



PAN AMERICAN PROFESSIONAL CENTER - OUT PARCEL

5900 PAN AMERICAN BLVD.
NORTH PORT, FL 34287

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Property Summary



OFFERING SUMMARY

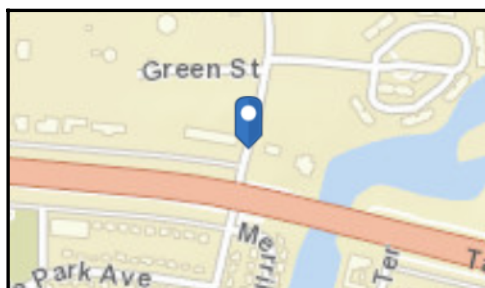
Sale Price:	\$495,000
Lot Size:	0 SF
Zoning:	PCDN
Market:	
Traffic Count:	50,000
Price / SF:	\$837,563.45

PROPERTY OVERVIEW

This prime location is perfect to expand on the already existing Professional Park This .60 acre piece is located at the signaled intersection on the corner of US 41 and Pan American. Traffic count of 50,000 cars in 20 minutes and anticipating growth coming to North Port.

PROPERTY HIGHLIGHTS

- Shovel Ready cleared land
- Signaled Intersection at the corner of US41 and Pan American
- 50,000 Cars per day
- City Water and Sewer available
- Inquire on the additional parcels and The Pan American Professional Park that can be combined or bought separately.



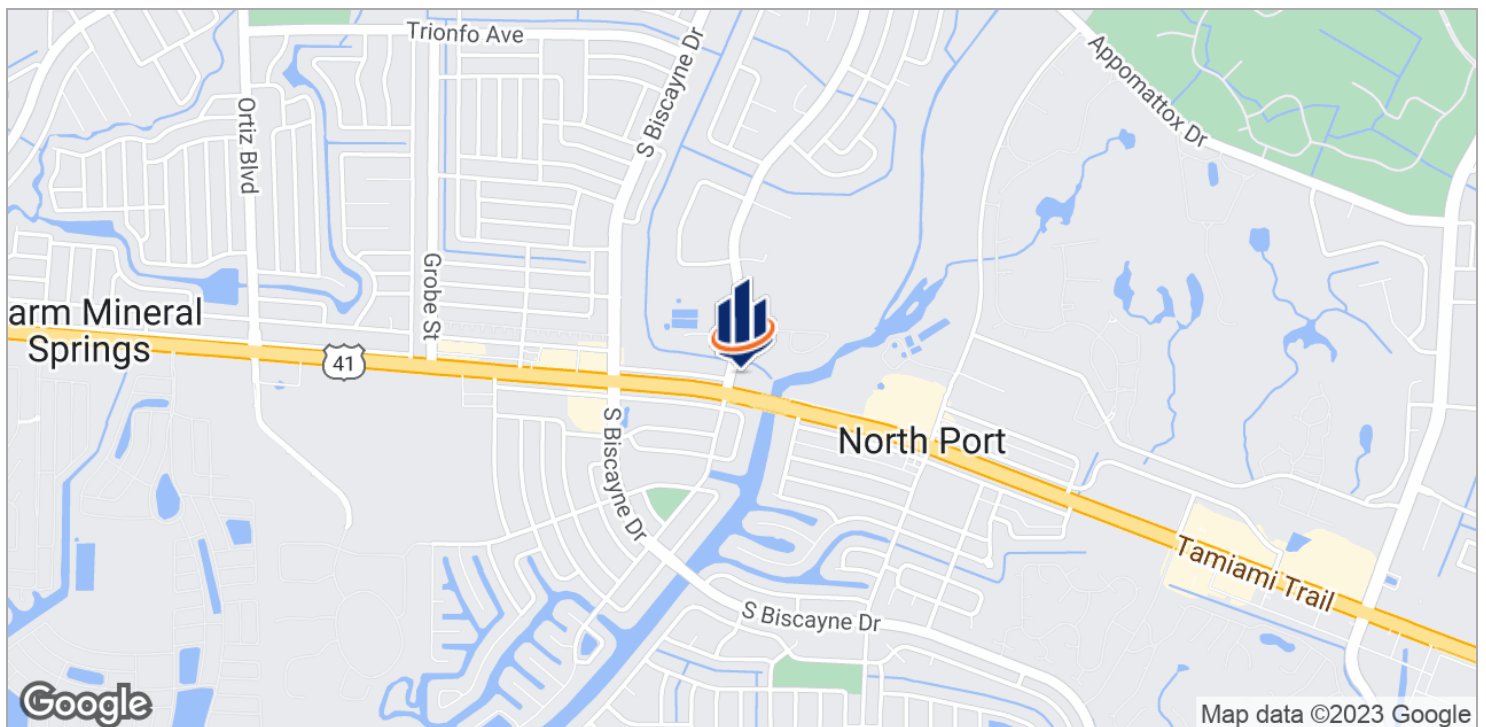
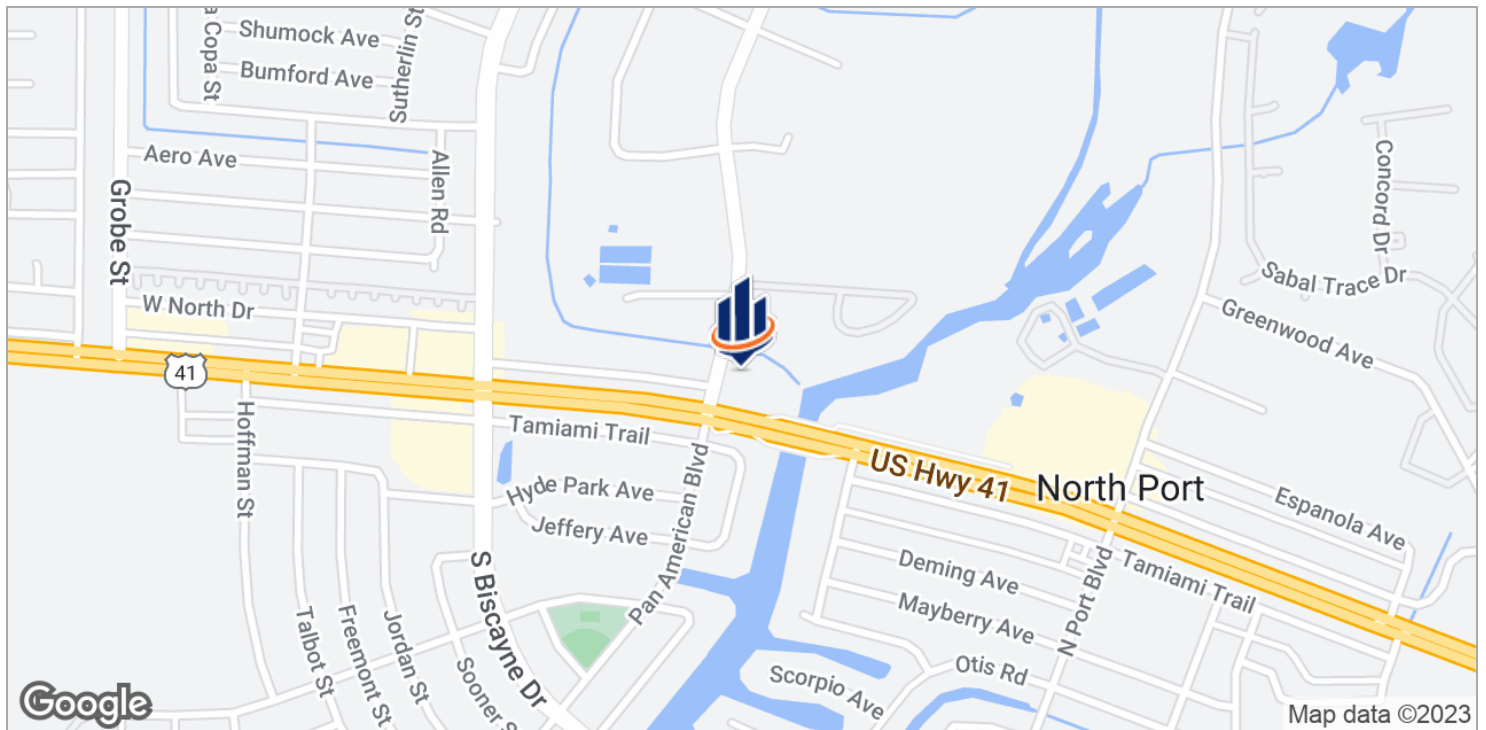
Source: ©2018 Kalibrate Technologies (Q1 2018).

Additional Photos

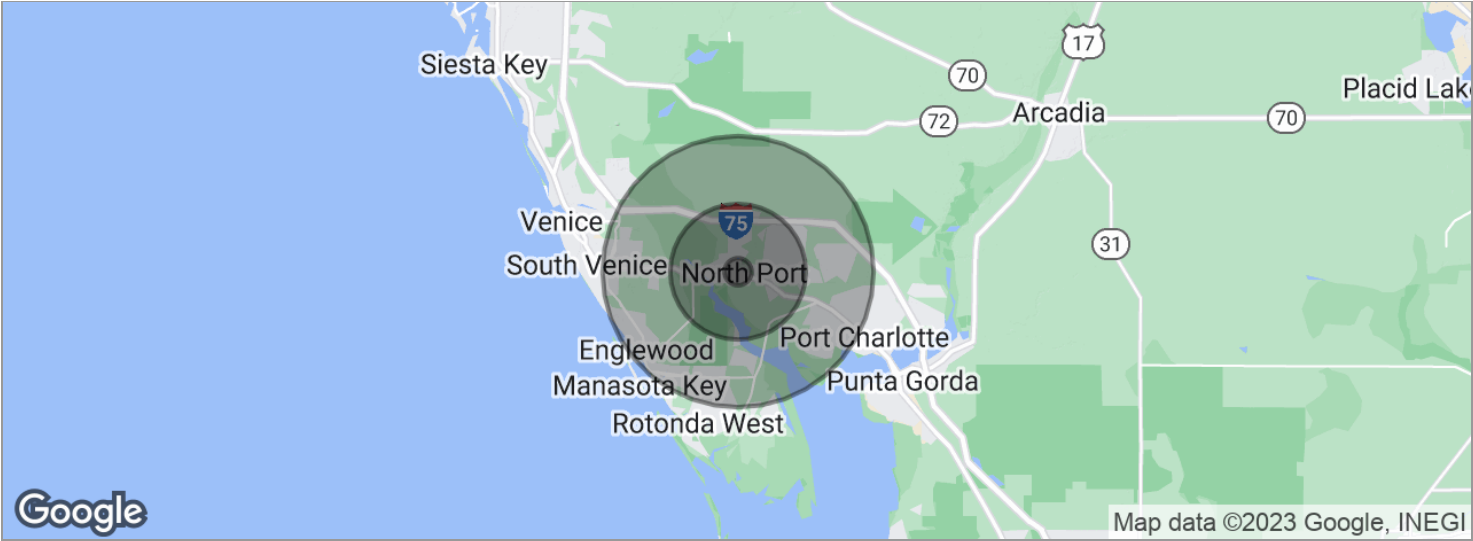




Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,176	47,613	142,390
Median age	55.0	50.3	51.9
Median age [Male]	50.0	47.8	50.4
Median age [Female]	57.6	51.9	53.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,933	20,702	62,571
# of persons per HH	2.2	2.3	2.3
Average HH income	\$47,671	\$55,075	\$57,519
Average house value	\$141,296	\$174,232	\$218,689

* Demographic data derived from 2020 ACS - US Census

Info Graphics

5900 Pan American Blvd, North Port, Florida, 34287 (Drive time of 20 minutes)

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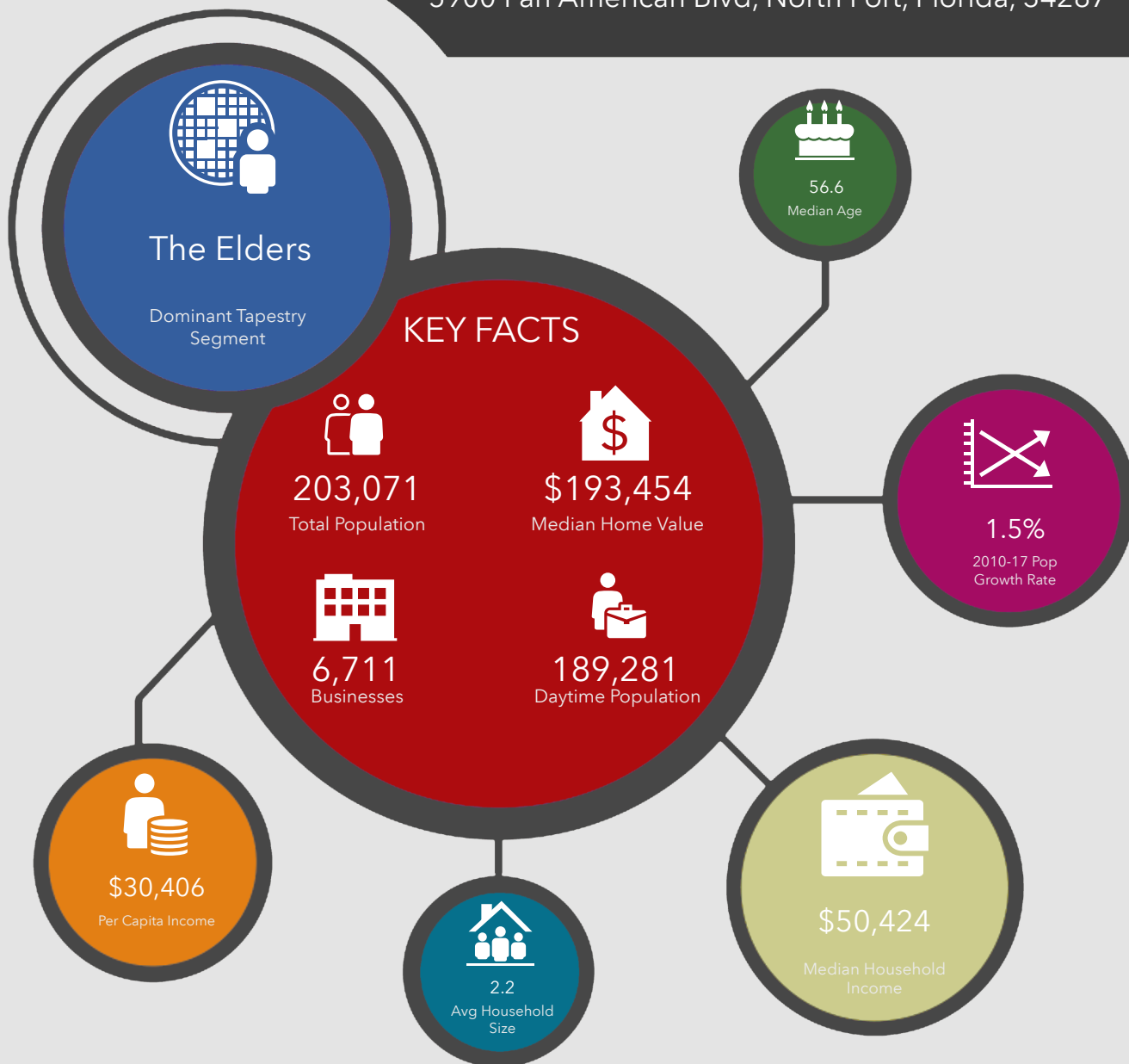
Drive Time: 20 minute radii

Prepared by Esri

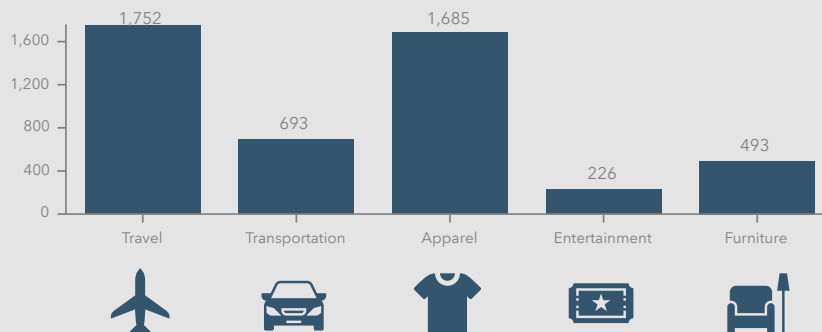
Latitude: 27.04611

Longitude: -82.24341

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KEY SPENDING FACTS (\$)



© Esri 2018

Spending facts are average annual dollars per household

Source: This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and Infogroup. The vintage of the data is 2018.

Advisor Bio & Contact 1

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PROFESSIONAL BACKGROUND

Ray Brunner's career covers over forty years in Senior Management positions, real estate leasing and development.

Most notably GAP Stores where he held various positions including VP of Merchandising & Design and General Manager of GAP KIDS, Esprit Europe where he was President of European Retail operations and oversaw the development and roll out of company owned retail stores, Adidas America where he served as President of retail operations and executed a retail roll out for company owned stores, Eddie Bauer where he was VP of Real Estate and Store Operations, and DWR where he was a member of the founding team and served as President and CEO. His background provides an in-depth understanding of land and building acquisition for both retail locations and distribution facilities. He is considered an expert at retail site selection and growth strategies.

In the last three years he has transacted over \$30,000,000 in business and currently manages over \$70,000,000 in active listings.

EDUCATION

Education: Attended Western Connecticut State College and did his graduate work at UCLA.

MEMBERSHIPS & AFFILIATIONS

Life Member of Mensa.

Member of the Presidents Association of the American Management Association.

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