

DEVELOPMENT OPPORTUNITY

Commercial Land | 2.8 Acres | Shovel-Ready Parcel | Growing Retail Corridor

12601 - 12649 S TAMAMI TRAIL
NORTH PORT, FL 34287
SARASOTA MSA



RETAIL CORRIDOR | ±2.3 MILES AWAY FROM THE PROPERTY

ROSS	Publix	H&R BLOCK	HOBBY LOBBY
Hampton	CHASE	DOLLAR TREE	
Culver's	PAPA JOHN'S	KFC	DICK'S SPORTING GOODS
metro by T-Mobile	MOE'S SOUTHWEST GRILL	Wendy's	TJ-maxx
Goodwill	You fit HEALTH CLUB	BEALLS	Advancel Auto Parts
Panera BREAD	FirstWatch The Daytime Cafe	OLD NAVY	FAMOUS footwear
Busey	BUFFALO WILD WINGS	McDonald's	ULTA BEAUTY
		FIVE GUYS BURGERS and FRIES	AspenDental

WELLS FARGO	LOWE'S
Marathon	Domino's
Allstate	
DOLLAR GENERAL	

CIRCLE K

RETAIL CORRIDOR ±3.3 MILES AWAY FROM THE PROPERTY

Walmart Supercenter	THE HOME DEPOT	ALDI	enterprise
CVS pharmacy	AutoZone	MATTRESS FIRM	POPEYES
BURGER KING	State Farm	MURPHY USA	MARCO'S PIZZA
REGIONS	Tuffey Tire & Auto Service	TIRE KINGDOM	PERKINS RESTAURANT & BAKERY
ABC	save a lot	RaceTrac	ExtraSpace Storage

DEVELOPMENT OPPORTUNITY



Marcus & Millichap
NNN DEAL GROUP
OFFERING MEMORANDUM

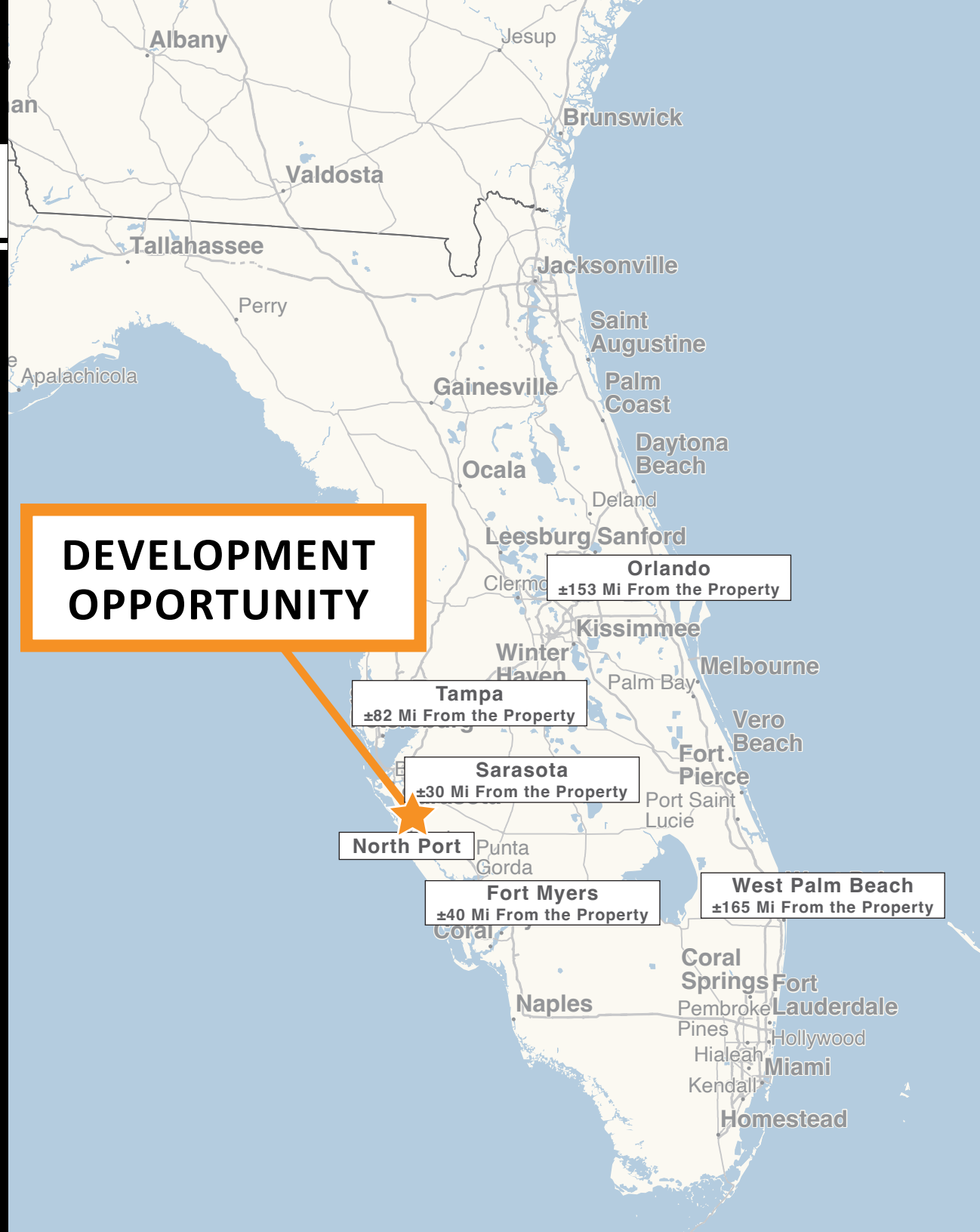
ACTUAL SITE

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Marcus & Millichap
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DEVELOPMENT OPPORTUNITY

12601 - 12649 S TAMAMI TRAIL

INVESTMENT SUMMARY

PRICE: \$1,700,000

PROPERTY SUMMARY

Site Address	12601 - 12649 S Tamiami Trail, North Port, FL 34287
County	Sarasota County
Parcel ID	0791-02-0010
Ownership Interest	Fee Simple
Encumbrances	Delivered Free & Clear
Total Land Area	Lot 1: 0.93 Acre Lot 2: 0.93 Acre Lot 3: 0.93 Acre Total: 2.8 Acres; 121,968 SF
Zoning	PCD - Planned Community Development
Opportunity Zone	Yes

ZONING DESCRIPTION

The purpose of the PCD Planned Community Development District is to provide an area for coordinated development of industrial, commercial, service, residential and government uses within a park-like setting. The establishment of this district provides a mechanism to attract major employers to the City, which can contribute to the diversification of the economic base in a manner consistent with the City's adopted Comprehensive Plan. The PCD District provides for a variety of uses where project components and land use relationships are physically and functionally integrated.

INVESTMENT HIGHLIGHTS



PRIME FRONTAGE ON US-41 (TAMIAMI TRAIL)

2.8 Acres with premier exposure along one of the region's primary commercial corridors within the Sarasota MSA



THREE PARCEL CONFIGURATION FOR MAXIMUM FLEXIBILITY

Commercially zoned, shovel-ready site allows for phased development, pad sales, or single-user site planning



HIGH TRAFFIC & SIGNALIZED INTERSECTION

Positioned along a heavily traveled corridor (32k+ VPD) with signalized access, providing strong visibility and accessibility



STRONG RETAIL CORRIDOR WITH NATIONAL TENANCY

Surrounded by established and incoming national retailers, supporting consistent traffic flow and long-term tenant demand



LOCATED IN A HIGH-GROWTH MARKET

North Port is one of the fastest-growing cities in Florida, with rapid residential expansion driving retail demand



NEARBY TOURIST ATTRACTION

Site benefits from proximity to the Warm Mineral Springs Park, a heavily trafficked natural hot springs tourist attraction, with 150,000 annual visitors



Deer Prairie Creek Preserve South

VENICE, FL
14 MILES

SARASOTA
30 MILES

Heron Creek Middle School

Publix

Walmart
Neighborhood Market

WARM MINERAL SPRINGS PARK
Tourist Attraction
150,000 Annual Visitors

Heron Creek Golf & Country Club

DEVELOPMENT OPPORTUNITY

BEALLS HOBBY LOBBY
CHASE
Bath & Body Works
five BELOW verizon
CHIPOTLE MEXICAN GRILL GameStop SALLY BEAUTY Jersey Mike's
T Mobile Pet Super market Starbucks
FIVE GUYS BURGERS and FRIES DOLLAR TREE
OLD NAVY FAMOUS footwear BUFFALO WILD WINGS
ROSS TJ-maxx
DICK'S SPORTING GOODS ULTA BEAUTY

Marathon

WELLS FARGO

Domino's

SONESTA INTERNATIONAL HOTEL

Planet Fitness

metro by T-Mobile GoGo PIZZA YouFit
Goodwill Industries International Inc. McDonald's

Hampton by Hilton KFC
Calver's müv AT&T
Advance Auto Parts

S BISCAYNE DR

41



save a lot

FENCE OUTLET

North Port subs

BANK OF AMERICA

LOWE'S

Walgreens

La Rocca Italian Restaurant

DOLLAR GENERAL

CIRCLE K

S TAMiami TRl - 32,816 VPD
DUTCH BROS Coffee
POPEYES LOUISIANA KITCHEN TACO BELL

FORT MYERS
40 MILES

CVS pharmacy
MATTRESS FIRM
Burger King
MAVIS TIRE A MAVIS COMPANY
Pizza Hut

Walmart Supercenter

THE HOME DEPOT

ALDI

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

SARASOTA

Known for small-town living, beaches and resorts, the Sarasota metro is a major draw for tourists and retirees. About one-third of the population is above the age of 65, supporting a large network of health care providers and underpinning demand for workers in the sector. The metro encompasses all of Manatee and Sarasota counties. About 60 miles south of Tampa, Sarasota is the second-most populated city in the metro, with more than 59,000 residents. North Port has a slightly larger population at almost 90,000 citizens.

- In addition to manufacturers, other major employers in the metro include SMH Health Care, HCA Sarasota Doctors Hospital, Florida Resource Management, Ritz-Carlton and FCCI Insurance Group.
- The area offers proximity to Seaport Manatee, Port Tampa Bay, Tampa International Airport and Sarasota-Bradenton International Airport.
- The Baltimore Orioles and Pittsburgh Pirates conduct spring training in the metro, contributing to the metro's tourism sector. Other sporting events here pertain to polo, powerboat racing and BMX.
- The many museums and cultural activities, such as the Ringling Museum of Art and the Sarasota Orchestra, enhance the metro's quality of life.



METRO HIGHLIGHTS



DIVERSIFYING ECONOMY

Infotech, life sciences, professional services and clean technology are among the growing sectors propelling the economy.



MANUFACTURING

The Sarasota metro is home to some 1,000 manufacturing companies, including PGT Innovations, Sun Hydraulics Corp., Helios Technologies and Tervis.



TOURISM INDUSTRY

A warm climate year-round, miles of beaches, and an abundance of activities and attractions draw two million to three million annual tourists, yielding billions in total economic impact each year.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau; EDC Sarasota County

DEMOGRAPHICS / NORTH PORT, FL

POPULATION	1 MILE	3 MILES	5 MILES
2030 Projection	7,208	26,873	65,738
2025 Estimate	7,058	25,710	60,873
Growth 2025 - 2030	2.12%	4.53%	7.99%
2010 Census	5,887	21,099	42,668
2020 Census	6,881	23,800	52,463
Growth 2010 - 2020	16.88%	12.80%	22.96%

Growth 2010 - 2020	1 MILE	3 MILES	5 MILES
2030 Projections	3,766	12,802	28,781
2025 Estimate	3,672	12,256	26,677
Growth 2025 - 2030	2.57%	4.46%	7.89%
2010 Census	3,024	10,066	18,422
2020 Census	3,491	11,214	22,664
Growth 2010 - 2020	15.44%	11.40%	23.02%

2025 EST. HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	2.89%	4.36%	6.70%
\$150,000 - \$199,999	2.50%	3.62%	5.77%
\$100,000 - \$149,999	13.57%	18.73%	20.43%
\$75,000 - \$99,999	11.58%	13.91%	16.47%
\$50,000 - \$74,999	17.05%	18.89%	18.98%
\$35,000 - \$49,999	17.41%	14.15%	11.80%
\$25,000 - \$34,999	15.46%	9.92%	7.42%
\$15,000 - \$24,999	8.80%	8.20%	6.57%
\$10,000 - \$14,999	5.46%	3.85%	2.49%
Under \$9,999	5.30%	4.37%	3.36%
2025 Est. Average Household Income	\$65,976	\$80,273	\$93,049
2025 Est. Median Household Income	\$49,026	\$65,381	\$75,750
2025 Est. Per Capita Income	\$33,675	\$37,148	\$40,196

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2025 Estimated Population by Age	7,058	25,710	60,873
Under 4	4.2%	4.0%	4.1%
5 to 14 Years	6.7%	7.9%	9.3%
15 to 17 Years	1.6%	2.3%	2.8%
18 to 19 Years	1.0%	1.4%	1.8%
20 to 24 Years	3.3%	3.7%	4.0%
25 to 29 Years	4.2%	4.2%	4.2%
30 to 34 Years	4.2%	4.5%	4.7%
35 to 39 Years	3.6%	4.3%	4.7%
40 to 49 Years	6.6%	7.7%	9.2%
50 to 59 Years	9.9%	10.9%	12.1%
60 to 64 Years	7.7%	7.8%	8.3%
65 to 69 Years	9.4%	9.4%	9.4%
70 to 74 Years	11.6%	10.5%	9.5%
Age 75+	26.0%	21.4%	15.9%
2025 Median Age	57.0	55.0	52.0

2025 Population 25 + by Education Level	1 MILE	3 MILES	5 MILES
Elementary (0-8)	1.70%	1.42%	1.65%
Some High School (9-11)	3.51%	4.98%	5.31%
High School Graduate (12)	38.92%	35.27%	31.60%
Some College (13-15)	22.26%	24.12%	23.44%
Associates Degree Only	11.97%	11.32%	12.77%
Bachelors Degree Only	12.90%	13.29%	13.88%
Graduate Degree	6.33%	7.64%	9.90%

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ACTUAL SITE