

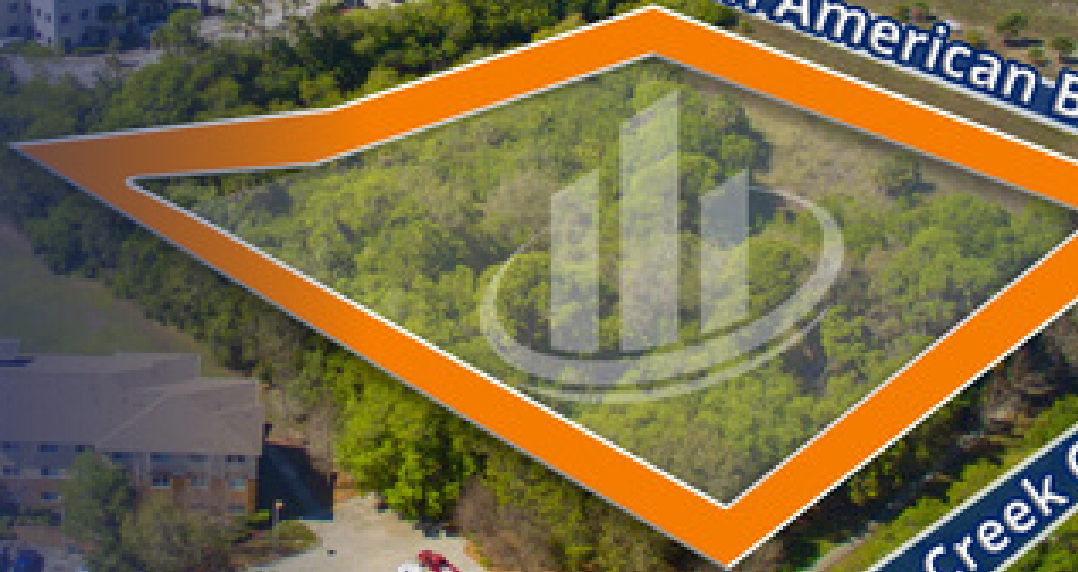


PAN AMERICAN PROFESSIONAL CENTER

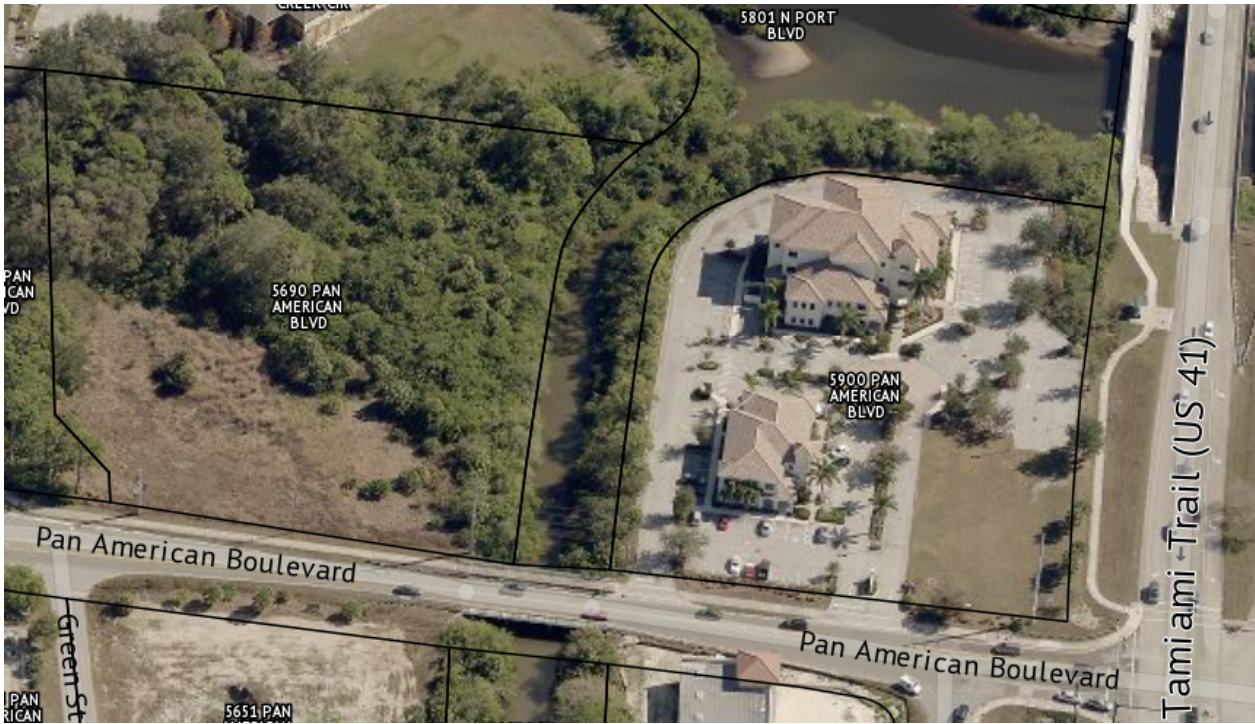
3.3 ACRES

5690 PAN AMERICAN
NORTH PORT, FL 34287

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Senior CRE Advisor
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Property Summary



OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$1,000,000 |
| Lot Size: | 3.3 Acres |
| Zoning: | PCDN |
| Market: | |
| Traffic Count: | 50,000 |
| Price / SF: | \$6.96 |

PROPERTY OVERVIEW

3.3 Acres of land ready to build
Also available is an existing professional park AT 5900 PAN AMERICAN purchase in combination or separate as desired.

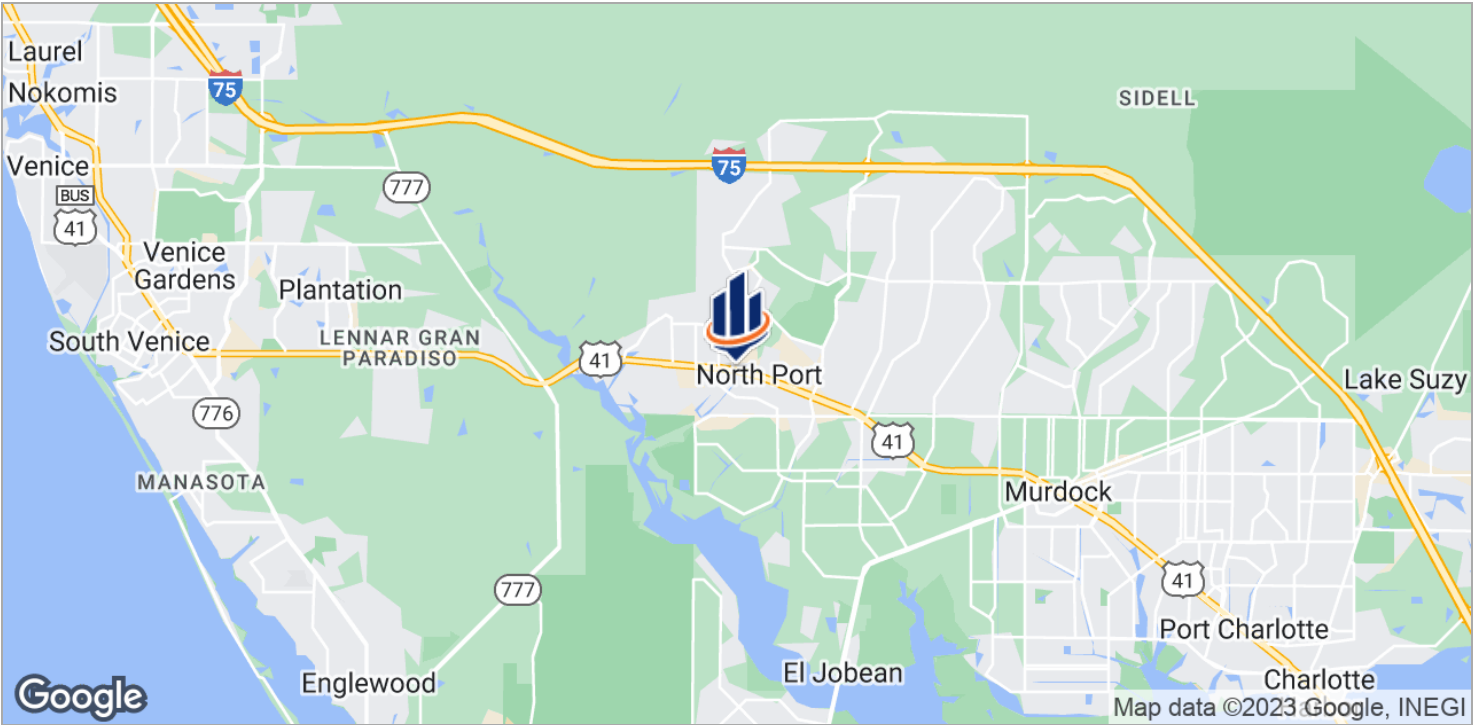
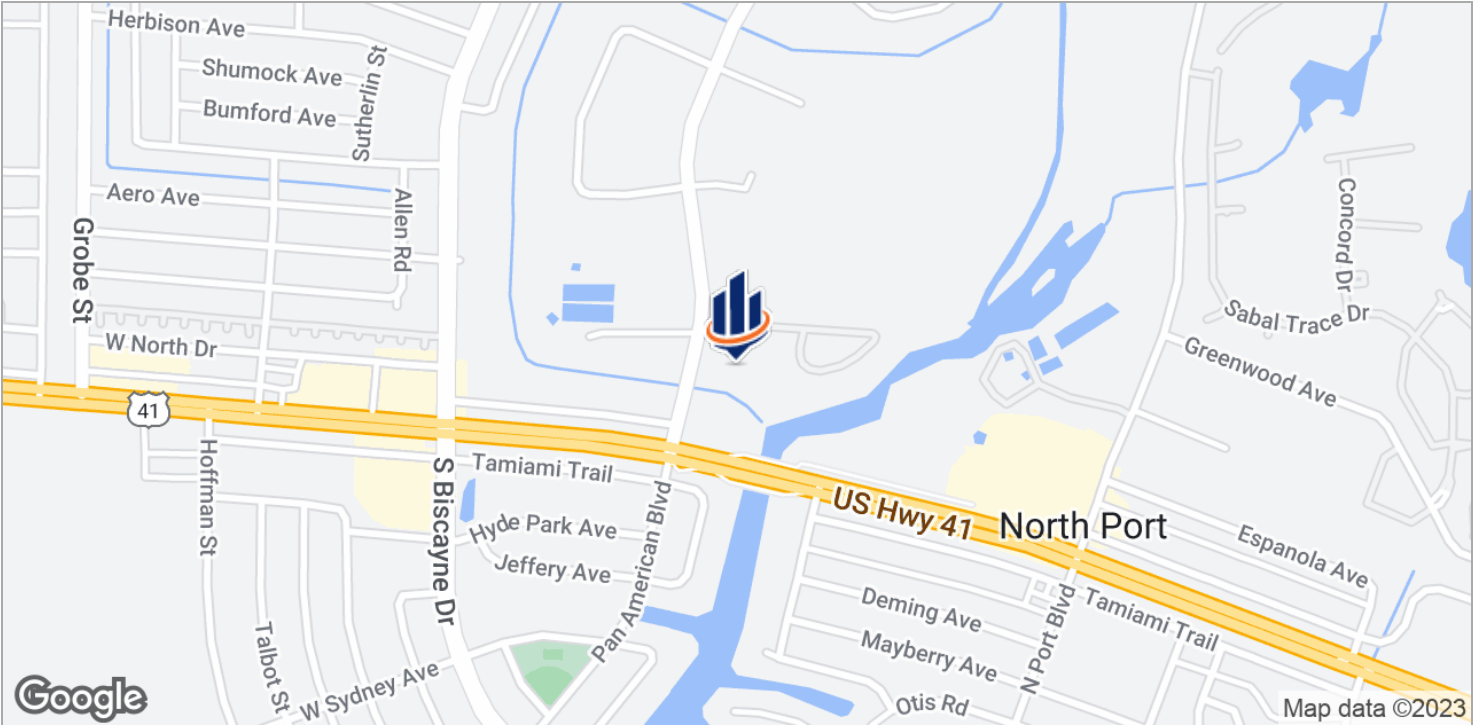
PROPERTY HIGHLIGHTS

- Signaled intersection Light
- 50000 car count on US41
- Separate or combine with existing Pan American Professional Park

Additional Photos



Location Maps





Executive Summary

5920 Pan American Blvd, North Port, Florida, 34287
Drive Time: 5, 10, 20 minute radii

Prepared by Esri
Latitude: 27.04617
Longitude: -82.24339

| | 5 minutes | 10 minutes | 20 minutes |
|------------------------|-----------|------------|------------|
| Population | | | |
| 2000 Population | 10,023 | 23,443 | 132,611 |
| 2010 Population | 11,995 | 35,779 | 179,521 |
| 2018 Population | 12,997 | 39,290 | 202,937 |
| 2023 Population | 13,753 | 41,737 | 216,939 |
| 2000-2010 Annual Rate | 1.81% | 4.32% | 3.08% |
| 2010-2018 Annual Rate | 0.98% | 1.14% | 1.50% |
| 2018-2023 Annual Rate | 1.14% | 1.22% | 1.34% |
| 2018 Male Population | 47.5% | 48.0% | 48.0% |
| 2018 Female Population | 52.5% | 52.0% | 52.0% |
| 2018 Median Age | 56.9 | 53.4 | 56.6 |

In the identified area, the current year population is 202,937. In 2010, the Census count in the area was 179,521. The rate of change since 2010 was 1.50% annually. The five-year projection for the population in the area is 216,939 representing a change of 1.34% annually from 2018 to 2023. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 56.9, compared to U.S. median age of 38.3.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2018 White Alone | 89.0% | 88.8% | 90.5% |
| 2018 Black Alone | 5.2% | 5.5% | 4.3% |
| 2018 American Indian/Alaska Native Alone | 0.4% | 0.3% | 0.2% |
| 2018 Asian Alone | 1.1% | 1.3% | 1.4% |
| 2018 Pacific Islander Alone | 0.0% | 0.0% | 0.0% |
| 2018 Other Race | 1.7% | 1.6% | 1.4% |
| 2018 Two or More Races | 2.6% | 2.4% | 2.1% |
| 2018 Hispanic Origin (Any Race) | 8.3% | 8.0% | 7.3% |

Persons of Hispanic origin represent 7.3% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 29.0 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|-------|--------|--------|
| 2000 Households | 4,886 | 10,505 | 59,665 |
| 2010 Households | 5,831 | 15,688 | 80,741 |
| 2018 Total Households | 6,229 | 17,074 | 90,556 |
| 2023 Total Households | 6,580 | 18,107 | 96,635 |
| 2000-2010 Annual Rate | 1.78% | 4.09% | 3.07% |
| 2010-2018 Annual Rate | 0.80% | 1.03% | 1.40% |
| 2018-2023 Annual Rate | 1.10% | 1.18% | 1.31% |
| 2018 Average Household Size | 2.08 | 2.29 | 2.23 |

The household count in this area has changed from 80,741 in 2010 to 90,556 in the current year, a change of 1.40% annually. The five-year projection of households is 96,635, a change of 1.31% annually from the current year total. Average household size is currently 2.23, compared to 2.21 in the year 2010. The number of families in the current year is 59,207 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

September 17, 2018



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| | 5 minutes | 10 minutes | 20 minutes |
|---------------------------------|-----------|------------|------------|
| Median Household Income | | | |
| 2018 Median Household Income | \$39,234 | \$45,542 | \$50,431 |
| 2023 Median Household Income | \$44,705 | \$52,188 | \$56,860 |
| 2018-2023 Annual Rate | 2.65% | 2.76% | 2.43% |
| Average Household Income | | | |
| 2018 Average Household Income | \$52,708 | \$60,547 | \$67,679 |
| 2023 Average Household Income | \$62,847 | \$72,144 | \$81,288 |
| 2018-2023 Annual Rate | 3.58% | 3.57% | 3.73% |
| Per Capita Income | | | |
| 2018 Per Capita Income | \$24,517 | \$26,544 | \$30,420 |
| 2023 Per Capita Income | \$29,161 | \$31,558 | \$36,414 |
| 2018-2023 Annual Rate | 3.53% | 3.52% | 3.66% |

Households by Income

Current median household income is \$50,431 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$56,860 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$67,679 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$81,288 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$30,420 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$36,414 in five years, compared to \$36,530 for all U.S. households

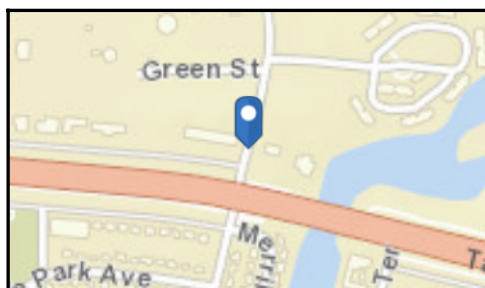
| | | | |
|------------------------------------|-------|--------|---------|
| Housing | | | |
| 2000 Total Housing Units | 6,127 | 12,700 | 70,856 |
| 2000 Owner Occupied Housing Units | 4,181 | 9,257 | 51,178 |
| 2000 Renter Occupied Housing Units | 705 | 1,249 | 8,488 |
| 2000 Vacant Housing Units | 1,241 | 2,194 | 11,190 |
| 2010 Total Housing Units | 7,782 | 20,238 | 103,599 |
| 2010 Owner Occupied Housing Units | 4,322 | 12,298 | 64,208 |
| 2010 Renter Occupied Housing Units | 1,509 | 3,390 | 16,533 |
| 2010 Vacant Housing Units | 1,951 | 4,550 | 22,858 |
| 2018 Total Housing Units | 8,320 | 21,953 | 115,141 |
| 2018 Owner Occupied Housing Units | 4,622 | 13,456 | 72,685 |
| 2018 Renter Occupied Housing Units | 1,607 | 3,618 | 17,872 |
| 2018 Vacant Housing Units | 2,091 | 4,879 | 24,585 |
| 2023 Total Housing Units | 8,752 | 23,051 | 121,602 |
| 2023 Owner Occupied Housing Units | 5,047 | 14,660 | 79,479 |
| 2023 Renter Occupied Housing Units | 1,533 | 3,447 | 17,156 |
| 2023 Vacant Housing Units | 2,172 | 4,944 | 24,967 |

Currently, 63.1% of the 115,141 housing units in the area are owner occupied; 15.5%, renter occupied; and 21.4% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 103,599 housing units in the area - 62.0% owner occupied, 16.0% renter occupied, and 22.1% vacant. The annual rate of change in housing units since 2010 is 4.81%. Median home value in the area is \$193,482, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.69% annually to \$231,909.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

September 17, 2018

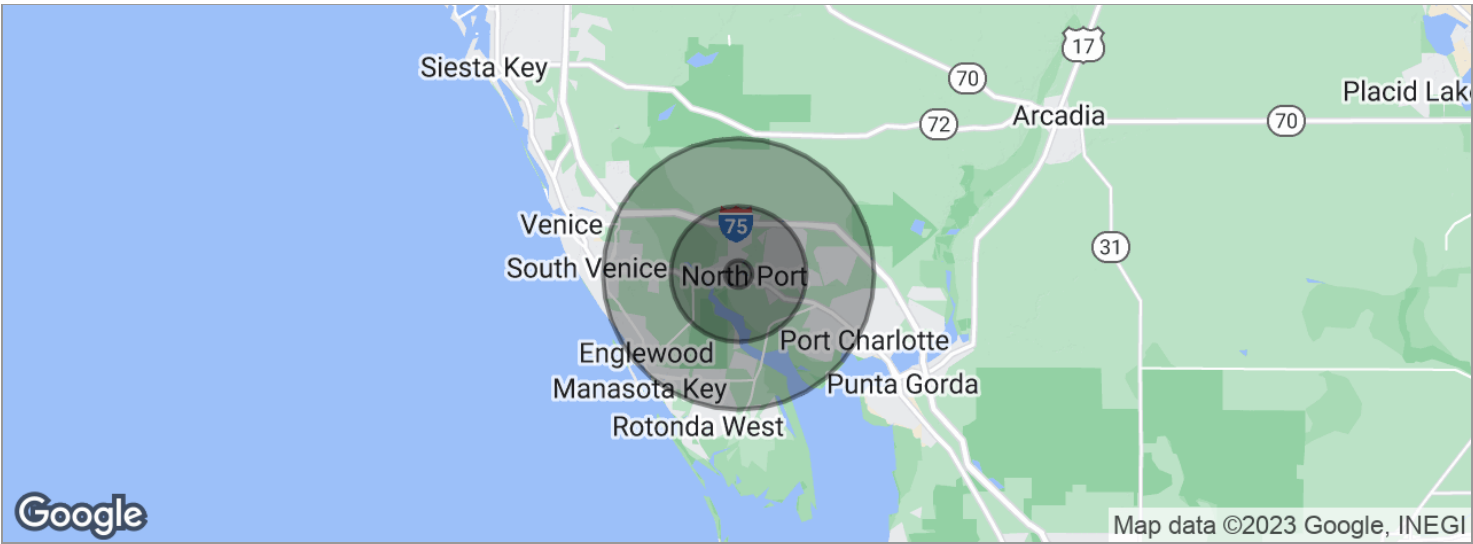


Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Demographics Map



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 4,188 | 47,318 | 141,635 |
| Median age | 54.5 | 50.1 | 51.9 |
| Median age [Male] | 49.6 | 47.6 | 50.4 |
| Median age [Female] | 57.1 | 51.7 | 53.3 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total households | 1,925 | 20,512 | 62,212 |
| # of persons per HH | 2.2 | 2.3 | 2.3 |
| Average HH income | \$47,887 | \$55,256 | \$57,586 |
| Average house value | \$142,210 | \$175,527 | \$218,690 |

* 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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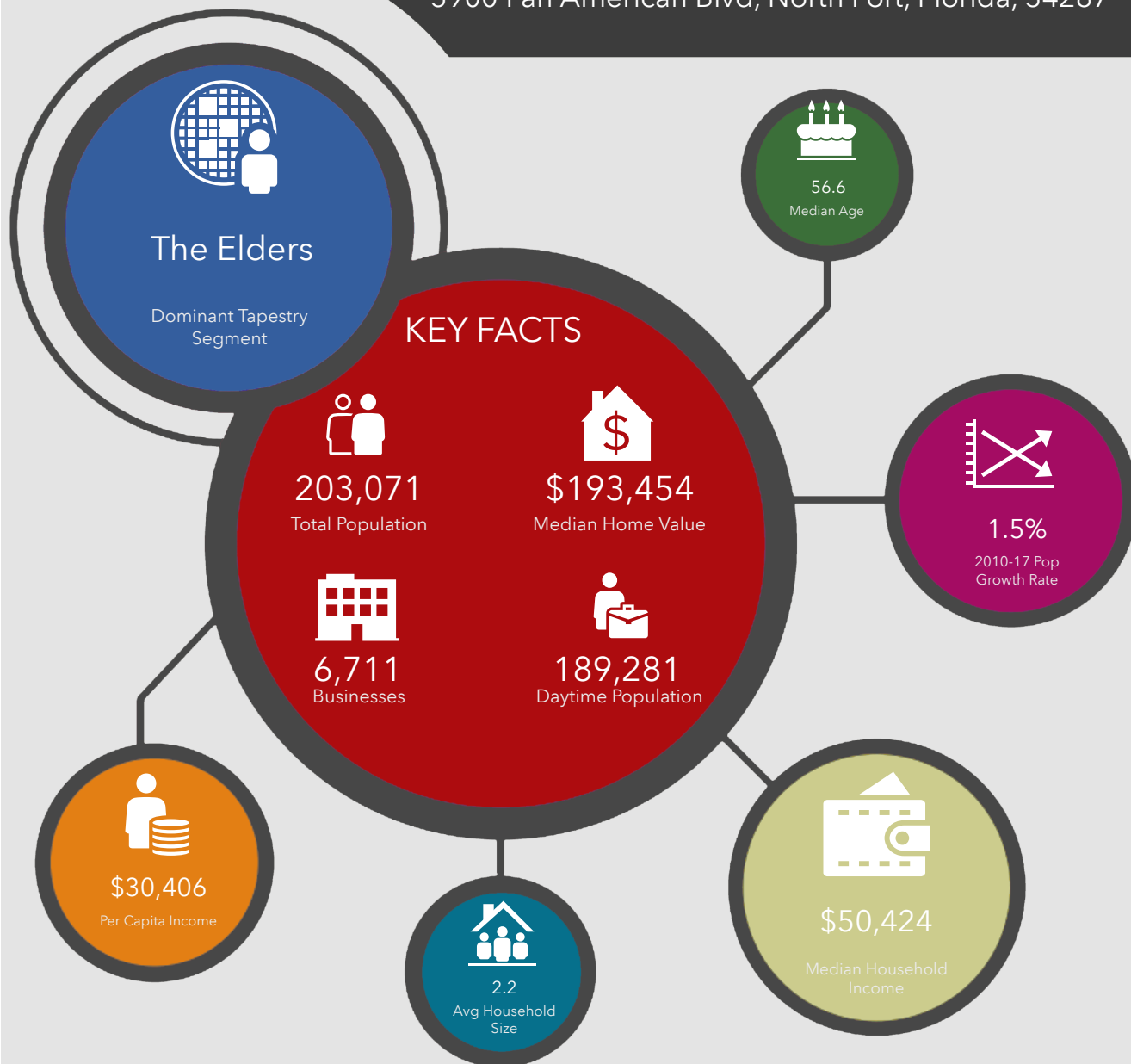
Drive Time: 20 minute radii

Prepared by Esri

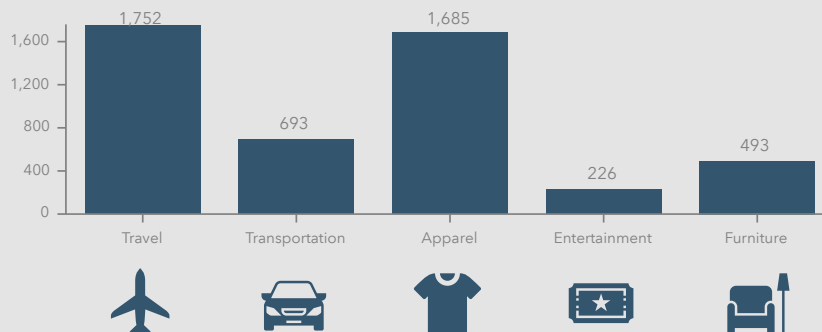
Latitude: 27.04611

Longitude: -82.24341

5900 Pan American Blvd, North Port, Florida, 34287



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

RAY BRUNNER

Senior CRE Advisor

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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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