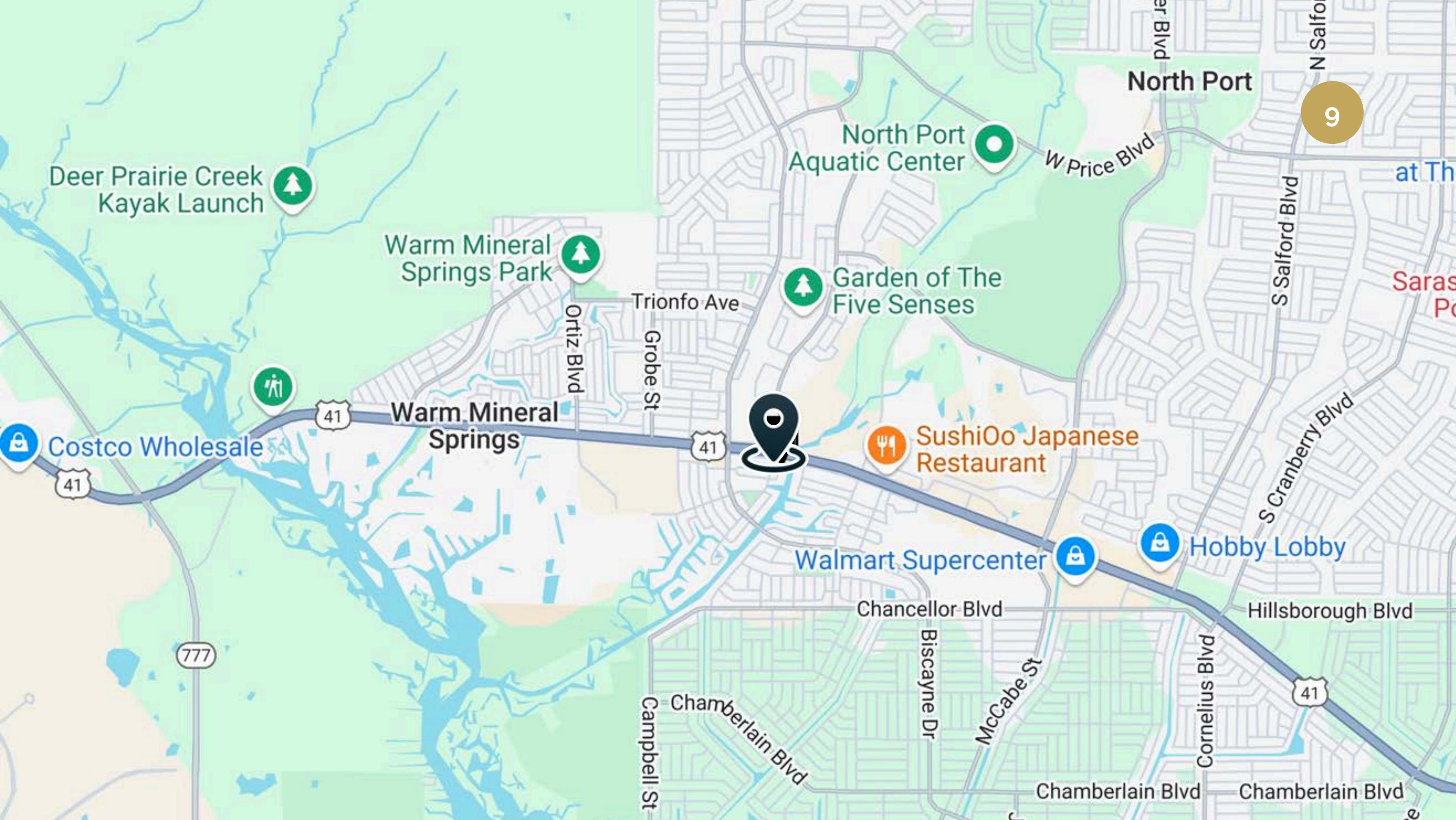




LOCATION INFORMATION



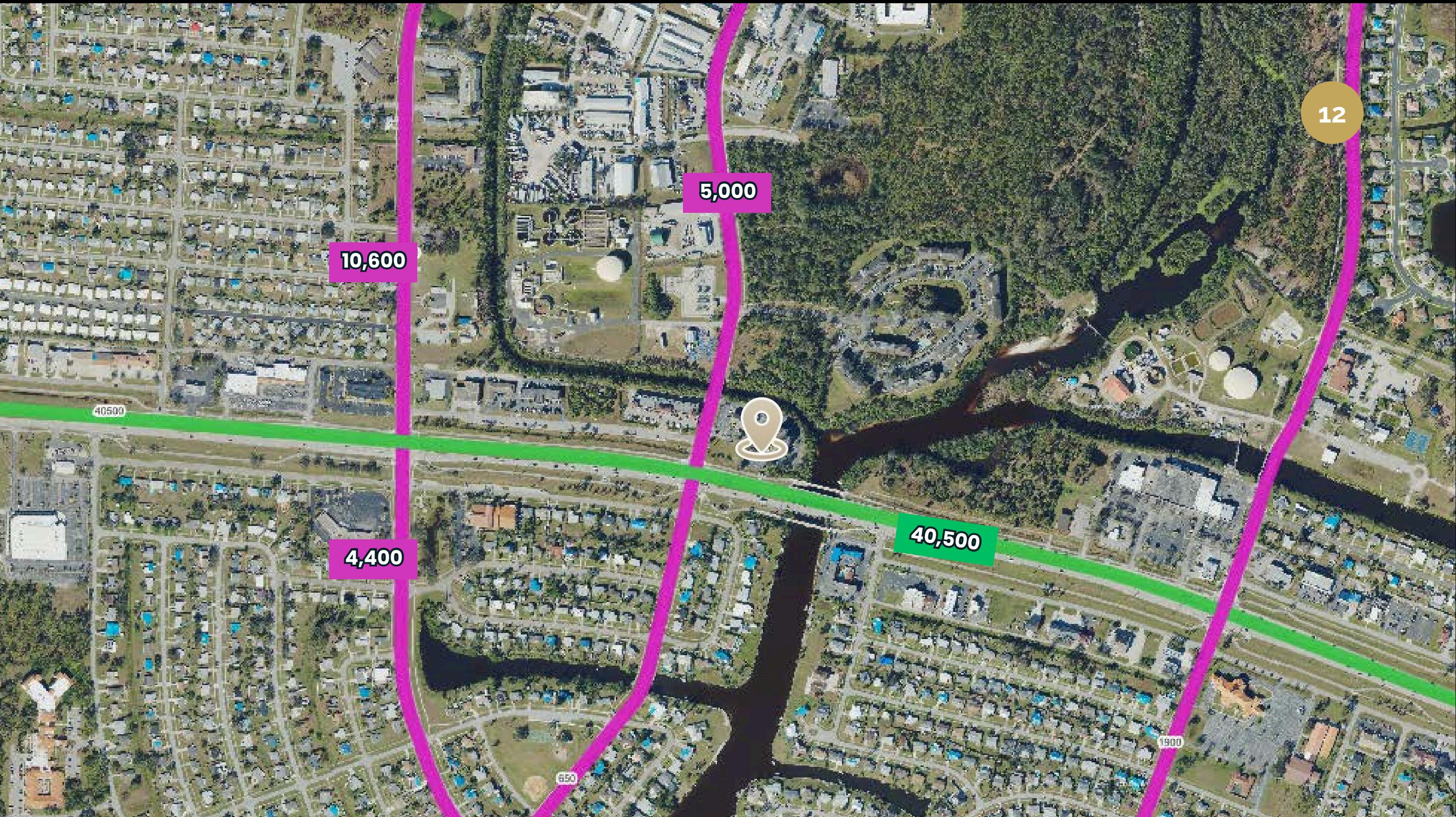
REGIONAL MAP



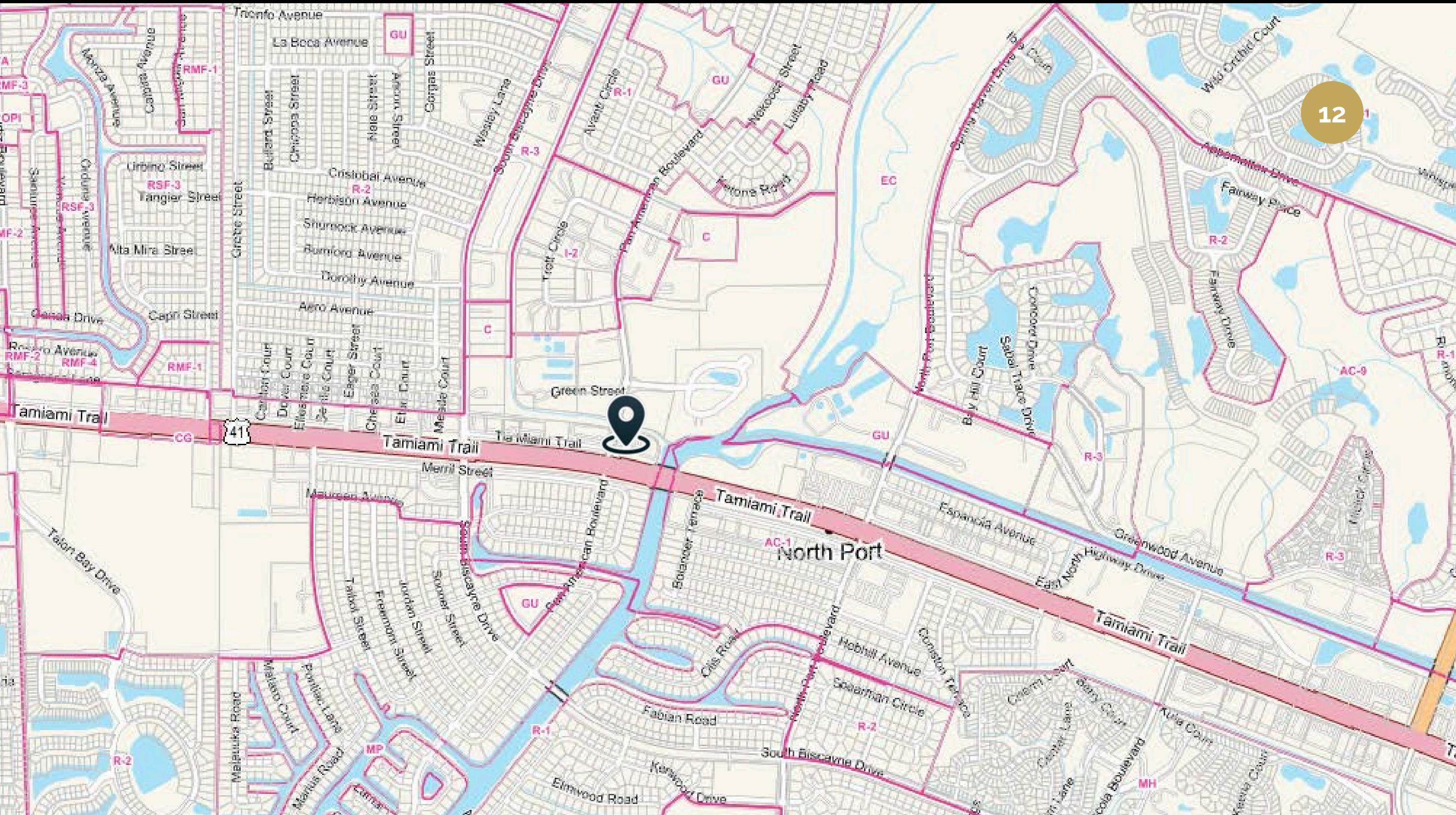
LOCATION MAP



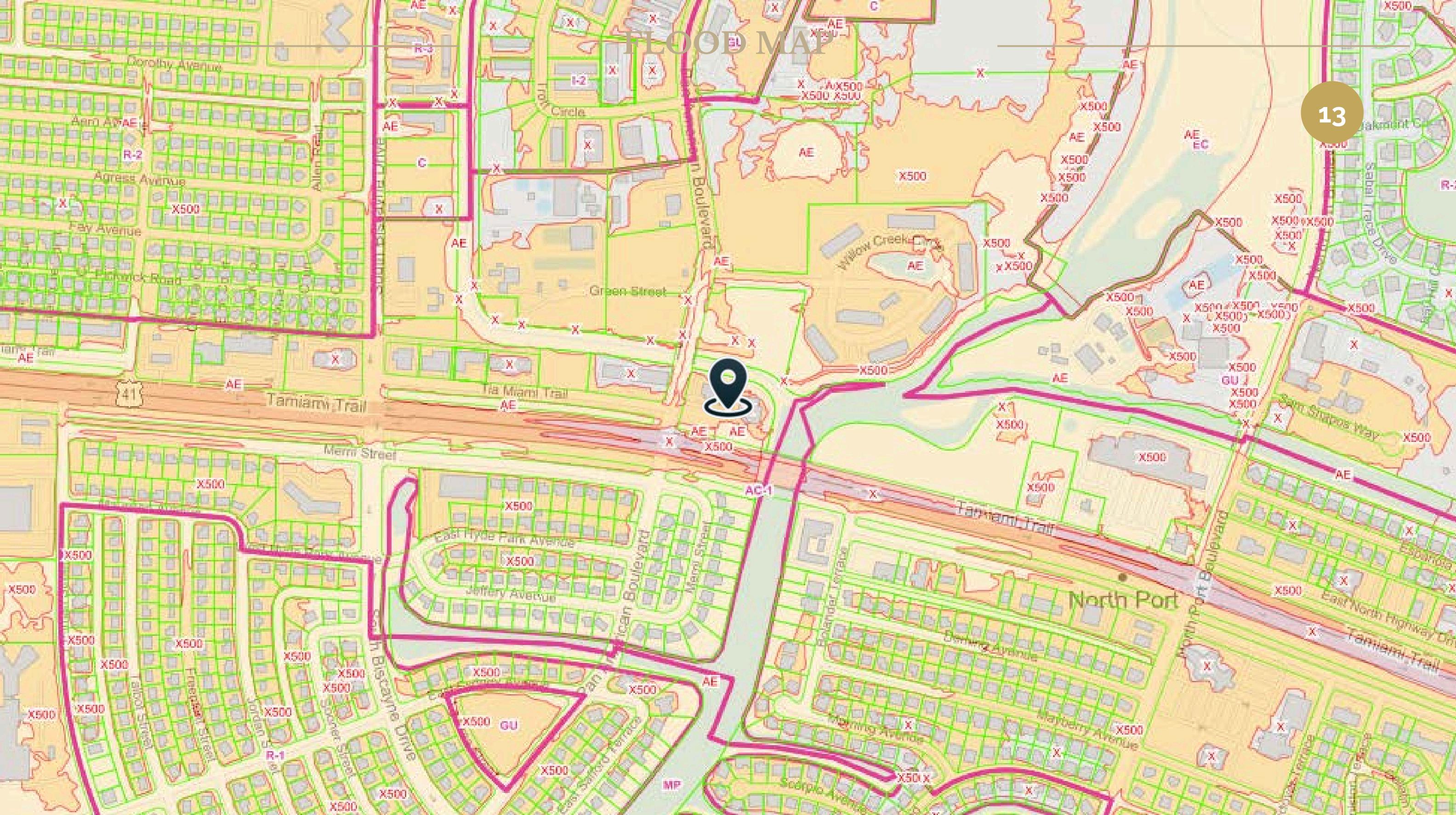
AERIAL MAP



TRAFFIC COUNT MAP



ZONING MAP





JESSE IALUNA

Senior Advisor

jgialuna@gmail.com

978.496.5436

Jesse Ialuna has established a strong reputation for getting deals done. From multi-million dollar commercial projects to high-end residential properties and prime land opportunities, he is a trusted advisor to many entrepreneurs, business owners, and real estate investors. Mr. Ialuna moved to Southwest Florida in 2004.

From his early years in New England, he has an extensive family background going back 3 generations in construction, real estate, and development in New England as well as SWFL. He got his early start in the business world and rose to VP of sales for CSE, a national digital marketing firm based out of Punta Gorda FL. That background and extensive knowledge of Internet marketing strategies have given his real estate clients a clear advantage.

Mr. Ialuna is known by many to be a real estate powerhouse in both commercial and residential, in part due to his dedication to helping property owners and investors reach their goals, paired with his unrelenting hard work. **Jesse has received multiple awards and has been ranked “Best of Zillow”.**



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