



5920 PAN AMERICAN PROFESSIONAL CENTER

5920 PAN AMERICAN BLVD, NORTH PORT, FL 34287

TAMMY SHAW

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MSC | COMMERCIAL
REAL ESTATE

Michael Saunders & Company
LICENSED REAL ESTATE BROKER



PROPERTY DESCRIPTION

Mixed Use in Activity Center 1 Mediterranean Zoning Permitted uses such as Office, Retail, Medical, Surgery Center, Health Care Specialties, Restaurant, Pharmacy, Recreation, Political, Charity, Schools, Testing, Training, Government, Professional Services, Nursing, Beauty, etc. One the first-floor suites 102 & 103 is a total sf of 3786. or we can separate suite 102 is 1893 sf and suite 103 is 1893 sf.

PROPERTY HIGHLIGHTS

- High Traffic Growing Area
- Class A Building
- Design your space
- Reasonable Rents
- Property Manager on Site
- Signage Available

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Number of Units:	10
Available SF:	1,893 - 3,786 SF
Lot Size:	2.76 Acres
Building Size:	17,171 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	923	3,979	7,190
Total Population	1,782	6,867	11,878
Average HH Income	\$51,083	\$44,099	\$45,295

Lease Rate	\$20.00 SF/YR
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LOCATION INFORMATION

Building Name	5920 Pan American Professional Center
Street Address	5920 Pan American Blvd
City, State, Zip	North Port, FL 34287
County	Sarasota
Cross-Streets	Tamiami Trail US 41
Township	39
Range	21
Section	31
Side of the Street	West
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	US 41
Nearest Airport	Punta Gorda

BUILDING INFORMATION

Building Size	17,171 SF
Building Class	A
Number of Floors	3

PROPERTY INFORMATION

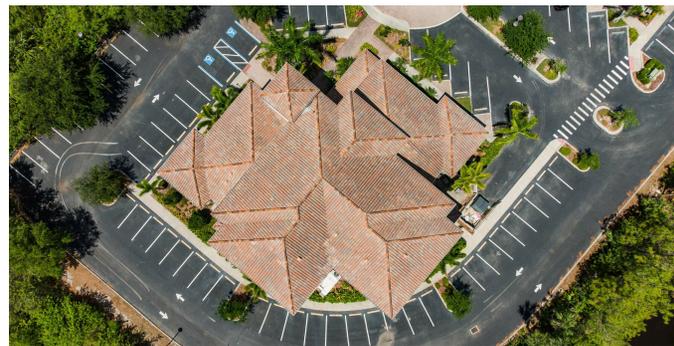
Property Type	Office
Property Subtype	Office Building
Zoning	PD Activity Center
Lot Size	2.76 Acres
APN #	0997005065
Lot Frontage	425 ft
Lot Depth	284 ft
Corner Property	Yes
MLS #	30739781
Power	Yes

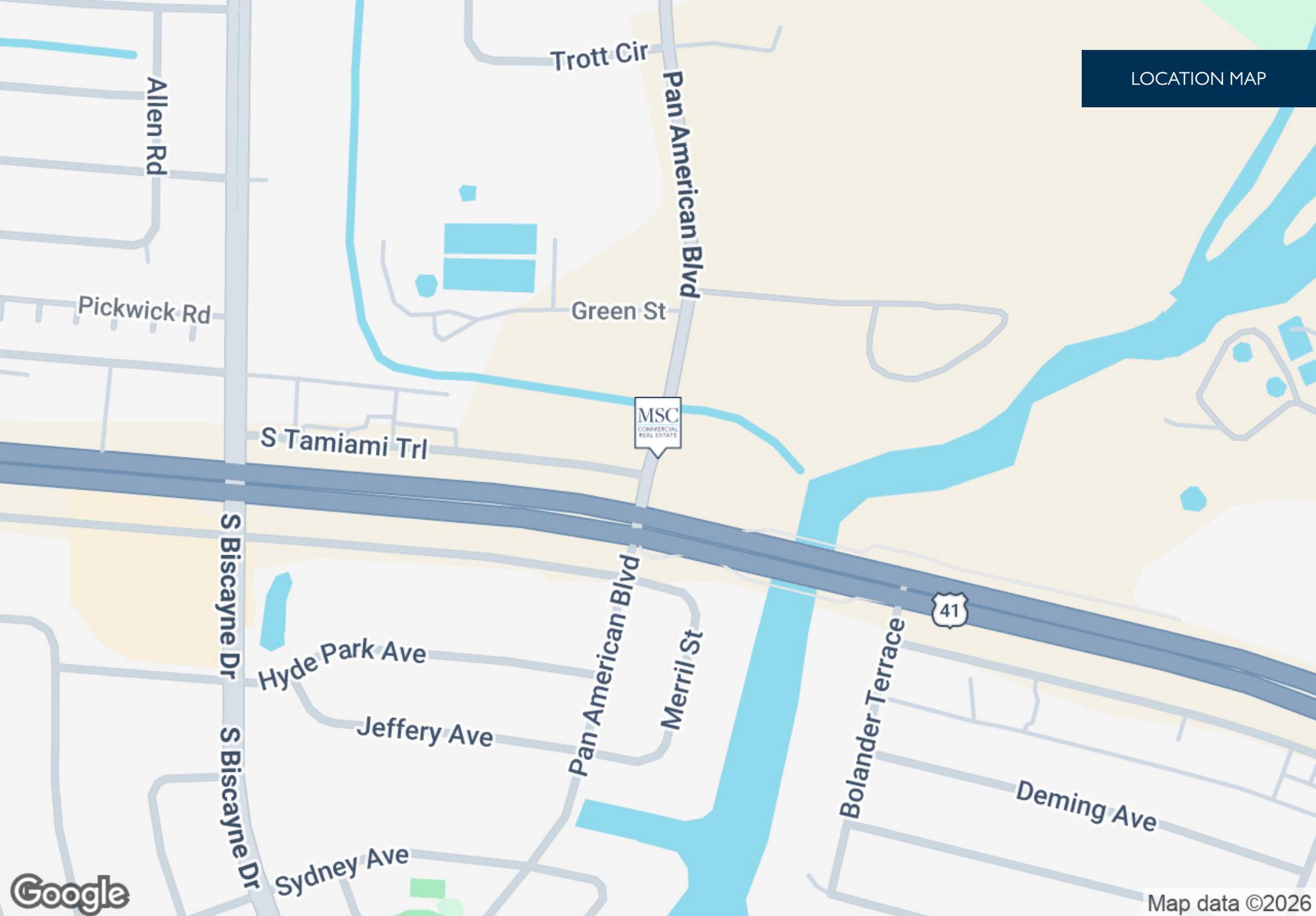
PARKING & TRANSPORTATION

Street Parking	No
Number of Parking Spaces	100

UTILITIES & AMENITIES

Handicap Access	Yes
Number of Elevators	1
HVAC	Yes
Restrooms	2 on each floor
Landscaping	Yes



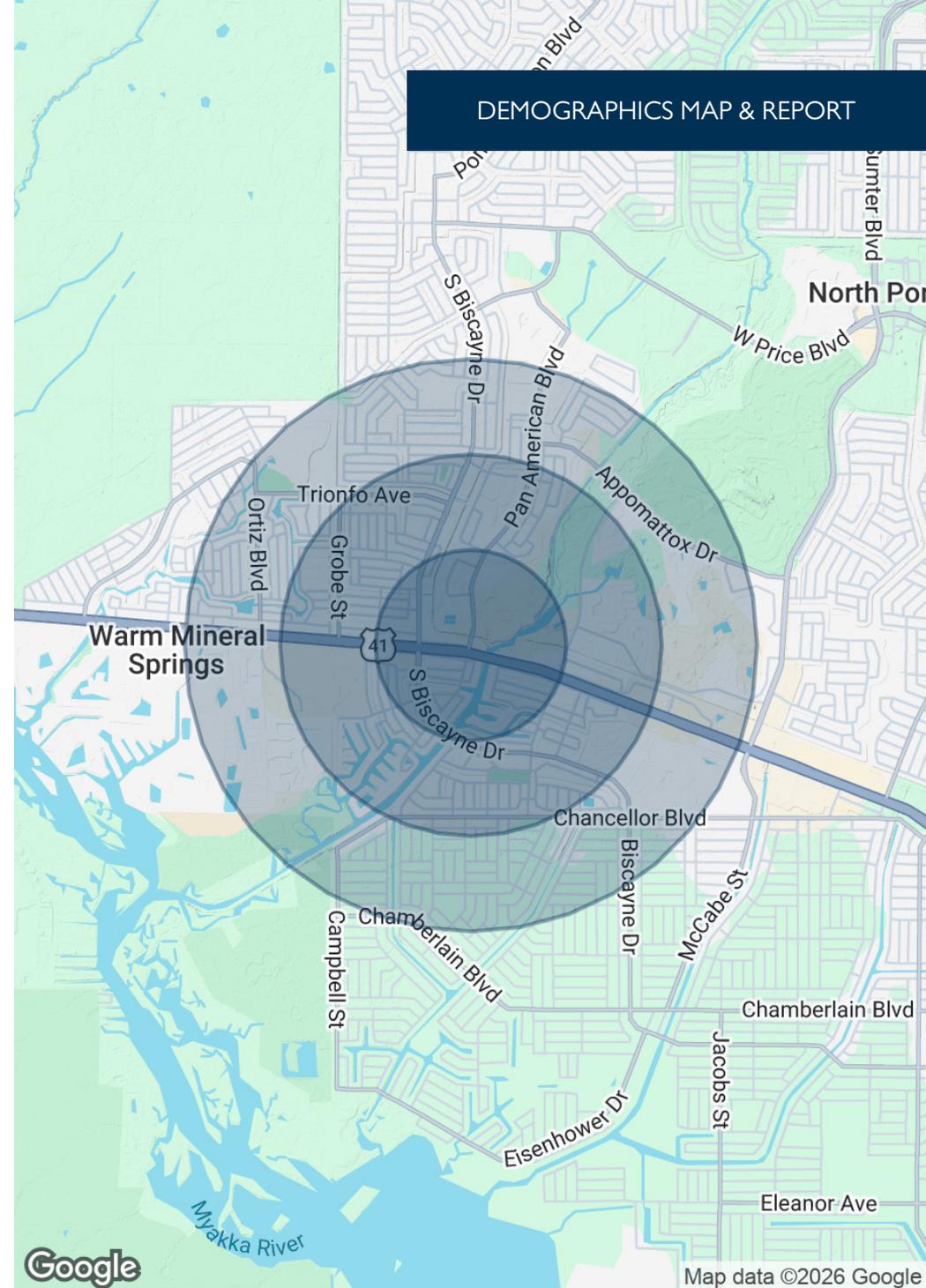


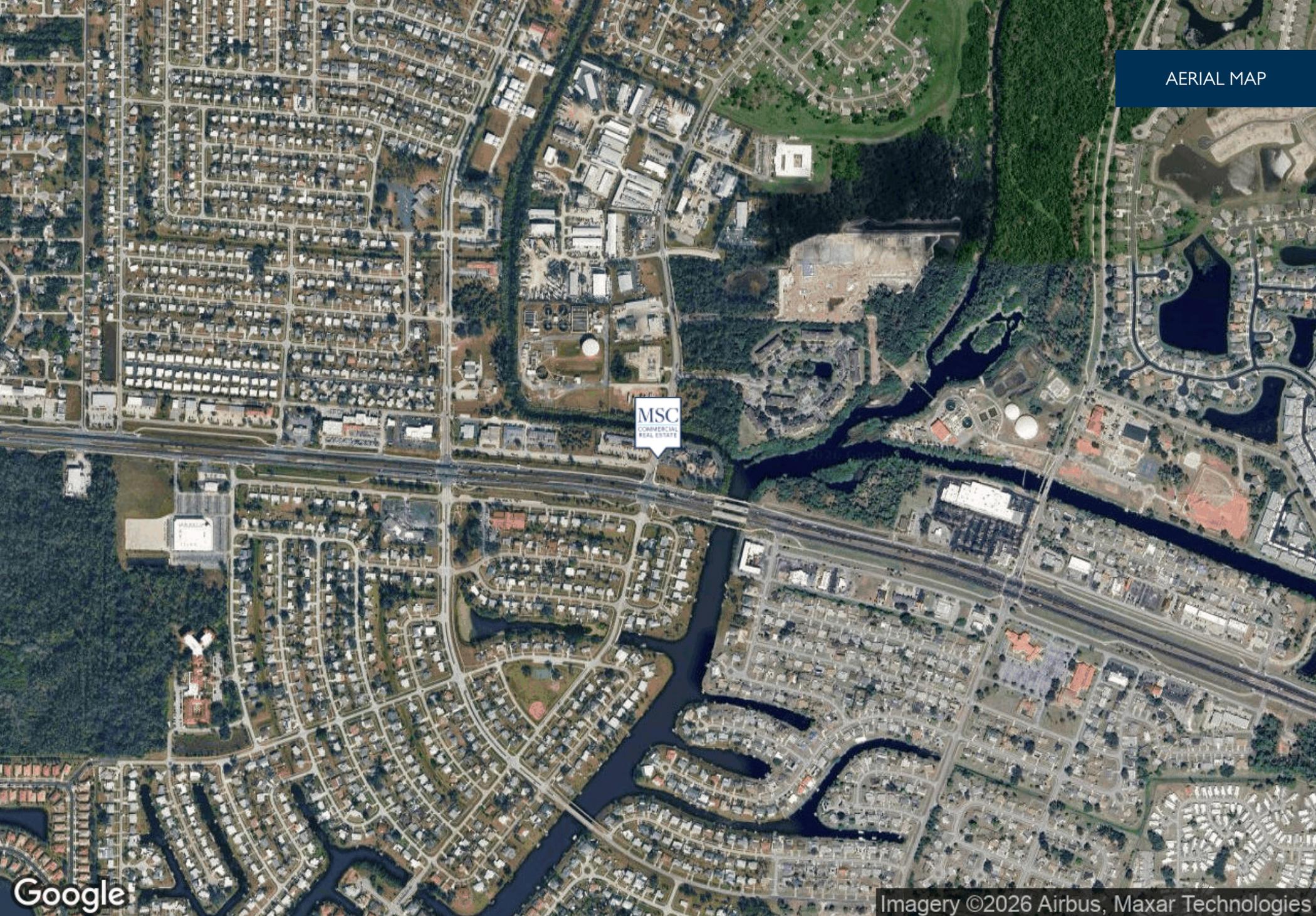
Map data ©2026

DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,782	6,867	11,878
Average Age	50.3	51.0	54.9
Average Age (Male)	45.8	48.7	52.4
Average Age (Female)	51.8	51.2	55.1
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	923	3,979	7,190
# of Persons per HH	1.9	1.7	1.7
Average HH Income	\$51,083	\$44,099	\$45,295
Average House Value	\$159,538	\$150,744	\$162,665

2020 American Community Survey (ACS)





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Google

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TAMMY SHAW

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PROFESSIONAL BACKGROUND

Tammy Shaw epitomizes integrity, energy, hard work, and creative service in every detail of your real estate transaction. Tammy grew up in Carrollton, Ohio and started cultivating her sales drive at the age of 16, selling advertising. She has continued to be a rising star and has since built a successful career in her own business for over 32 years. She has useful experience in every aspect of transactions, for the buyers, sellers, investors, and banks. She has been trained and inspired in sales by some of the best from Dale Carnegie to Tom Hopkins and many more. Five words you can count on from Tammy Shaw are love, integrity, commitment, passion, and fun from the first phone call to the close. Contact her today and get started. My mission statement is, my promise to you

* To provide the most accurate and up-to-date information, skilled analysis and sound real estate advice.

* To make the buying and selling of real estate as cost effective as possible while maintaining the highest level of service.

* To be known as the most professional team of Real Estate Agents whose goals are positive, team oriented, solution based, and with a clear focus on commercial investing, developing, and leasing in retail, office, industrial, multifamily, hotel and special purpose real estate.

* To act responsibly both in the community and civically; providing updated content and responding to community needs on an ongoing basis; while maintaining the highest standards of quality, customer convenience and satisfaction

EDUCATION

Broker Real Estate License Florida

Certified Commercial Investment Member CCIM Completed courses:

Commercial Real Estate Negotiations

Financial Analysis for Commercial Investment Real Estate

Investment Analysis for Commercial Investment Real Estate

MSC Commercial

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COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.