

30,000 SF MEDICAL OFFICE BUILDING

5900 SUMTER BOULEVARD

NORTH PORT :: FLORIDA 34287

UNDER CONSTRUCTION | Projected Delivery - April 2025



BENDERSON
DEVELOPMENT

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5900 SUMTER BOULEVARD

NORTH PORT :: FLORIDA

New medical office building now under construction near prime US 41 location in North Port



NEW CLASS A MEDICAL OFFICE BUILDING

30,000
SQUARE FEET

DIVISIBLE TO 3,500 SQUARE FEET



PROJECTED DELIVERY: APRIL 2025



PARKING: 4.8 PER 1,000 SQUARE FEET



39,500 AADT ON US 41-TAMIAMI TRAIL



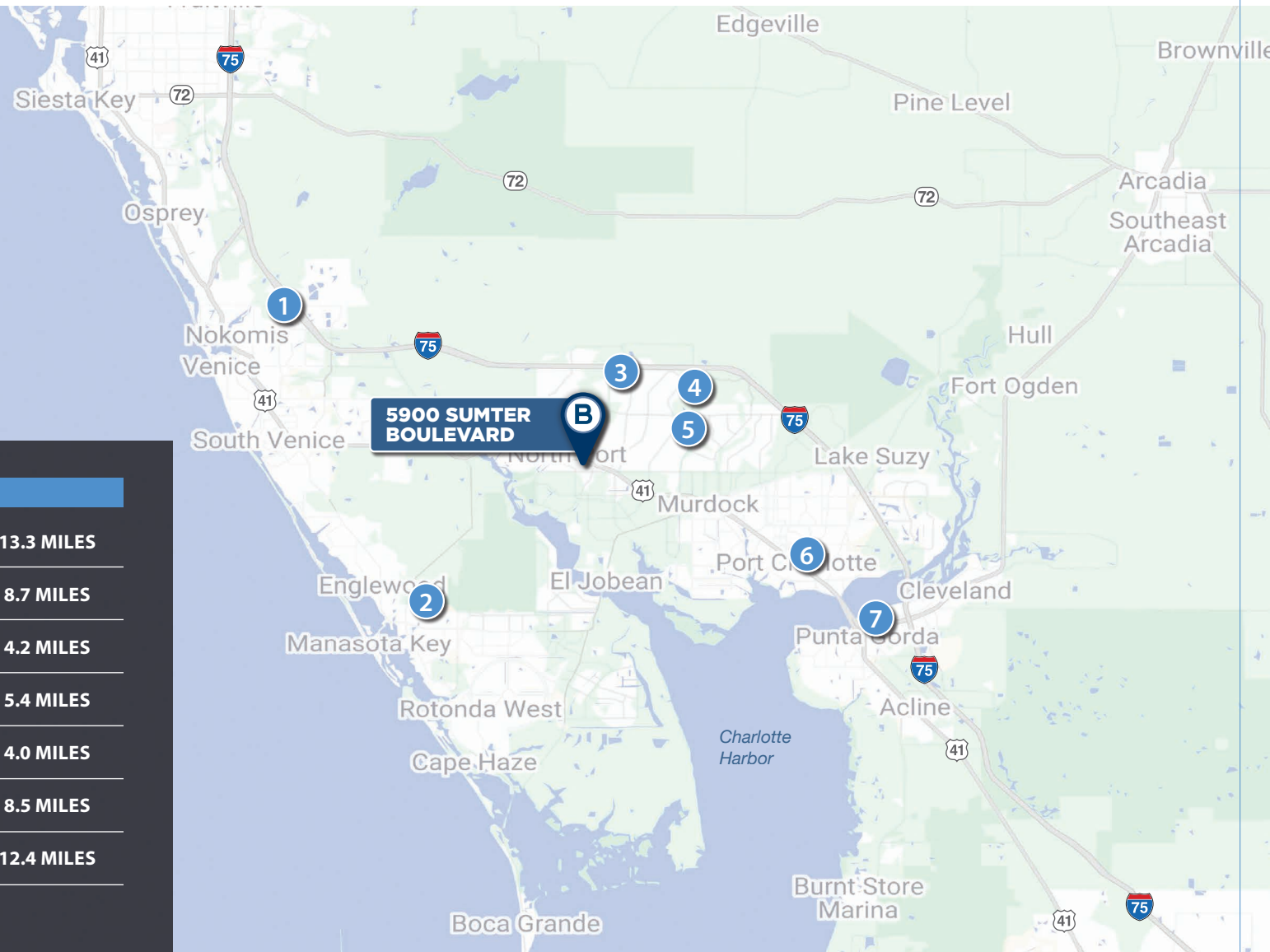
CLOSE TO COCOPLUM, LARGEST RETAIL CENTER IN NORTH PORT

5900 SUMTER BOULEVARD

REGIONAL MAP



Gulf of Mexico



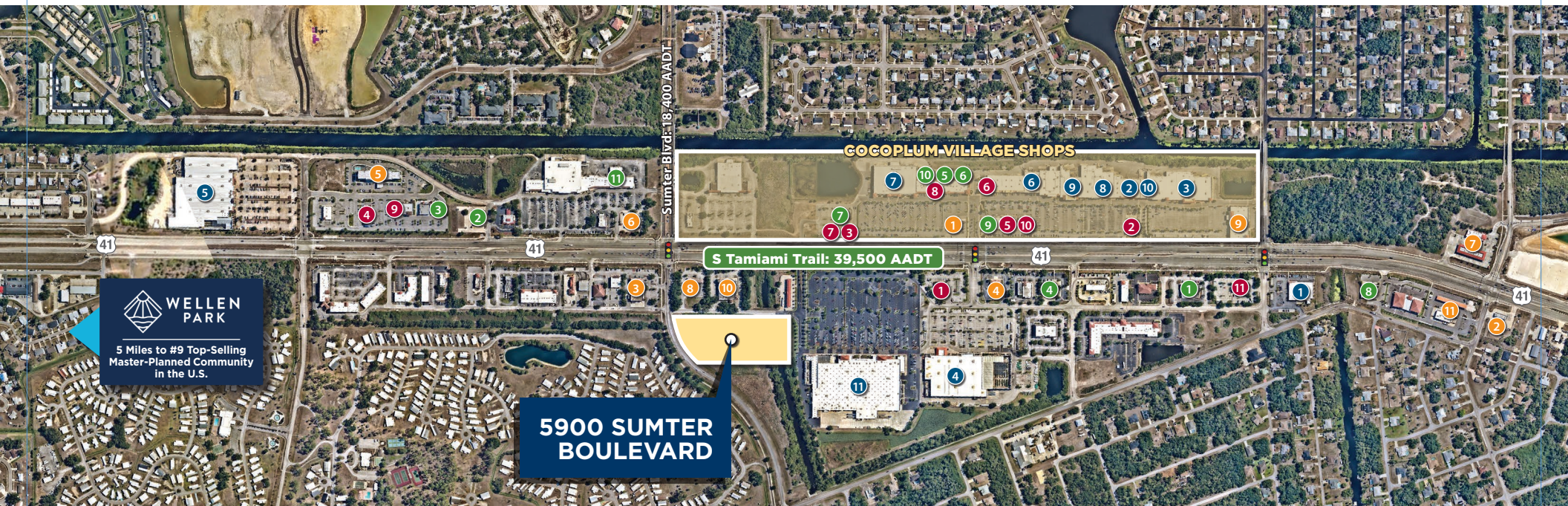
NEARBY MEDICAL CENTERS

①	SARASOTA MEMORIAL - VENICE	13.3 MILES
②	HCA FLORIDA ENGLEWOOD	8.7 MILES
③	SARASOTA MEMORIAL - NORTH PORT*	4.2 MILES
④	ACADIA BEHAVIORAL HEALTH*	5.4 MILES
⑤	SARASOTA MEMORIAL ER CARE	4.0 MILES
⑥	HCA FLORIDA FAWCETT HOSPITAL	8.5 MILES
⑦	SHOREPOINT HEALTH - PUNTA GORDA	12.4 MILES

* MEDICAL CENTER UNDER DEVELOPMENT

5900 SUMTER BOULEVARD

AREA AMENITIES



RESTAURANTS

- ① APPLEBEE'S GRILL + BAR
- ② BUFFALO WILD WINGS
- ③ CHIPOTLE MEXICAN GRILL
- ④ CULVER'S
- ⑤ FIRST WATCH
- ⑥ FIVE GUYS
- ⑦ IL PRIMO PIZZA & WINGS
- ⑧ JERSEY MIKES SUBS
- ⑨ MOE'S SOUTHWEST GRILL
- ⑩ PANERA BREAD
- ⑪ PERKINS

SERVICES

- ① CHASE BANK
- ② CIRCLE K
- ③ CVS PHARMACY
- ④ FIFTH THIRD BANK
- ⑤ HAMPTON INN & SUITES
- ⑥ MARATHON
- ⑦ RACETRAC
- ⑧ REGIONS BANK
- ⑨ SHOREPOINT
- ⑩ WALGREENS
- ⑪ WAWA

SHOPPING


- ① ALDI
- ② DICK'S SPORTING GOODS
- ③ HOBBY LOBBY
- ④ HOME DEPOT
- ⑤ LOWE'S HOME IMPROVEMENT
- ⑥ OLD NAVY
- ⑦ PUBLIX
- ⑧ ROSS DRESS FOR LESS
- ⑨ TJ MAXX
- ⑩ ULTA BEAUTY
- ⑪ WALMART

SPECIALTY

- ① ABC FINE WINE & SPIRITS
- ② ADVANCE AUTO PARTS
- ③ ASPEN DENTAL
- ④ AUTOZONE AUTO PARTS
- ⑤ BUFF CITY SOAP
- ⑥ CRUMBL
- ⑦ KAY JEWELERS
- ⑧ O'REILY AUTO PARTS
- ⑨ STARBUCKS
- ⑩ TOPICAL SMOOTHIE CAFE
- ⑪ YOUFIT GYMS

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AREA DEMOGRAPHICS

		 Total Population	 Total Families	 Total Households	 Average HH Income	 Total \$ Spent on Medical Care
1 Mile	2024	4,246	1,230	1,904	\$76,921	\$11,409,509
	2029	4,427	1,277	1,992	\$90,211	
3 Miles	2024	37,672	10,621	15,857	\$89,711	\$107,829,736
	2029	40,835	11,515	17,236	\$107,666	
5 Miles	2024	82,919	23,707	34,300	\$93,368	\$238,640,970
	2029	89,843	25,713	37,314	\$110,920	

Source: Esri and Bureau of Labor Statistics



1.36% INCREASE
Population Growth by 2029
(3-mile radius)



56.2
MEDIAN AGE
(1-mile radius)

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PROPERTY SITE PLAN



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5053 | REV-09.06.24

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