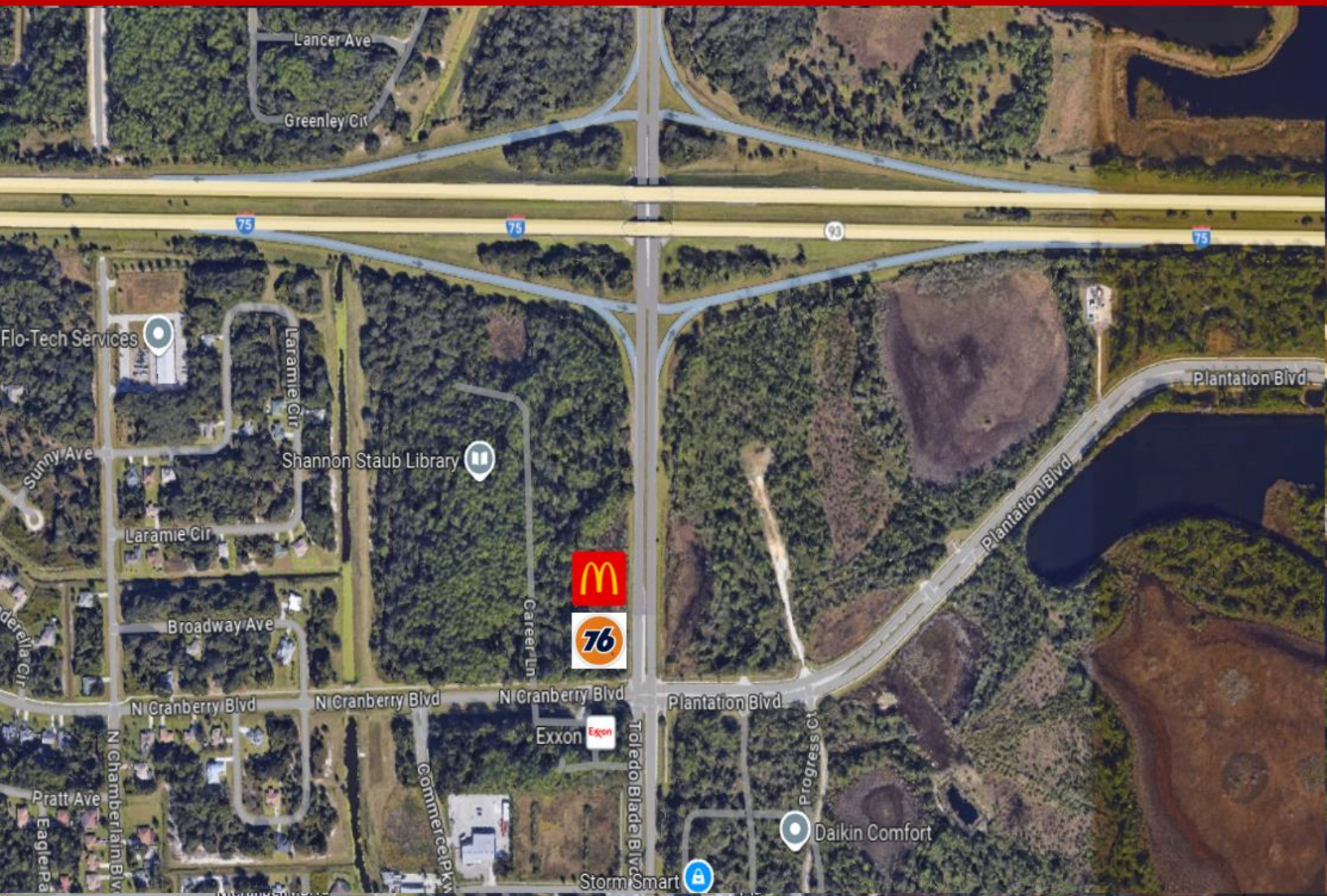


# Commercial Real Estate Advisors

*A marketing company licensed to broker real estate*



## **Five-Tenant Mixed-Use – Three Parcels Available** **I-75 Intersection on Toledo Blade Boulevard** **(Exit 179)** **North Port, Florida 34289** **Zoned CG**



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# TOLEDO BLADE MIXED-USE DEVELOPMENT NORTH PORT, FLORIDA



## Three Parcels Available for Build to Suit

Platted as five (5) commercial outparcels and associated common tracts

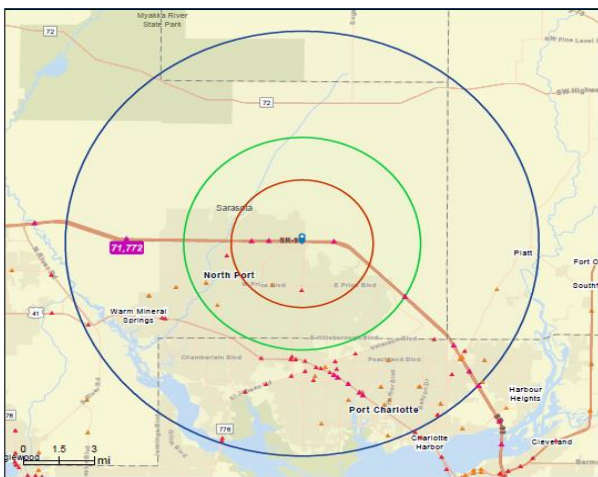
- Approved for general commercial uses
- All zoning, platting, master development and wetland permits in place
- Suncoast Technical College opened January 2018
- Locations for restaurants, retail as well as commercial uses
- Offering land lease with master drainage in place
- Contracts in place with McDonald's and Union 76 Convenience & Fuel



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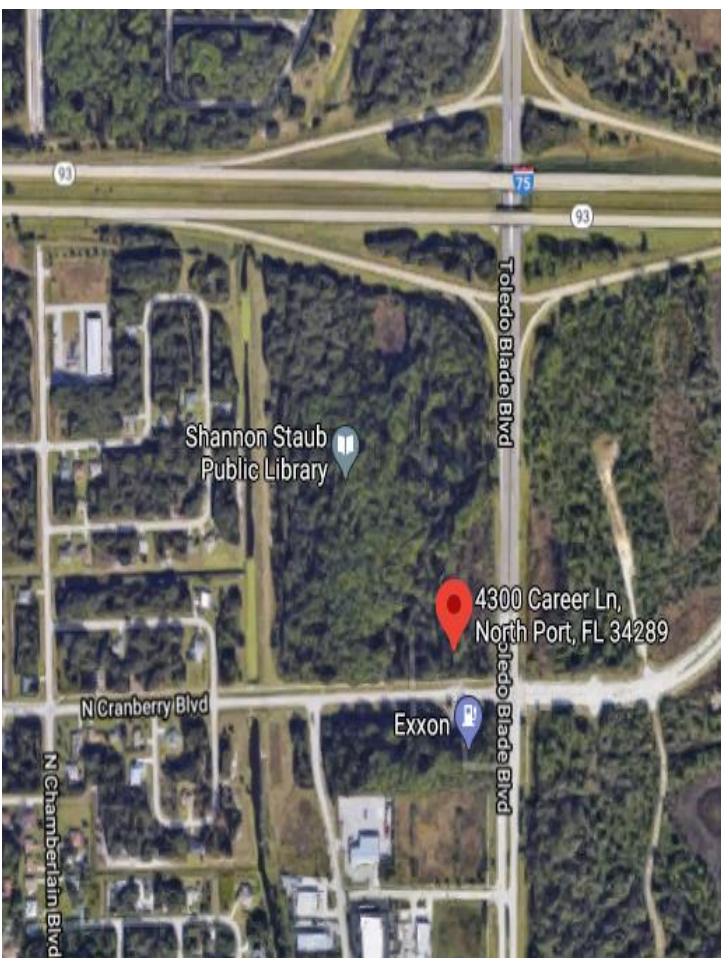


## PROPERTY DETAILS

Address:	4560/4690/4820 Career Lane, North Port, Florida 34289
Land Area Available:	Lot C: 51,836.4 SF/1.19 A Lot D: 86,684.4 SF/1.99 A Lot E: 79,279.2 SF/1.82 A
Total Land Area:	395,960.4 SF (9.09 A)
Zoning:	CG – Commercial General

## SITE SUMMARY

CG-zoned mixed-use parcels at a prime location on Toledo Blade Boulevard (close to I-75) available. This assemblage is directly east of the Suncoast Technical College. Directly on heavily-traveled Toledo Blade Boulevard, just south of I-75 (Exit 179). Traffic signal at Cranberry Boulevard and Toledo Blade Boulevard.



## DEMOGRAPHIC STATISTICS

Proximity:	1 mile	3 miles	5 miles
Total Population:	2,565	23,406	57,141
Median Age:	39.4	39.3	41.2
Households:	965	8,850	21,631
Average Household Income:	\$90,593	\$101,965	\$98,616

## TRAFFIC VOLUME

Collection Street	Cross Street	Traffic Volume	Year	Mile Radius
Toledo Blade Blvd.	N Cranberry Blvd.	20,000	2023	at the site
I-75	@ Toledo Blade Exit 179	73,000	2023	.25 mi.
I-75	Sumter Blvd. Exit 182	72,500	2023	3 mi.



# AERIAL MAP



[The City of North Port](#), one of Florida's [fastest growing and largest cities](#), is strategically located in Sarasota County, on Florida's Gulf Coast midway between Tampa and Fort Myers only a short distance from the new West Villages Development and the new Atlanta Braves Training Facility. This thriving young community (founded in 1959) has the amenities and assets that make it an attractive location for new business, industrial, office development and quality of city living. North Port has several prime development sites, ample sewer and water capacity and excellent interstate access via I-75. With a median age of 45 years, it is currently only forty percent complete of the intended development of the community.

The Atlanta Braves have spent 72 consecutive years in Florida for Spring Training and will continue their Florida legacy by committing to a 30-year Facility Operating Agreement in West Villages Florida, with the option to extend the term in two five-year increments. In 2019, the Braves began Spring Training in the team's new state-of-the-art spring training complex in West Villages / Wellen Park Florida, a master-planned community in the City of North Port in Sarasota County which is boasting an additional 46,000 new rooftops.



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Corr Commercial Advisors was built on the values the Corr name instituted almost 70 years ago. Built on entrepreneurship, integrity, creativity, and excellence, Corr Commercial Advisors, LLC was established, serving communities from Sarasota to Fort Myers in the southwest Florida region. Corr Commercial Advisors is your only choice in commercial real estate.

Howard J. Corr CCIM, Managing Broker of CCA, is determined to set the example and lead the way of how commercial real estate is conducted in SWFL. The concept of listing your property and waiting for it to sell is a thing of the past. CCA is a marketing company with a broker's license that is accountable, collaborative, and knowledgeable, prepared to be your full-service real estate and property management brokerage. With CCA, a team of committed and enthusiastic professionals not only understands the business but has been a pivotal part of its growth and development over the last several decades and will completely manage your real estate transaction. Over the last 35+ years, Corr has had the opportunity to own and manage several real estate companies including CCA. Corr was a partner in the development company responsible for creating a 6,000-acre community known as Apollo Beach, Florida. This included the development, management and operation of infrastructure, utilities and 55 miles of interconnecting waterways with direct access to Tampa Bay. Corr Commercial Advisors, LLC is committed to delivering unparalleled service, knowledge, and experience to SWFL. If you are looking to conduct a real estate transaction or need property management, choosing CCA will be one of the most important decisions you will make. Thank you for entrusting us with your real estate needs!



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## MISSION STATEMENT

The mission of Corr Commercial Advisors is to provide custom-designed commercial real estate solutions which exceed the expectations of our clients.

## EXPECTATIONS

Today's transactions involve specific skills for managing and solving multifaceted real estate challenges. We meet these challenges head on by remaining current and knowledgeable of the markets we serve. We commit ourselves and resources to provide professional quality service to address the specific needs of our clients.

## CERTIFICATIONS

Howard Corr attained his CCIM designation in 1985. A CCIM, Certified Commercial Investment Member, is a recognized expert in the commercial and investment real estate industry. CCIMs have completed a designation curriculum that covers essential skill sets including ethics, interest-based negotiation, financial analysis, market analysis, user decision analysis, and investment analysis for commercial investment real estate. CCIMs have completed a portfolio demonstrating the depth of their commercial real estate experience. Finally, they have demonstrated their proficiency in the CCIM skill sets by successfully completing a comprehensive examination. Only then is the designated candidate awarded the coveted CCIM pin.





## CONFIDENTIALITY & DISCLAIMER STATEMENT

The information contained in this document is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Corr Commercial Advisors LLC and should not be made available to any other person or entity without the written consent of Corr Commercial Advisors LLC. This document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Corr Commercial Advisors LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition of the business prospects of any tenants, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Corr Commercial Advisors, LLC has not verified, and will not verify, any of the information contained herein, nor has Corr Commercial Advisors LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Some or all the photographs contained within may have been altered from their original format. All potential buyers must take appropriate measures to verify all the information set forth herein.



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