

900 Ft Of Frontage At An Interchange.

25 Acres. I-75 & SUMTER BLVD Clover Leaf

5000 N Sumter Blvd. , North Port, FL 34287



OFFERING SUMMARY

Sale Price:	\$6,000,000
Lot Size:	24.9 Acres
Zoning:	PCND
Market:	SW Florida
Submarket:	Sarasota
Price / SF:	\$5.53

PROPERTY OVERVIEW

One of two parcels at the I 75 Sumter Rd. cloverleaf. With a combined 2600 feet of frontage on I 75, located at the interchange on both sides, over 55,000 CPD annually and 75,000 in season, and a very affluent population base, this is one of the best development opportunities in SW Florida. The major population centers of Sarasota, North Port & Charlotte County have solid growth rates, excellent average and mean income data, and high disposable incomes. Yet there is not an outlet center within 40 Miles of this location, not a Costco or Sam's Club on or near I 75 from Bradenton to Fort Myers. The nearest Whole Foods is in downtown Sarasota. The area is lacking in quality hotels and family entertainment.

PROPERTY HIGHLIGHTS

- 25 Acres in Booming Sarasota County!!
- Over 900 ft Frontage on Interstate 75 [Major Hwy]
- Ideal Location for Interchange Property Uses

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