

SENTINEL FUND.

BUILD-TO-SUIT OPPORTUNITY

14 Acres of Prime Retail Land

North Port, FL

5001 N Toledo Blade Blvd



EXIT 179 DEVELOPMENT - COMING SOON



Woodlands Office Park
535,800 SF of flex warehouse

Presidium Apartments
Maximum of 660 Apartments



TRAFFIC INSIGHTS

- **Toledo Blade Blvd Traffic:** Toledo Blade Blvd sees 2,900 daily vehicles near the development site north of I-75, compared to 20,000 vehicles per day 2 miles south of the interstate.
- **Interstate 75 (I-75):** I-75 carries 73,000 vehicles daily through this area (2022), with 10,800 vehicles exiting at Exit 179 (7,800 from I-75 Southbound, 3,000 from I-75 Northbound; 2021).
- As development expands northward, there is a strong potential for increased traffic and greater exposure.

14 ACRES

HIGH-GROWTH
AREA

I-75
ACCESS

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LOCATION SUMMARY

Located just 5 miles from downtown in the second fastest-growing city in the U.S. (population 97,000+), the site sits in a rapidly developing area. Major projects underway nearby include a large gated residential community, a new police headquarters, and a 365,000 SQ. FT. regional hospital, all of which will drive long-term demand and growth. With easy access to I-75 and ongoing population increases, this location offers strong potential in a high-demand commercial market.

KEY HIGHLIGHTS

- **High-Growth Market:** Located in the second fastest-growing city in the U.S., with a current population of approximately 97,000 and rising.
- **Outstanding Visibility & Traffic:** Positioned along I-75, which sees an average of 73,000 vehicles per day through the location.
- **Major Area Developments:** Surrounded by large-scale projects, including a 340+ home gated residential community, a \$122 million police headquarters, and a 9 story major hospital.
- **Billboard Opportunity:** Space available for a high-visibility billboard directly facing I-75.
- **Development-Ready Land:** 14 acres zoned and primed for mixed use development.