



ADDRESS

**5103 N Toledo Blade Blvd
North Port, FL 34286**

PROPERTY FEATURES

- The property is located at the northwest corner of I-75 and Toledo Blade Blvd
- Traffic count at the I-75 interchange: 54,000 Vehicles Per Day
- Exit #179 is used for Murdock Village Development located 5 Miles to the South
- The subject site is part of north port's activity Center #4, which includes approval for over 3 Million square feet of Retail/Commercial, 515,000 SF of office, and 871,200 SF of light industrial
- North ports future Job Growth over the next 10 years is Projected at 41%
- Toledo Blade Boulevard has been widened to Four Lanes to serve the Strong Growth in the Trade Area

	1 Mile	5 Miles	10 Miles
Total Households:	395	16,231	69,858
Total Population:	984	40,257	147,069
Average HH Income:	\$77,678	\$79,634	\$61,897

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

TAMMY SHAW

Senior Commercial Advisor | Broker Associate
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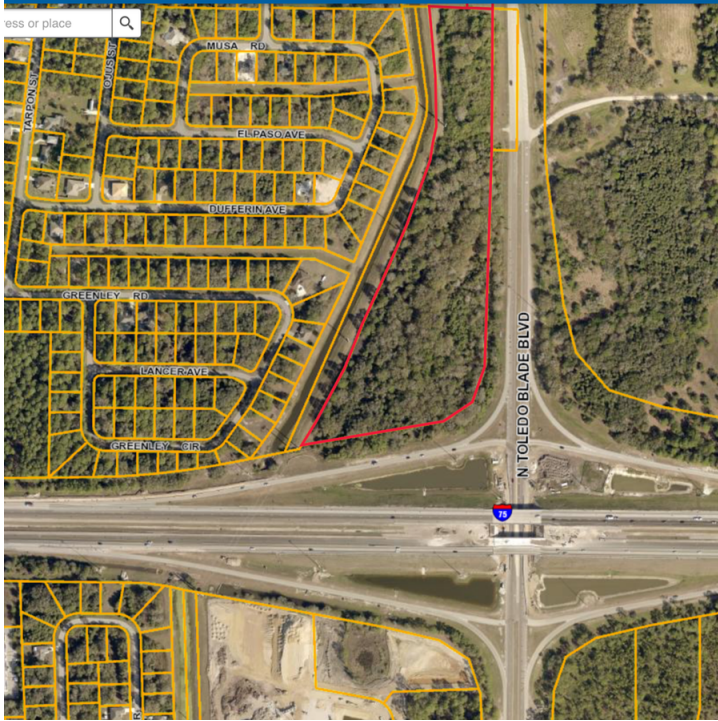
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Commercial

I-75 INTERCHANGE NE CORNER FOR SALE LAND

5103 N TOLEDO BLADE BLVD, NORTH PORT, FL



OFFERING SUMMARY

Sale Price: \$3,300,000

Available SF:

Lot Size: 19.19 Acres

Price / Acre: \$171,965

Zoning: CG in Activity Center #4

Market: North Port-Sarasota-Bradenton

Submarket: North Port

PROPERTY OVERVIEW

Owner will split land, Zoned commercial. Amazing opportunity to own a large or small parcel of land at a major intersection of Interstate 75. Space on the property for a billboard to be seen by all traffic on I-75 at exit 179. City of North Port has designed the exit with palm trees and newly reconstructed roads with brick pavers.

I-75 and Toledo Blade, Exit 179 North Port Florida.

PROPERTY HIGHLIGHTS

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Michael Saunders & Company
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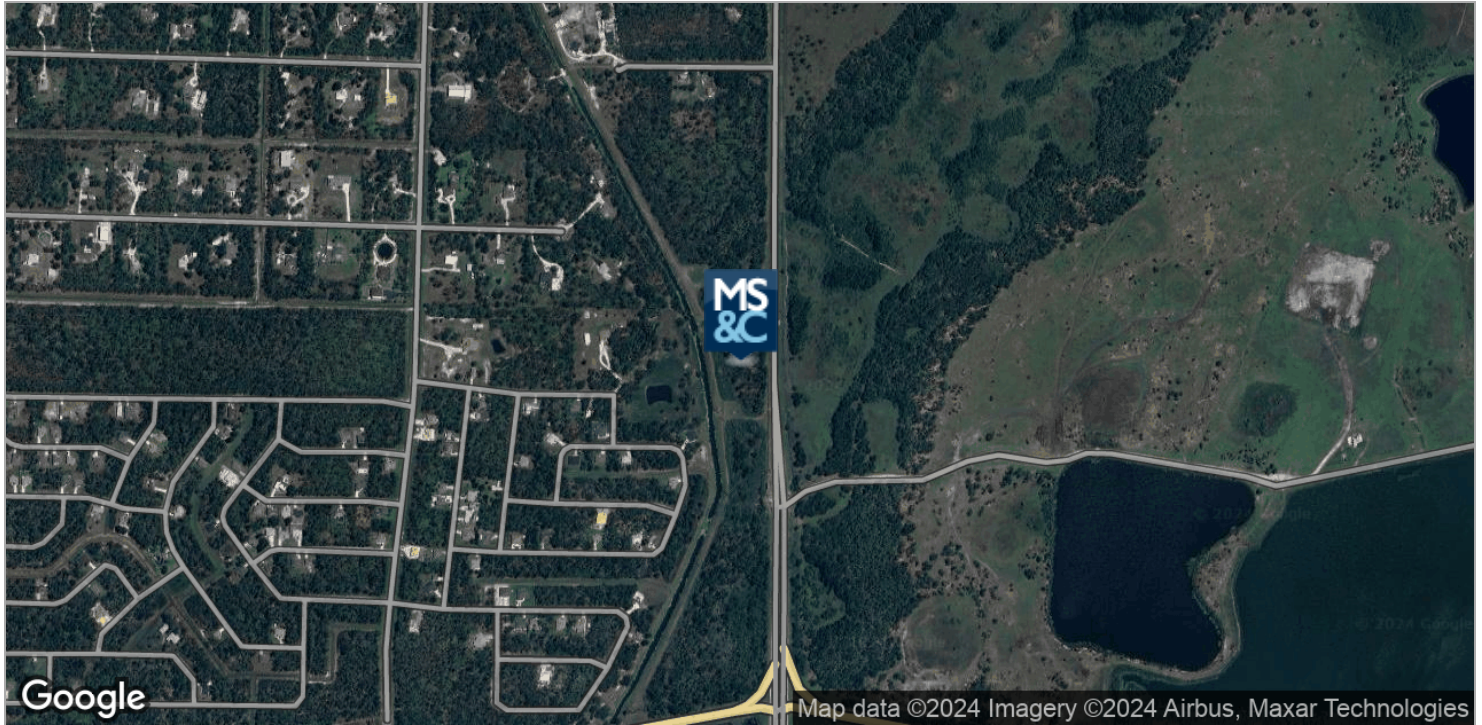
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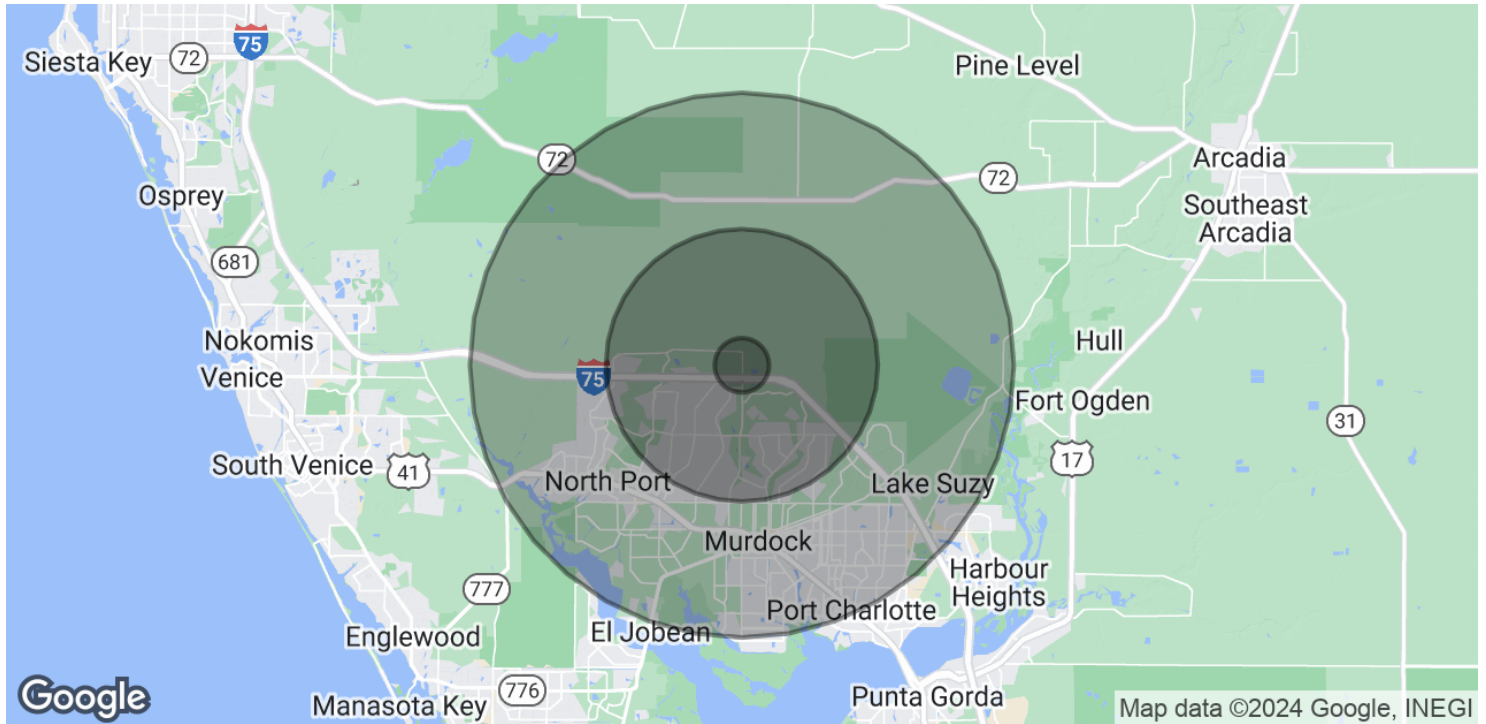
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	984	40,257	147,069
Median age	50.6	46.1	52.0
Median age (Male)	52.0	44.2	49.5
Median age (Female)	45.1	45.7	52.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	395	16,231	69,858
# of persons per HH	2.5	2.5	2.1
Average HH income	\$77,678	\$79,634	\$61,897
Average house value	\$263,992	\$231,648	\$206,011

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

Tammy Shaw epitomizes integrity, energy, hard work, and creative service in every detail of your real estate transaction. Tammy grew up in Carrollton, Ohio and started cultivating her sales drive at the age of 16, selling advertising. She has continued to be a rising star and has since built a successful career in her own business for over 32 years. She has useful experience in every aspect of transactions, for the buyers, sellers, investors, and banks. She has been trained and inspired in sales by some of the best from Dale Carnegie to Tom Hopkins and many more. Five words you can count on from Tammy Shaw are love, integrity, commitment, passion, and fun from the first phone call to the close. Contact her today and get started. My mission statement is, my promise to you

- * To provide the most accurate and up-to-date information, skilled analysis and sound real estate advice.

- * To make the buying and selling of real estate as cost effective as possible while maintaining the highest level of service.

- * To be known as the most professional team of Real Estate Agents whose goals are positive, team oriented, solution based, and with a clear focus on commercial investing, developing, and leasing in retail, office, industrial, multifamily, hotel and special purpose real estate.

- * To act responsibly both in the community and civically; providing updated content and responding to community needs on an ongoing basis; while maintaining the highest standards of quality, customer convenience and satisfaction

EDUCATION

Broker Real Estate License Florida

Certified Commercial Investment Member CCIM Completed courses:

Commercial Real Estate Negotiations

Financial Analysis for Commercial Investment Real Estate

Investment Analysis for Commercial Investment Real Estate

User Decision Analysis for Commercial Investment Real Estate

Market Analysis for Commercial Investment Real Estate