



SALE

5001 N SUMTER BLVD, NORTH PORT, FL 34286

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OFFERING SUMMARY

Sale Price: \$9,000,000

Lot Size: 35.24 Acres

Zoning: PCDN

Price / SF: \$5.86

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. 12 miles from the closest services North Bound, 2.5 Miles west to services at Price Blvd. & then 2.5 Miles back to I-75, 12 miles south to the closest services at Kings highway.

PROPERTY HIGHLIGHTS

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

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