

For Lease

VISTA WAREHOUSES

1077 Innovation Ave Unit 107, North Port, FL 34289



Lease Rate	\$17.50 SF/YR
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OFFERING SUMMARY

Building Size:	19,736 SF
Available SF:	1,653 SF
Lot Size:	2.8 Acres
Year Built:	2008

PROPERTY OVERVIEW

Desirable flex space in the North Port Park of Commerce on Toledo Blade and Innovation Ave. Only 1 mile from I 75 and 4 miles from US 41. Office/warehouse spaces part of a 24-condominium called Vista Warehouses, with approximately 400 sf of finished office space and almost 1300 SF of warehouse space. Storage access is through a 12' high roll up garage door. The warehouse garage door faces a common loading area in the rear and the unit has overhead sprinklers.

PROPERTY HIGHLIGHTS

- Built in 2008
- Size: 1,653 SF
- Price: \$17.50SF
- Zoning: PCDN
- Industrial condo units
- Right off I-75 and close to US-Hwy 41

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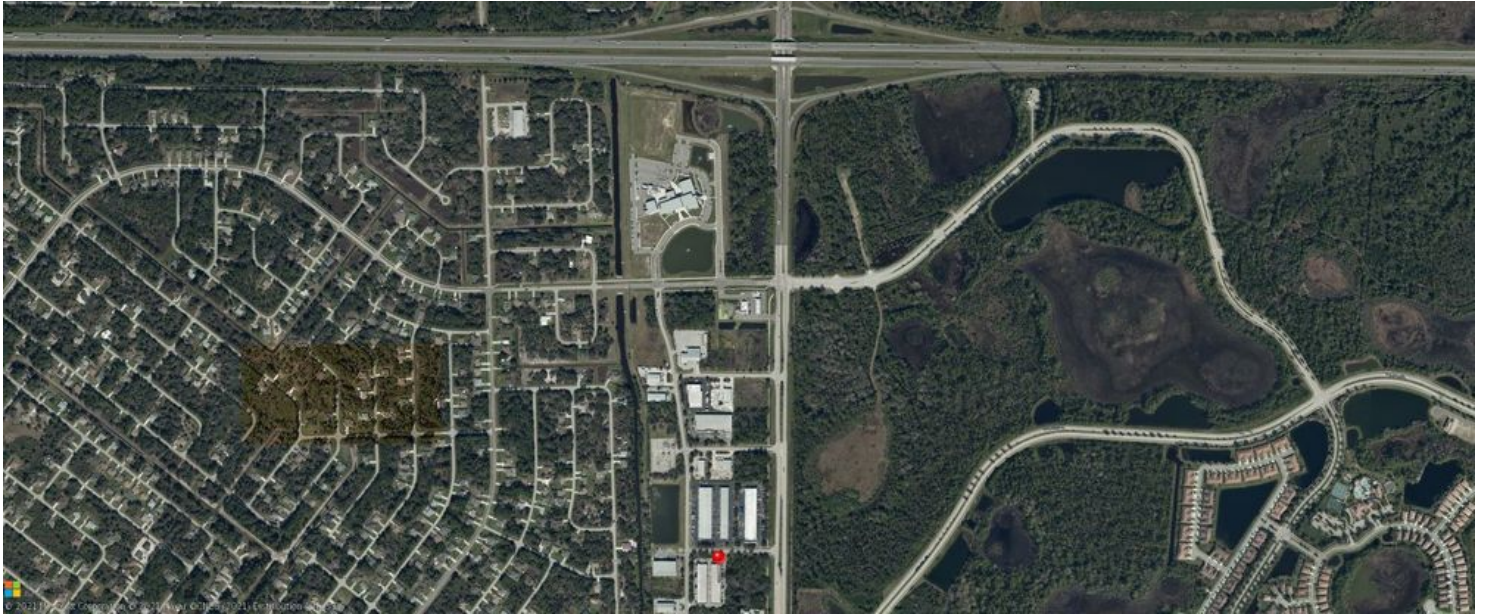
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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,653 SF	Lease Rate:	\$17.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1077-107 Innovation Ave	Available	1,653 SF	Modified Gross	\$17.50 SF/yr	Available September 1st, 2024
1075-106 Innovation Ave	Available	1,653 SF	Modified Gross	\$17.50 SF/yr	Available September 1st, 2024
1075-107 Innovation Ave	Available	1,653 SF	Modified Gross	\$17.50 SF/yr	Available September 1st, 2024

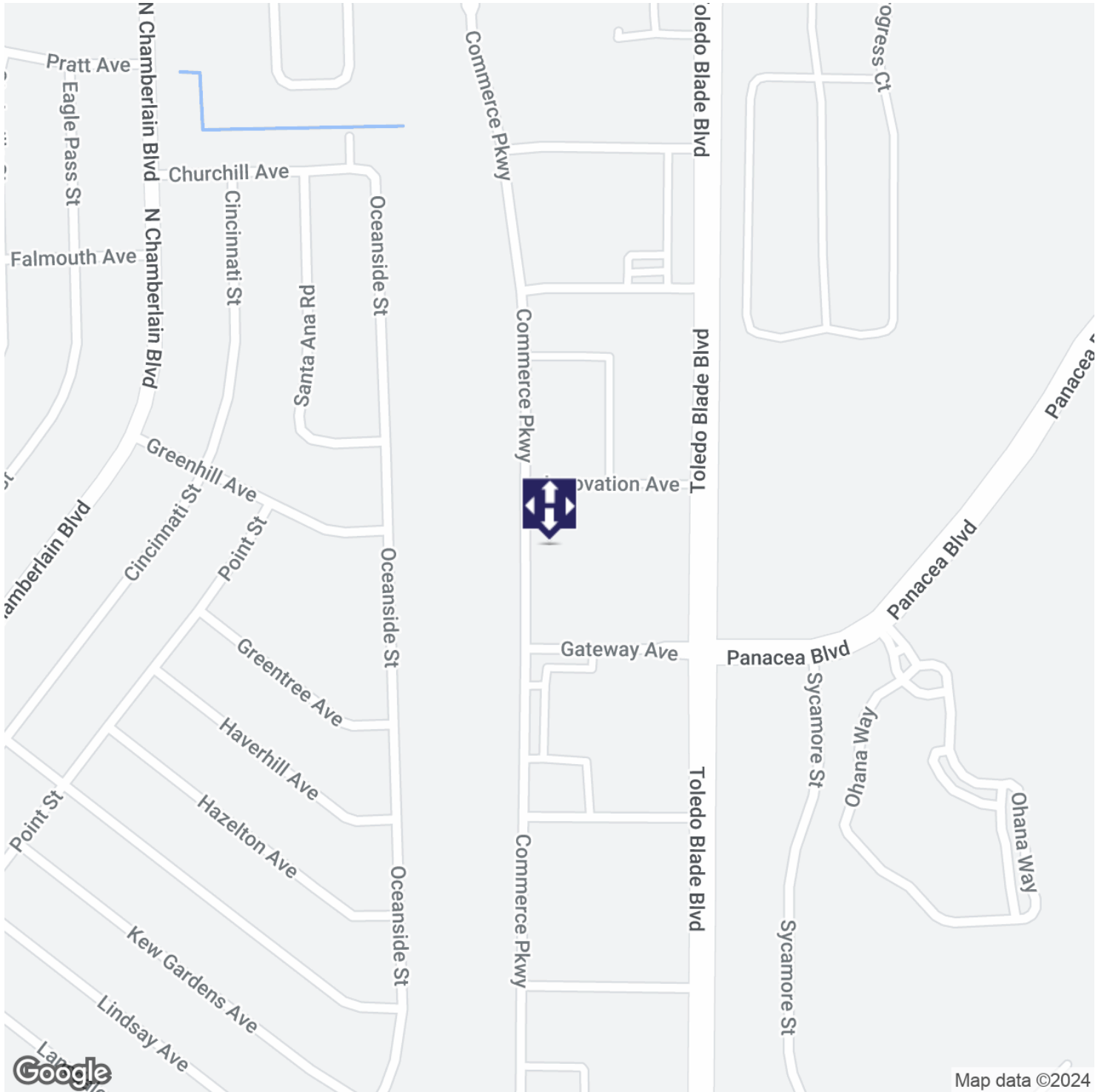
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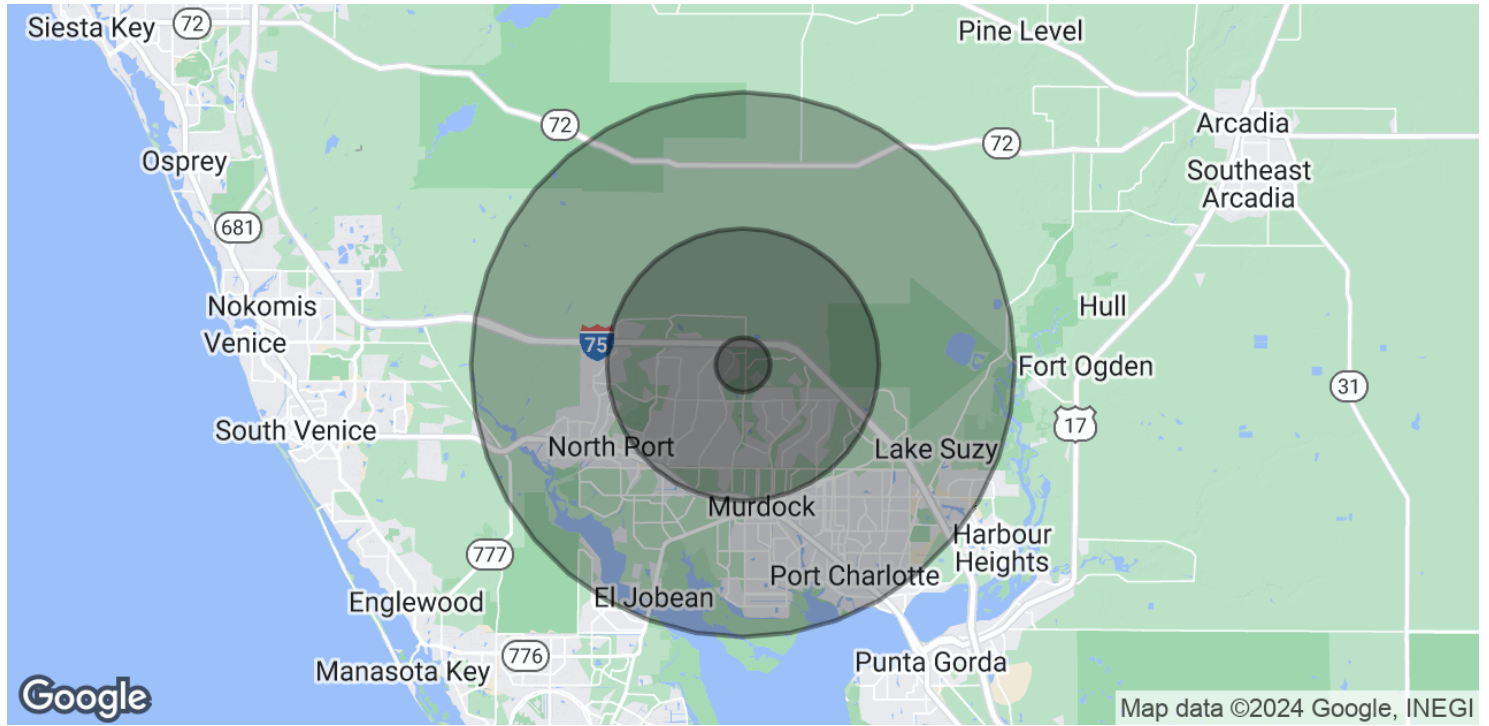
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,293	62,821	174,772
Average Age	44	45	50
Average Age (Male)	44	44	49
Average Age (Female)	45	45	51

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,671	24,002	74,145
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$94,819	\$96,789	\$87,095
Average House Value	\$263,761	\$348,241	\$321,840

* Demographic data derived from 2020 ACS - US Census

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