



SALE

25 ACRES AT A BUSY I 75 INTERCHANGE

5000 N Sumter Blvd, North Port, FL 34286



OFFERING SUMMARY

Sale Price:	\$6,500,000
Lot Size:	25 Acres
Zoning:	PCDN
Traffic Count:	55,000
Price / SF:	\$5.97

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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. The time is right and there is no better piece of property to do it on than these two.

PROPERTY HIGHLIGHTS

- 25 Acres in Booming Sarasota County!!
- Over 900 ft Frontage on Interstate 75 (Major Hwy)
- Ideal Location for Interchange Property Uses
- Sumter Blvd is being improved into 4 lane road
- Area Lacking in Hotels & Family Entertainment



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