



TOLEDO BLADE OFFICE, MEDICAL OFFICE BUILDING PADS

1001 INNOVATION AVENUE
NORTH PORT, FL 34289

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Property Summary



OFFERING SUMMARY

Sale Price: \$300,000

Lot Size: 5,000 SF

Zoning: Planned Community
Development [PCD]

Market: North Port

Price / SF: \$60.00

PROPERTY OVERVIEW

The brand new North Port Village Office Park is under construction on one of the busiest corridors in North Port. Phase I of the office park is expected to have five 6,000 SF buildings with frontage on Toledo Blade Boulevard, less than a mile from Exit 179 of I-75. This is a great opportunity for a physician, attorney, or other professional to build their own brand new building without having to go through the hassle of purchasing land and developing the site themselves! Don't lease when you can buy!

Finished building pads will allow for a range in size of buildings from 5,000 SF to 20,000 SF. The sellers are currently constructing the first 6,000 SF office building on the property, and they will deliver pads with all office park improvements in place including shared entrance, signage, parking, development approvals, site plan and shared retention. Expected delivery is Q2 of 2021. Final fill/compaction and building permits will be up to the Buyer.

The City of North Port continues to be one of the fastest growing in the region with 3.3% population growth annually. The city has positioned itself as an inexpensive alternative to higher priced Sarasota and Venice. The North Port area has great access to those communities to the north, as well as Port Charlotte & Punta Gorda to the south, and the new massive West Villages master planned community which is the new spring training home for the Atlanta Braves.

PROPERTY HIGHLIGHTS

- Finished building pads for sale in the North Port Village Office Park.
- Ranging in size from 5,000 to 20,000 SF.
- Developer will deliver pads with all office park improvements in place.
- Priced at \$60 Per Buildable SF
- Delivery in Q2 2020

Possible Elevations

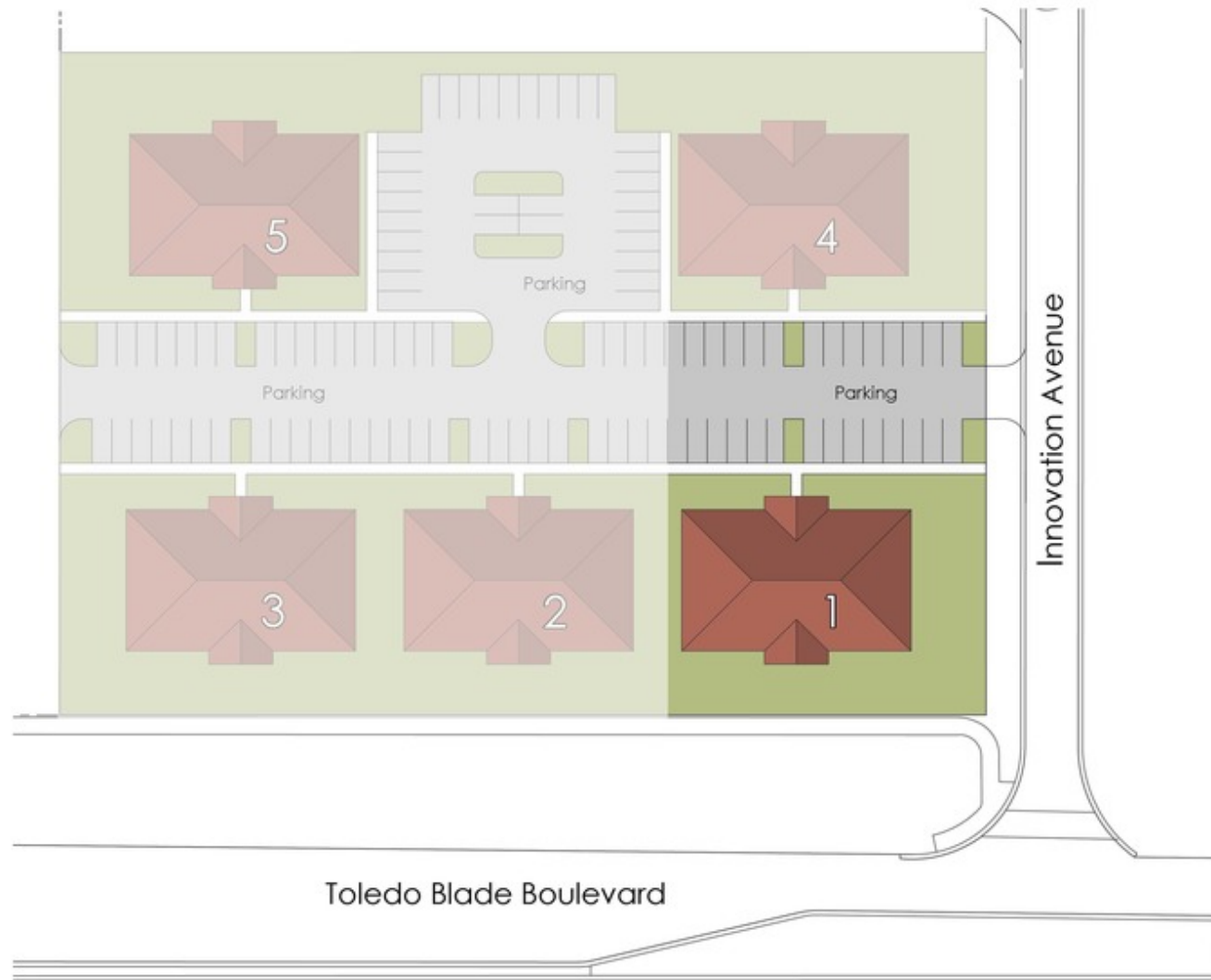


Front Elevation



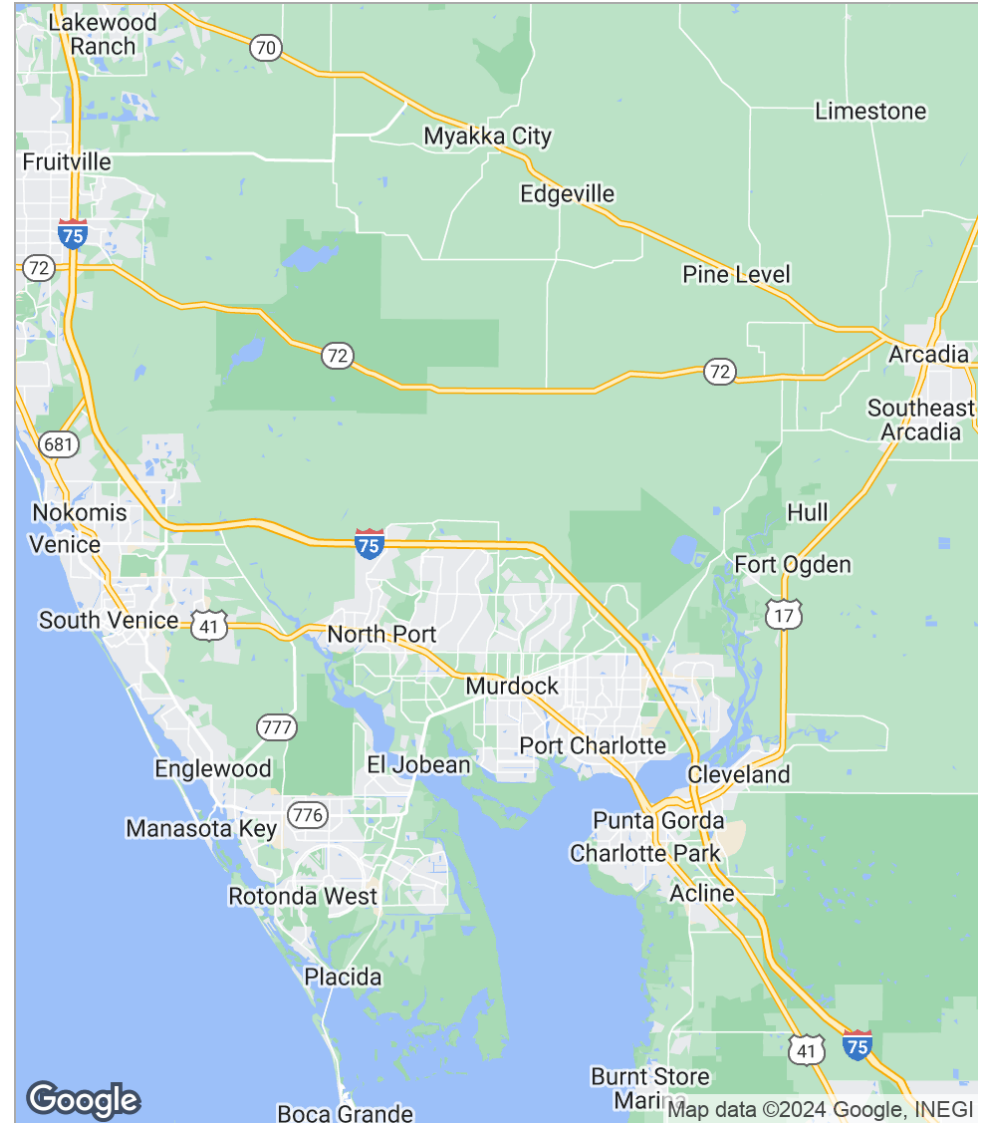
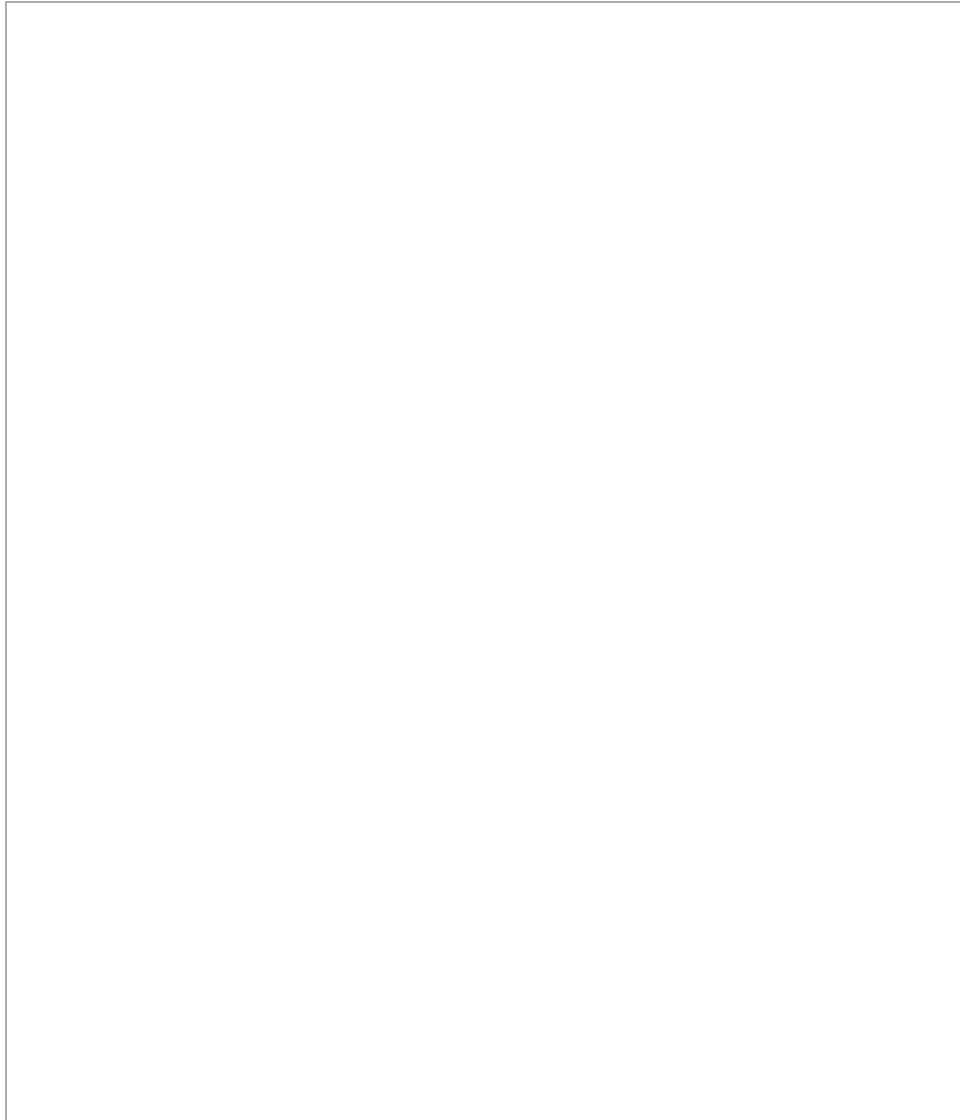
Side Elevation

Site Plan

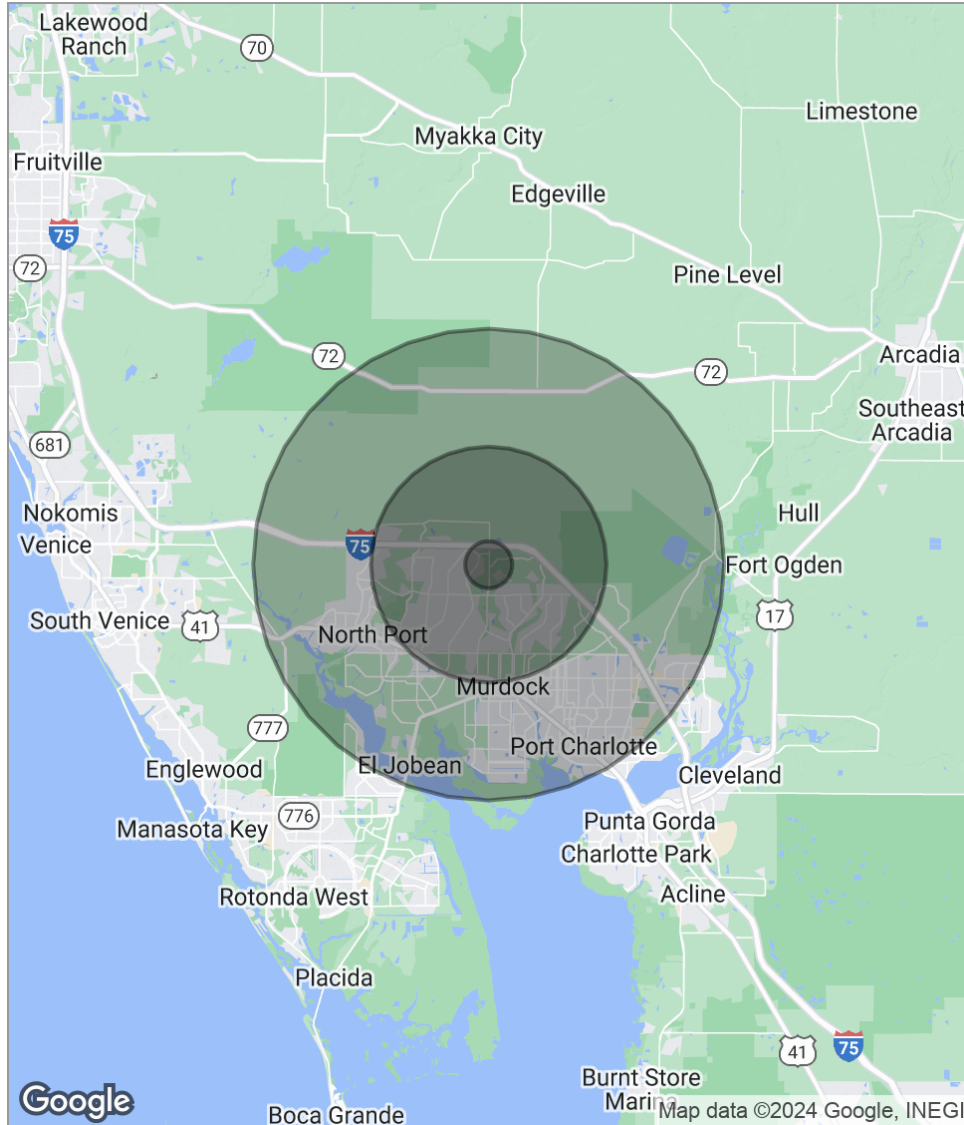




Location Maps



Demographics Map



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,026	38,601	140,556
Median age	36.9	41.7	47.6
Median age [Male]	36.1	40.5	45.7
Median age [Female]	37.2	42.2	48.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	726	14,854	59,347
# of persons per HH	2.8	2.6	2.4
Average HH income	\$62,375	\$59,992	\$55,225
Average house value	\$213,347	\$221,514	\$206,407

* Demographic data derived from 2020 ACS - US Census



Tony Veldkamp, CCIM

Senior Advisor
SVN | Commercial Advisory Group

Tony Veldkamp, CCIM serves as a Senior Advisor at SVN Commercial Advisory Group in Sarasota. His primary focus is on office and industrial investment properties, and all types of vacant land for development in Manatee, Sarasota and Charlotte Counties. With over thirty years of commercial real estate experience exclusively in this area, he has numerous sales and leasing transactions with a career sales volume in excess of \$350 Million. As a graduate of Florida State University with a degree in Real Estate, Tony went on to earn his CCIM designation in 2005, and has been a commercial real estate advisor with SVN Commercial Advisory Group in Sarasota since 2011.

Tony has been very active in the Realtor® community which includes being the 2022 President of the Realtor® Association of Sarasota and Manatee (RASM), 2016 President of the Commercial Investment Division of RASM, and 2023 President of the RASM Realtor® Charitable Foundation. He is also a Florida Realtors® Board Member and serves on their Public Policy Committee, Florida CCIM Committee Chair, and will be Chair of the Florida Realtors® Commercial Alliance in 2025.

Awards & Accolades include 2016 Commercial Realtor® of the Year, President's Award in 2019, and Distinguished Service Award in 2020 all from the Realtor® Association of Sarasota & Manatee. He is recognized annually by SVN International as a top-ranking producer nationwide including 2018 when he was ranked #1 in the State of Florida and #8 in the World with SVN.

Tony very much enjoys life on the SunCoast with his wife Debbie, their five children and their families. They enjoy boating, hiking, and family time.

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Matt Fenske

Senior Advisor
SVN | Commercial Advisory Group

Matt Fenske serves as Advisor for SVN Commercial Advisory Group in Sarasota, Florida. Matt's primary focus is on vacant land, as well as retail, office and industrial sales. Matt has been involved in over \$100 million worth of sale and lease transactions thus far since joining SVN. Matt brings a wealth of local market knowledge and digital marketing expertise to best serve his commercial clients and expedite the sales process.

Prior to joining SVN, he worked as a Purchasing Analyst for a construction company, specializing in the construction of single and multi-family homes, which has proven valuable in conversations with contractors and developers.

Matt received his Bachelor's of Science degree from the Florida State University College of Business. During his time there, he was a member of the Alpha Tau Omega National Leadership Development Fraternity and completed numerous internships at high-end private golf courses across the United States.

Matt grew up in New Hampshire, before moving to Bradenton over ten years ago. Matt currently resides in Bradenton and enjoys playing golf and spending time on the water.

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