

35 Acre Clover Leaf

Clover Leaf I-75 & N Sumter 35 Acres

5001 N Sumter Blvd , North Port, FL 34286



OFFERING SUMMARY

Sale Price:	Parcel available in 1 to five acre increments. Price upon request.
Lot Size:	35 Acres
Zoning:	PCDN - PLANNED COMMUNITY DEVELOPMENT
Market:	SW Florida
Submarket:	Interstate 75 Travelers
Traffic Count:	50,000
Price / SF:	-

PROPERTY OVERVIEW

Extreme flexibility in permitted use, zoned for a variety of uses. Located off I-75 on N Sumter Blvd. exit 182. Property is zoned for a variety of uses, Retail, Office, Medical Office, Multi-Family, Hotel, and more. High Visibility and Access from I-75. This property has extreme flexibility in permitted uses and you are only limited by your imagination. Sarasota Memorial Health System recently purchased one Quadrant of this Interchange. Over 1000 ft of frontage on I 75. In excess of 50,000 CPD year round. Located at the corner of I-75 and Sumter Blvd.

PROPERTY HIGHLIGHTS

- 35 Ac with Proposed Plan for 21 commercial sites
- Over 1300 ft Frontage on Interstate 75 (Major Hwy)
- Ideal Location for Interchange Property Uses
- Sumter Blvd Improvement to 4-lane Road

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