





SUN COAST TOWN CENTER




- THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF I-75 AND TOLEDO BLADE BLVD
- TRAFFIC COUNT AT THE I-75 INTERCHANGE: **54,000** VEHICLES PER DAY.
- EXIT #179 IS USED FOR MURDOCK VILLAGE DEVELOPMENT LOCATED 5 MILES TO THE SOUTH
- THE SUBJECT SITE IS PART OF NORTH PORT'S ACTIVITY CENTER #4, WHICH INCLUDES APPROVAL FOR OVER 3 MILLION SQUARE FEET OF RETAIL/COMMERCIAL, 515,000 SF OF OFFICE, AND 871,200 SF OF LIGHT INDUSTRIAL.
- NORTH PORT'S FUTURE JOB GROWTH OVER THE NEXT 10 YEARS IS PROJECTED AT 41%.
- TOLEDO BLADE BOULEVARD HAS BEEN WIDENED TO FOUR LANES TO SERVE THE STRONG GROWTH IN THE TRADE AREA.

FOR MORE INFORMATION, PLEASE CONTACT TAMMY SHAW AT 941-769-2222 OR [BROKERTAMMYSHAW@GMAIL.COM](mailto:BrokerTammyShaw@gmail.com)

ADDRESS
5001 N Toledo Blade Blvd
North Port, FL 34286

PROPERTY FEATURES

- The property is located at the northwest corner of I-75 and Toledo Blade Blvd
- Traffic count at the I-75 interchange: 54,000 Vehicles Per Day
- Exit #179 is used for Murdock Village Development located 5 Miles to the South
- The subject site is part of north port's activity Center #4, which includes approval for over 3 Million square feet of Retail/Commercial, 515,000 SF of office, and 871,200 SF of light industrial
- North ports future Job Growth over the next 10 years is Projected at 41%
- Toledo Blade Boulevard has been widened to Four Lanes to serve the Strong Growth in the Trade Area

	1 Mile	5 Miles	10 Miles
Total Households:	539	11,627	55,039
Total Population:	1,505	31,398	130,920
Average HH Income:	\$63,018	\$62,044	\$55,319

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.

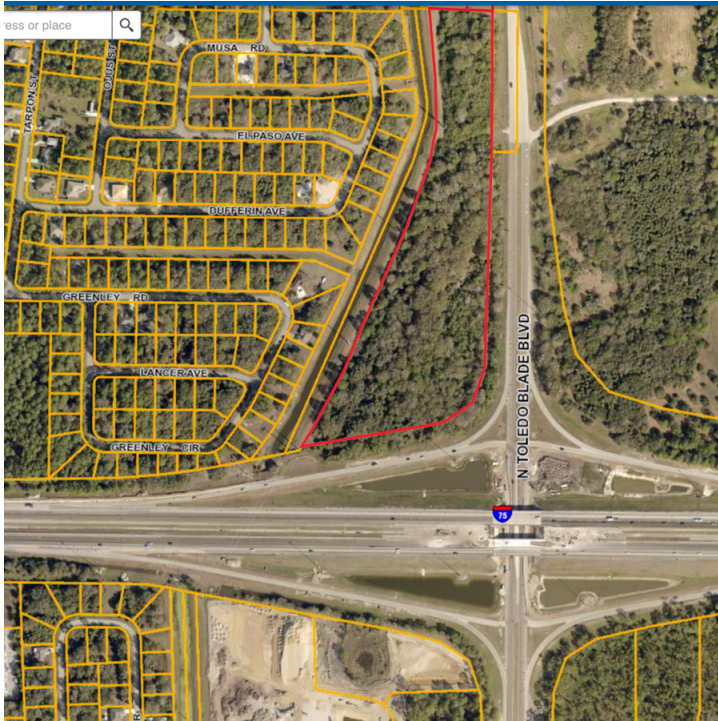


PRESENTED BY:

TAMMY SHAW

Associate Broker Commercial Advisor
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$6,800,000
Lot Size:	33.3 Acres
Price / Acre:	\$204,204
Zoning:	CG in Activity Center #4
Market:	North Port-Sarasota-Bradenton
Submarket:	North Port

PROPERTY OVERVIEW

Owner will split land, Zoned commercial. Amazing opportunity to own a large or small parcel of land at a major intersection of Interstate 75. Space on the property for a billboard to be seen by all traffic on I-75 at exit 179. City of North Port has designed the exit with palm trees and newly reconstructed roads with brick pavers.

I-75 and Toledo Blade, Exit 179 North Port Florida.

PROPERTY HIGHLIGHTS

- The property is located at the northwest corner of I-75 and Toledo Blade Blvd
- Traffic count at the I-75 interchange: 54,000 Vehicles Per Day
- Exit #179 is used for Murdock Village Development located 5 Miles to the South
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Michael Saunders & Company
LICENSED REAL ESTATE BROKER

100 SOUTH WASHINGTON BLVD
Sarasota, FL, 34236
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ADDITIONAL PHOTOS



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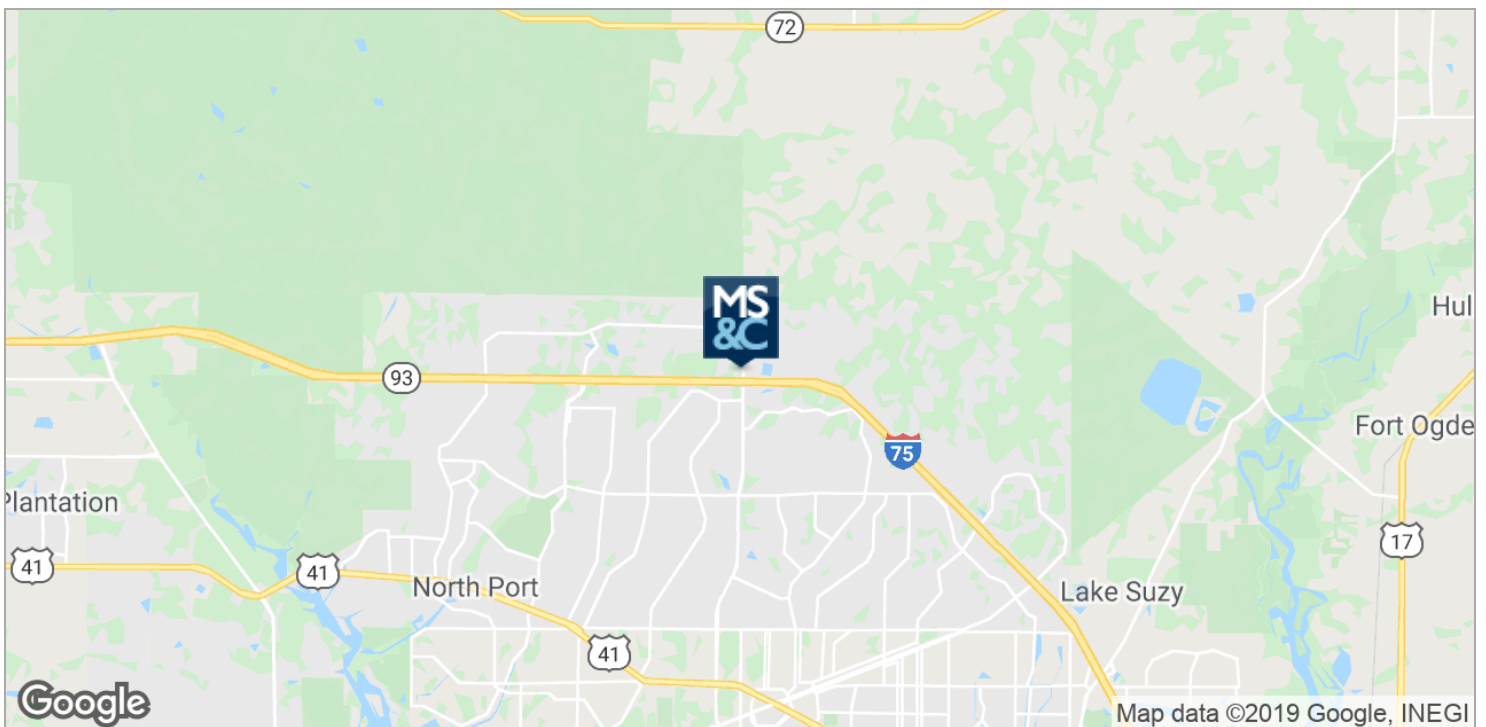
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LOCATION MAPS



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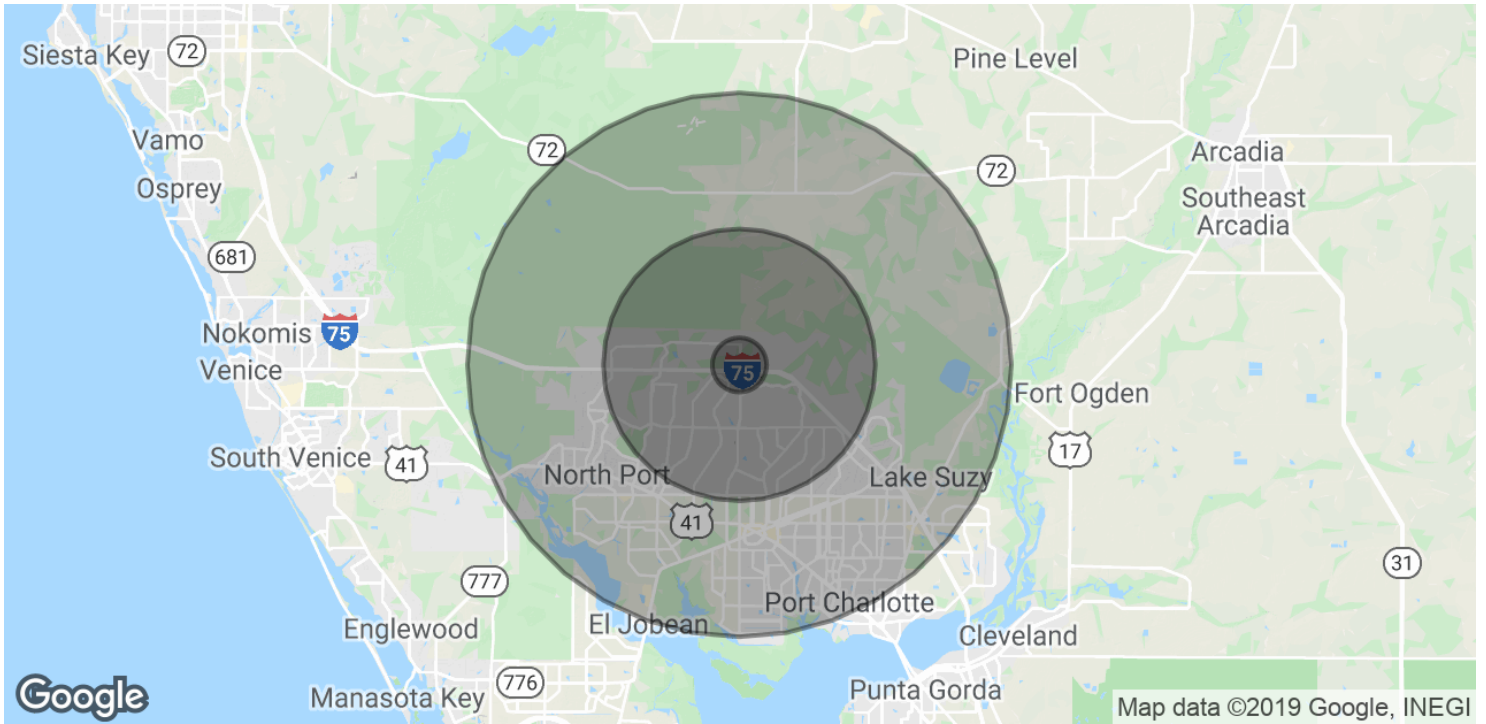
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,505	31,398	130,920
Median age	37.1	39.6	47.1
Median age (Male)	36.3	38.5	45.3
Median age (Female)	37.4	40.1	48.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	539	11,627	55,039
# of persons per HH	2.8	2.7	2.4
Average HH income	\$63,018	\$62,044	\$55,319
Average house value	\$219,552	\$226,664	\$204,712

* Demographic data derived from 2010 US Census

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BIOGRAPHY I

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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 in both residential and commercial. 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.

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