



1011 S Sumter Blvd | North Port, FL 34287

\$5,544,000 | 5% CAP



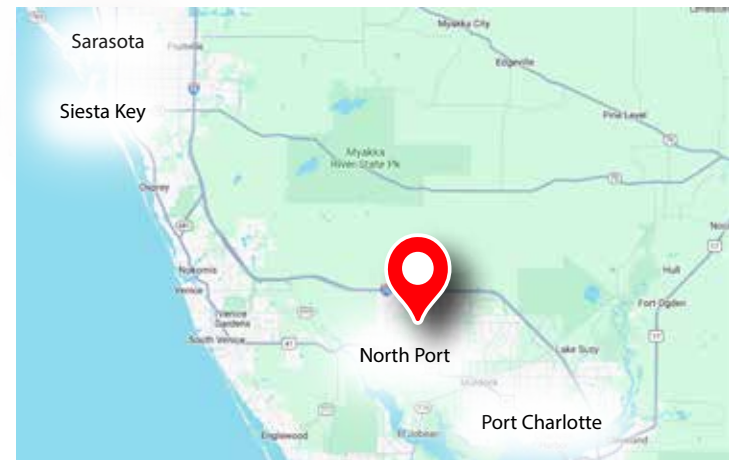
📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
📞 (516) 864.8000
🌐 www.SilberProperties.com

Financial Info

Highlights

- North Port, Florida is the fastest growing small city in the nation according to MoneyGeek and in 2023 it was the second fastest growing city in the United States according to Southern Living Magazine.
- The lease was just extended showing the tenants commitment to the location and proving successful performance.
- 268 Brand new luxury apartments were recently built directly across the street (The Hadley).
- The Southerly at Hernon Creek is a 312-unit Garden Style apartment community is being developed across the street next to The Hadley.
- The Gallery, a three story community consisting of 107 units was recently developed across the street.
- Property is located on a hard corner surrounded by brand new constructions such as Walmart, Taco Bell, Dunkin' Donuts, Autozone, Starbucks and many other national tenants.
- Fee simple ownership on an Absolute NNN lease.

Lease Expiration:	August 2037
Annual Rent:	\$277,200
Options:	Three (3) @ Five (5) Years (10% increase each option)
Increases:	10% in 2031 and 2037
Building Size:	4,034 SF
Lot Size:	1.28 Acres
Lease Type:	Absolute NNN
Ownership:	Fee Simple
Price:	\$5,544,000 5% CAP



Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice



BEEF 'O BRADY'S
GOOD FOOD. GOOD SPORTS.
LET'S PIZZA
Great Clips®
IT'S GONNA BE GREAT™

HERON CREEK
ANIMAL HOSPITAL

TACO BELL

STARBUCKS
WAFFLE HOUSE

Walgreens

McDonald's

PET SUPPLIES PLUS

Walmart
Neighborhood Market

ANYTIME FITNESS

Publix

LESLIE'S SUBWAY

DUNKIN'

TOMMY'S EXPRESS CAR WASH

O'Reilly
AUTO PARTS



City of North Port
Local government office

North Port
Police Department

UNITED STATES
POSTAL SERVICE
North Port Fire
Rescue Department

NPHS
North Port High School

Heron Creek
Middle School

West Price Blvd - 14,621 VPD

Walgreens
BEEF 'O' BRADY'S
A GOOD FOOD. GOOD SPORTS.
JET'S PIZZA IT'S GONNA BE GREAT

HERON CREEK
ANIMAL HOSPITAL
Great Clips

Publix
ANYTIME FITNESS
LESLIE'S
SUBWAY

DUNKIN'

STARBUCKS
CIRCLE K
TACO BELL
WAFFLE HOUSE

Walmart
Neighborhood Market
PET SUPPLIES PLUS
McDonald's
TOMMY'S EXPRESS
CAR WASH

O'Reilly
AUTO PARTS

THE GALLERY
at North Port

THE HADLEY
VILLA-STYLE APARTMENTS

SOUTHERLY
at HERON CREEK



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POPULATION:	1 MILE	3 MILE	5 MILE
2010 POPULATION	3,965	39,141	61,301
2023 POPULATION	4,624	46,955	76,845
2028 POPULATION PROJECTION	4,810	49,030	80,700
ANNUAL GROWTH 2010-2023	1.30%	1.50%	2.00%
ANNUAL GROWTH 2023-2028	0.80%	0.90%	1.00%

2020 POPULATION BY RACE:

WHITE	4,198	41,122	67,710
BLACK	238	3,624	5,627
AMERICAN INDIAN/ALASKAN NATIVE	11	179	306
ASIAN	95	841	1,305
HAWAIIAN & PACIFIC ISLANDER	6	57	90
TWO OR MORE RACES	76	1,132	1,808
HISPANIC ORIGIN	510	5,450	8,797

HOUSEHOLDS:

2010 HOUSEHOLDS	1,577	15,470	24,888
2023 HOUSEHOLDS	1,912	19,373	32,214
2028 HOUSEHOLD PROJECTION	1,999	20,342	33,964
ANNUAL GROWTH 2010-2023	1.40%	1.60%	1.70%
ANNUAL GROWTH 2023-2028	0.90%	1.00%	1.10%
OWNER OCCUPIED HOUSEHOLDS	1,676	15,780	26,427
RENTER OCCUPIED HOUSEHOLDS	323	4,562	7,538
AVG HOUSEHOLD INCOME	\$85,600	\$79,439	\$78,776
MEDIAN HOUSEHOLD INCOME	\$69,274	\$65,340	\$62,535

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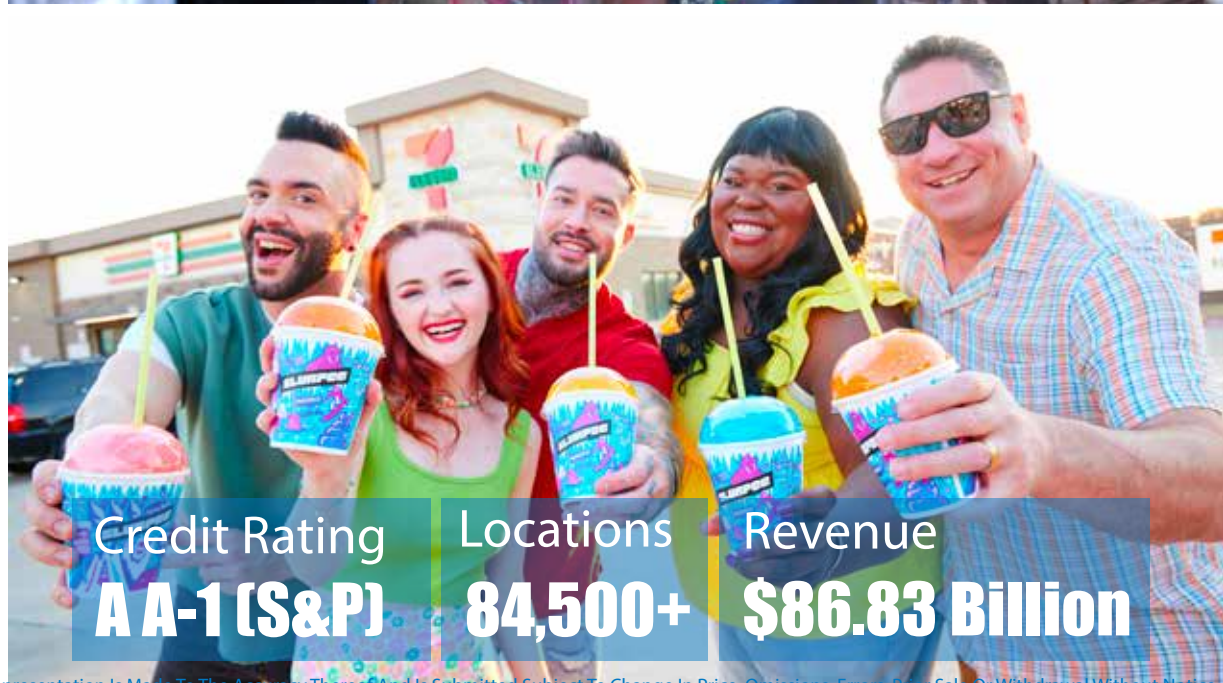


7-Eleven, Inc. (often abbreviated as SEI) is an American convenience store chain, headquartered in Irving, Texas and owned by Japanese Seven & I Holdings through Seven-Eleven Japan Co., Ltd. The chain was founded in 1927 as an ice house storefront in Dallas. It was named Tote'm Stores between 1928 and 1946. After Ito-Yokado, a Japanese supermarket chain and the parent company of Seven-Eleven Japan, acquired a 70% stake in the company in 1991, the company became a wholly-owned subsidiary of Seven-Eleven Japan in November, 2005.

7-Eleven operates, franchises, and licenses 78,029 stores in 19 countries and territories as of November 2021. While operating under its namesake brand globally, within the United States it operates as 7-Eleven nationally, as Speedway nationally but mostly in the Midwest & East Coast, and as Stripes Convenience Stores within the South Central United States; both Speedway and Stripes operate alongside 7-Eleven's namesake stores in several markets. 7-Eleven also operates A-Plus locations with the name licensed from owner and fellow Metroplex-based Energy Transfer Partners, though most of these stores have since been rebranded as standard 7-Eleven stores.



TENANT INFORMATION



Credit Rating
A A-1 (S&P)

Locations
84,500+

Revenue
\$86.83 Billion

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North Port

FLORIDA



North Port is a city located in Sarasota County, Florida, United States. The population was 74,793 at the 2020 US Census, up from 57,357 at the 2010 US Census. It is a principal city in the North Port-Bradenton-Sarasota, Florida Metropolitan Statistical Area.

It was originally developed by General Development Corporation (GDC) as the northern Sarasota County portion of its Port Charlotte development, the other portion located in the adjacent Charlotte County. GDC dubbed the city, "North Port Charlotte", and it was incorporated under that name through a special act of the Florida Legislature on June 18, 1959. By referendum in 1974, the city's residents approved a change to its name as "North Port", dropping "Charlotte" from its name to proclaim the city as a separate identity. It is home to the Little Salt Spring, an archaeological and paleontological site owned by the University of Miami.



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FOR MORE INFORMATION

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The central graphic is a dark, rounded rectangle containing contact information and the Silber logo. The logo consists of a stylized city skyline above the word 'SILBER' in a bold, serif font, with 'Investment Properties Ltd.' in a smaller font below it.