

# DENSE INDUSTRIAL I-75 INTERCHANGE

1001 Interchange Ave | North Port, FL 34289

Retail Pad For Lease



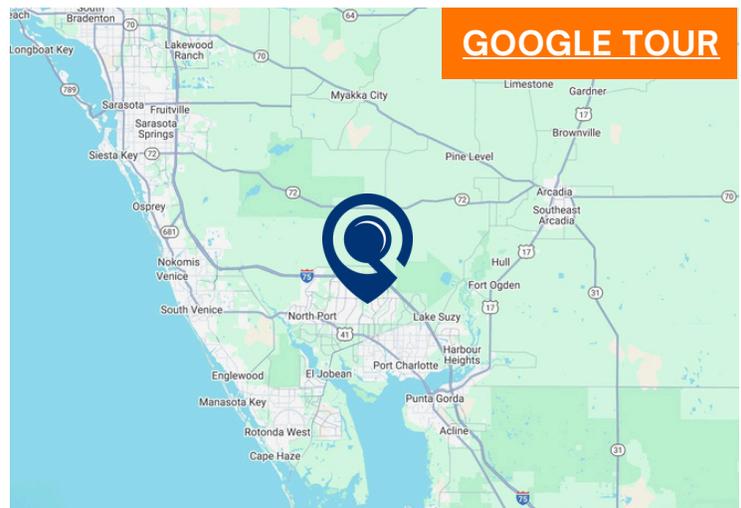
**LQ Commercial**  
REAL ESTATE SERVICES

**LQCRE.COM**



- 0.88 AC pad site next to Wendy's.
- Prominently located along Toledo Blade Blvd.
- Half-mile south of I-75.
- Across the street from Benderson's new North Port Business Park development – with over 550,000 SF of class-A industrial/flex space.
- Over 1,300± residential units under construction/planned within 2 miles of site.

[LQCRE.COM/NORTH-PORT-RETAIL-PAD](http://LQCRE.COM/NORTH-PORT-RETAIL-PAD)



**GOOGLE TOUR**

 5-MILE POPULATION  
**59,035**

 5-YEAR POP. INCREASE  
**3.1%**

 5-MILE AVG. INCOME  
**\$119,073**

 **LQ Commercial**  
REAL ESTATE SERVICES  
1614 Colonial Blvd. #101  
Fort Myers, FL 33907  
[LQCRE.COM](http://LQCRE.COM)

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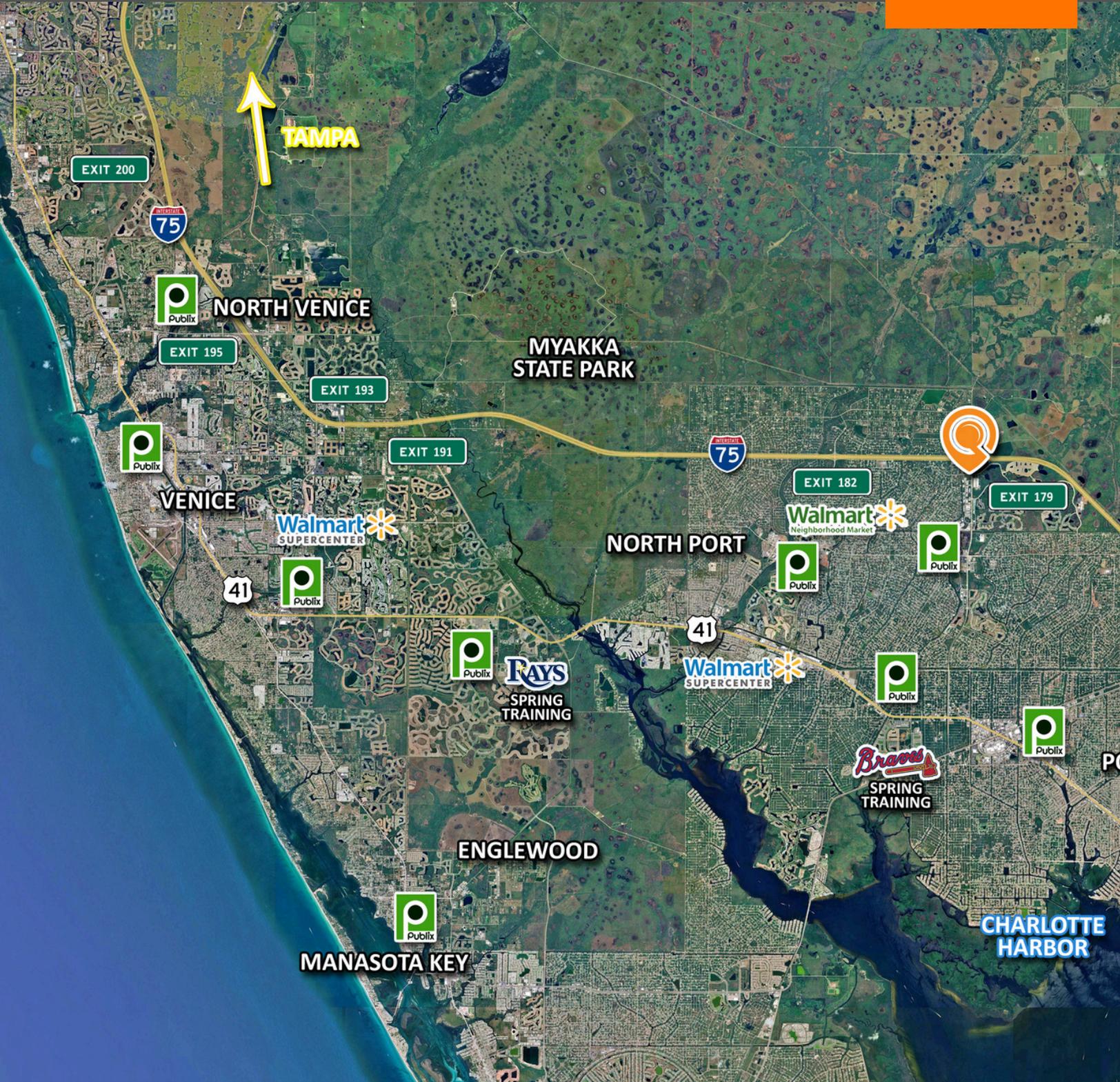
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