



5.5± ACRES | TOLEDO BLADE AND I-75

4300 Career Lane | North Port, FL 34289

SARASOTA MSA


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PROPERTY HIGHLIGHTS

- North Port is one of Florida's fastest-growing cities, with 2026 population projected at about 100,826 — up roughly 33% since the 2020 census and 4.43% annual growth. It ranks #2 in U.S. city growth and is projected to reach 100,000 residents in the next 2–3 years.
- AC4 (Activity Center 4) is a prime mixed-use development opportunity located at the intersection of Toledo Blade Boulevard and I-75, just south of Exit 179.
- The five-lot assemblage sits directly east of Suncoast Technical College on heavily traveled Toledo Blade Boulevard, the main gateway to the North Port and Port Charlotte communities.
- The site is well positioned for commercial uses such as convenience and fuel operations, quick-service or fast-casual restaurants, and hotels.



AVAILABLE



CALL FOR PRICING

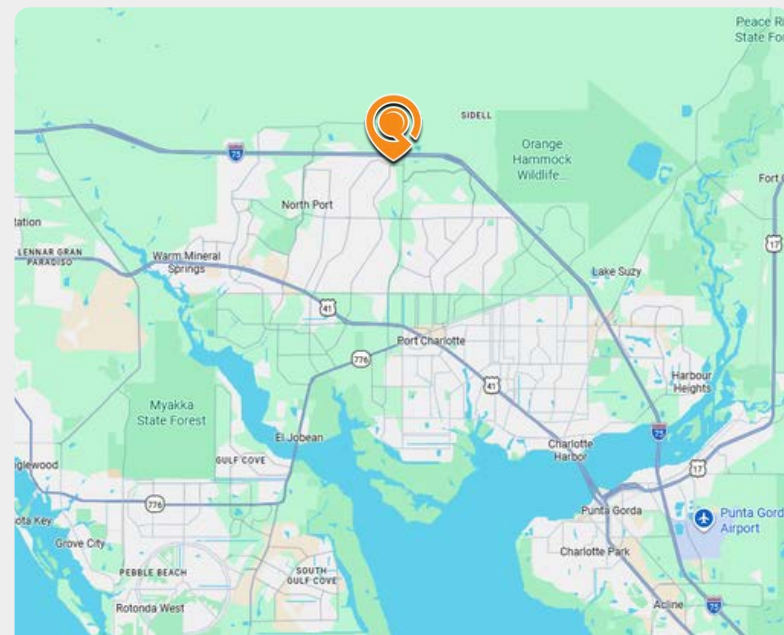


5.5± ACRES



ACTIVITY CENTER 4

[CLICK HERE FOR MORE INFORMATION](#)



GOOGLE MAP



5-MILE POPULATION
60,201



ANNUAL GROWTH
4.4%



5-MILE INCOME
\$120,541



5-MILE EMPLOYEES
9,628

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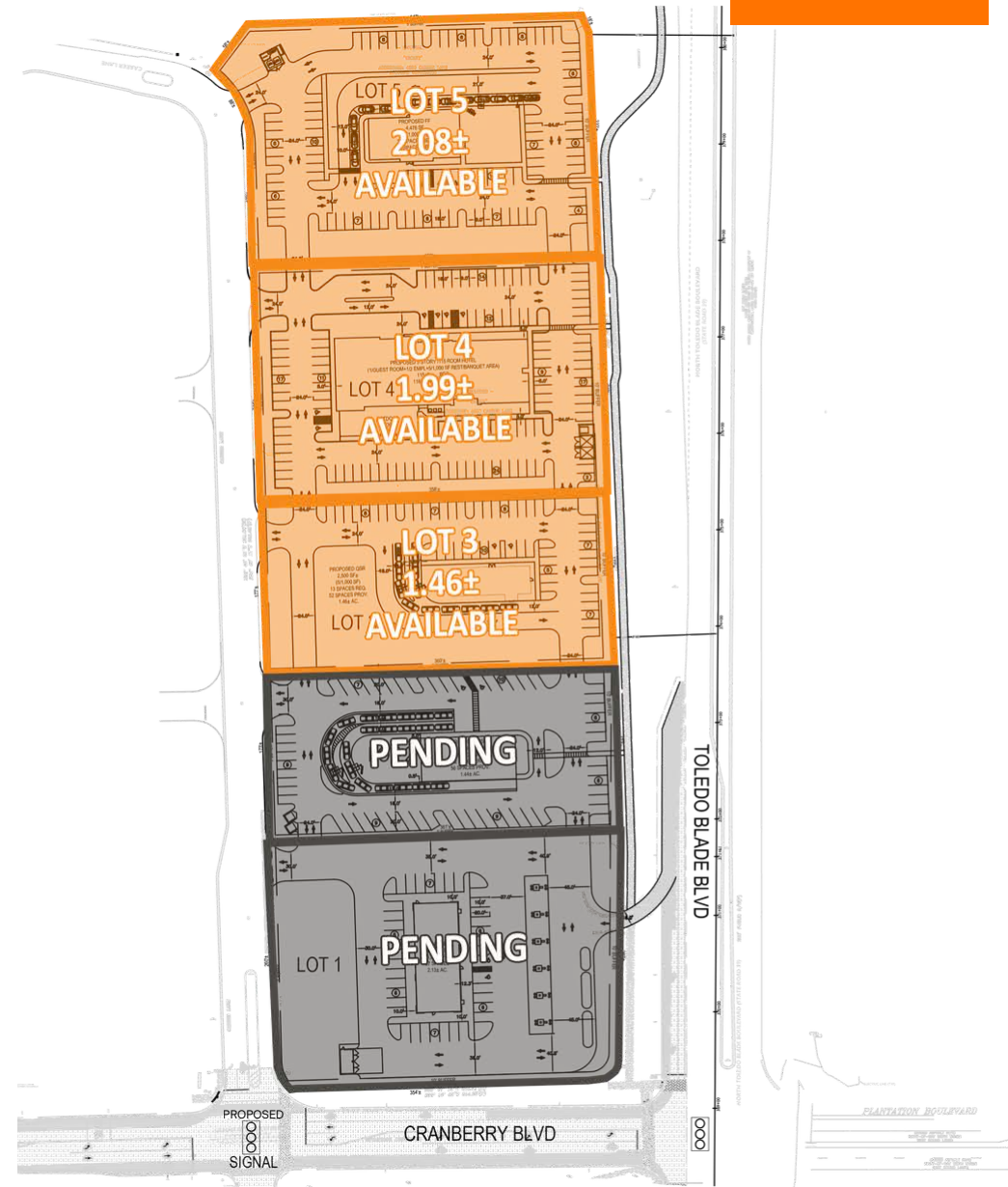
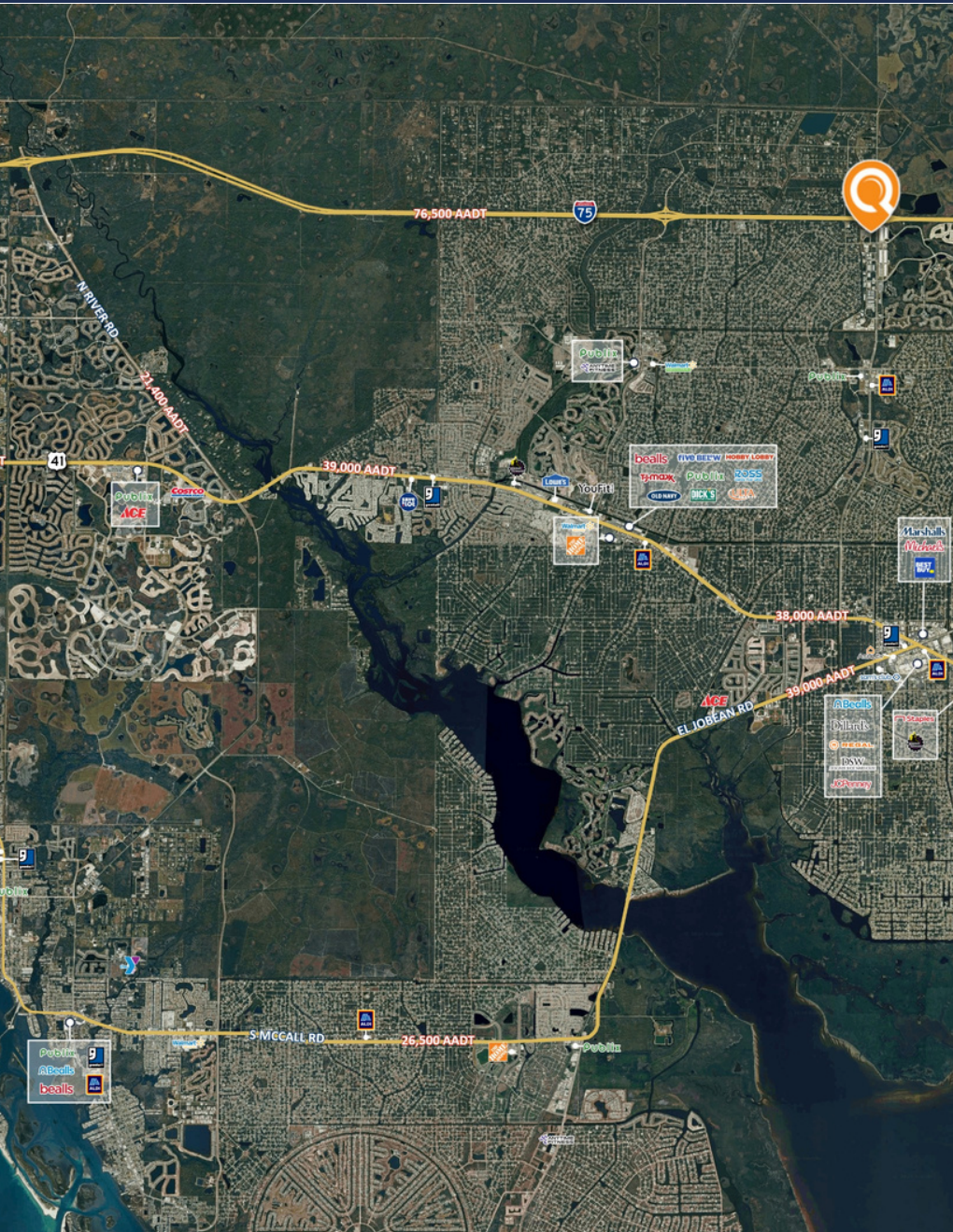
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