

SALE

North Port - Toledo Blade Commercial Development Site

3020 BOBCAT VILLAGE CENTER ROAD

North Port, FL 34288

PRESENTED BY:

TONY VELDkamp, CCIM

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FL #BK576074

MATT FENSKE

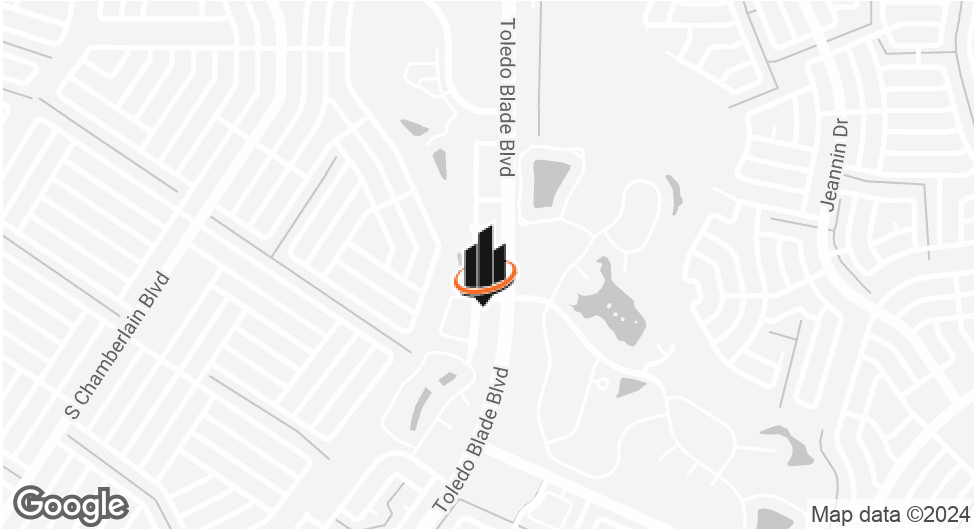
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$525,000
LOT SIZE:	1.1 Acres
ZONING:	Planned Community Development (PCD)
MARKET:	North Port
APN:	0986120140
PRICE/SF	\$10.96

PROPERTY OVERVIEW

This 1+/- acre retail development site is located on one of the busiest corridors in North Port. 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 high-priced Sarasota and Venice.

This site is well-positioned among a significant number of residential communities, as well as office, medical office and retail in close proximity. Toledo-Blade boasts the second highest traffic count in the area behind US-41 with 18,000 average vehicles per day. The site is a corner signalized lot with three roadway frontages. All utilities including natural gas at site and existing stormwater management lake off site.

PROPERTY HIGHLIGHTS

- North Port continues to be one of the fastest growing cities in the region.
- Located on one of the busiest corridors in North Port with 18,000 vehicles per day.
- Significant amount of residential surrounding the property.
- Could be developed as retail, restaurant, office or medical office space.

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PROPERTY DESCRIPTION



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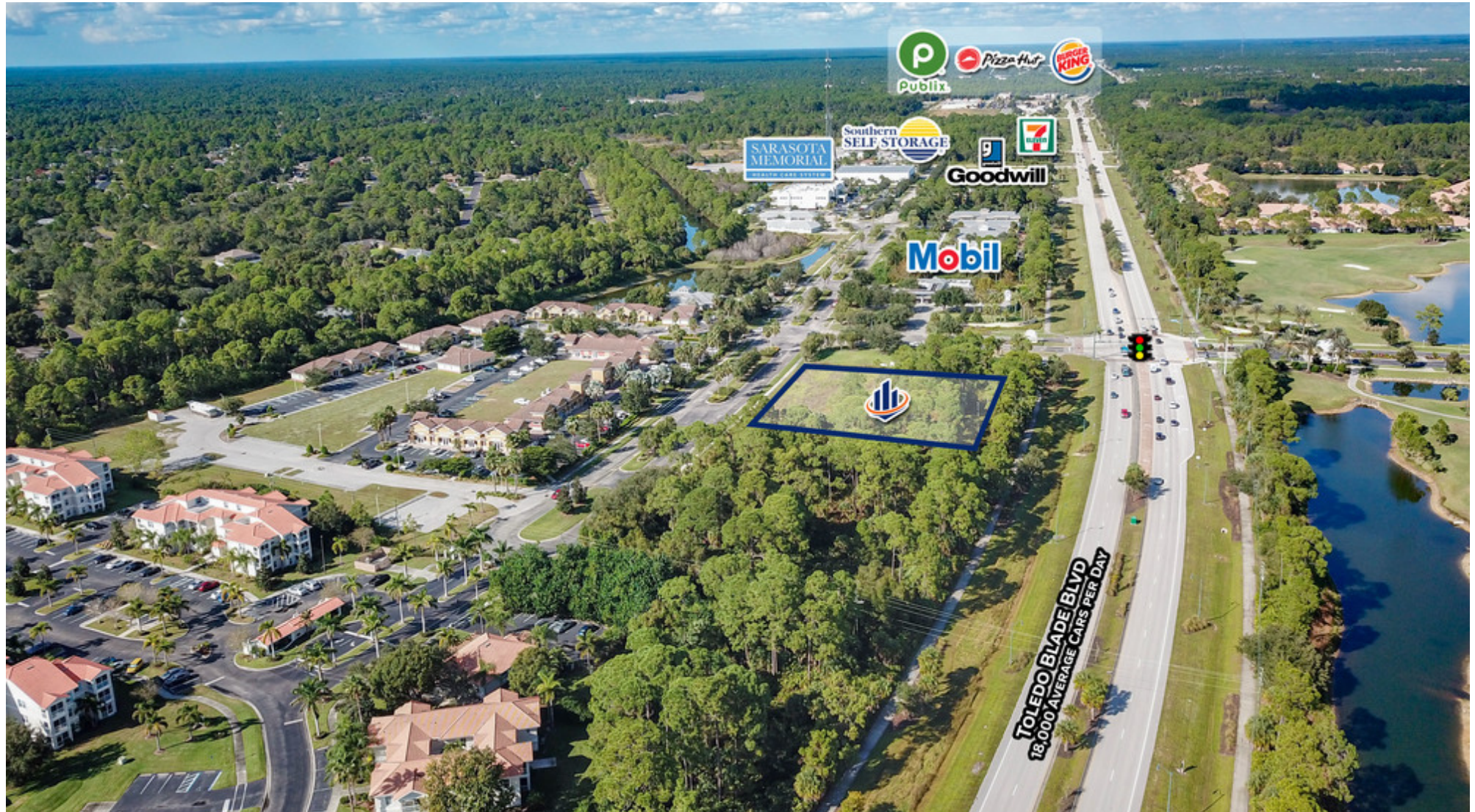
LOCATION DESCRIPTION

This site is located on the southwest corner of Bobcat Trail West and Toledo Blade Boulevard, just south of Price Boulevard which is a hub of commercial retail activity. Site has quick and easy access north to I-75 and Venice/Sarasota, and south to Port Charlotte and Punta Gorda. Excellent high traffic site and visibility.

This would be a great site for fast food, or other quick service restaurant, or a bank with drive-through windows. Alternatively, it could be developed as office or medical office due to the close proximity to Sarasota Memorial Hospital's ER and Health Care Center and John Hopkins All Children's Outpatient Center in North Port.

The site is part of the commercial and office village of the Bobcat Trail Residential Community and the Charlotte Harbor National Golf Club at Bobcat Trail.

NORTH AERIAL



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SOUTH AERIAL



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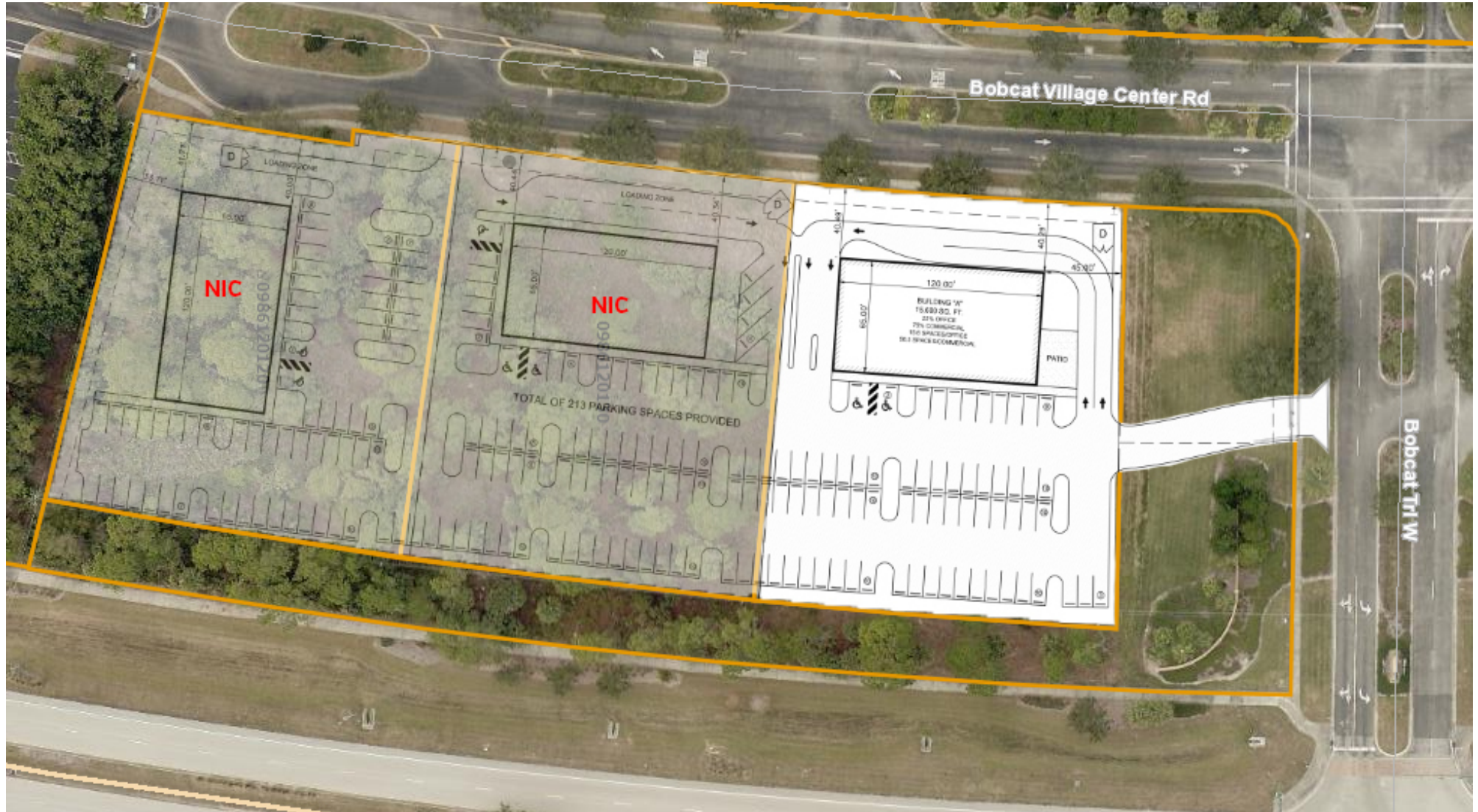
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SITE PLAN



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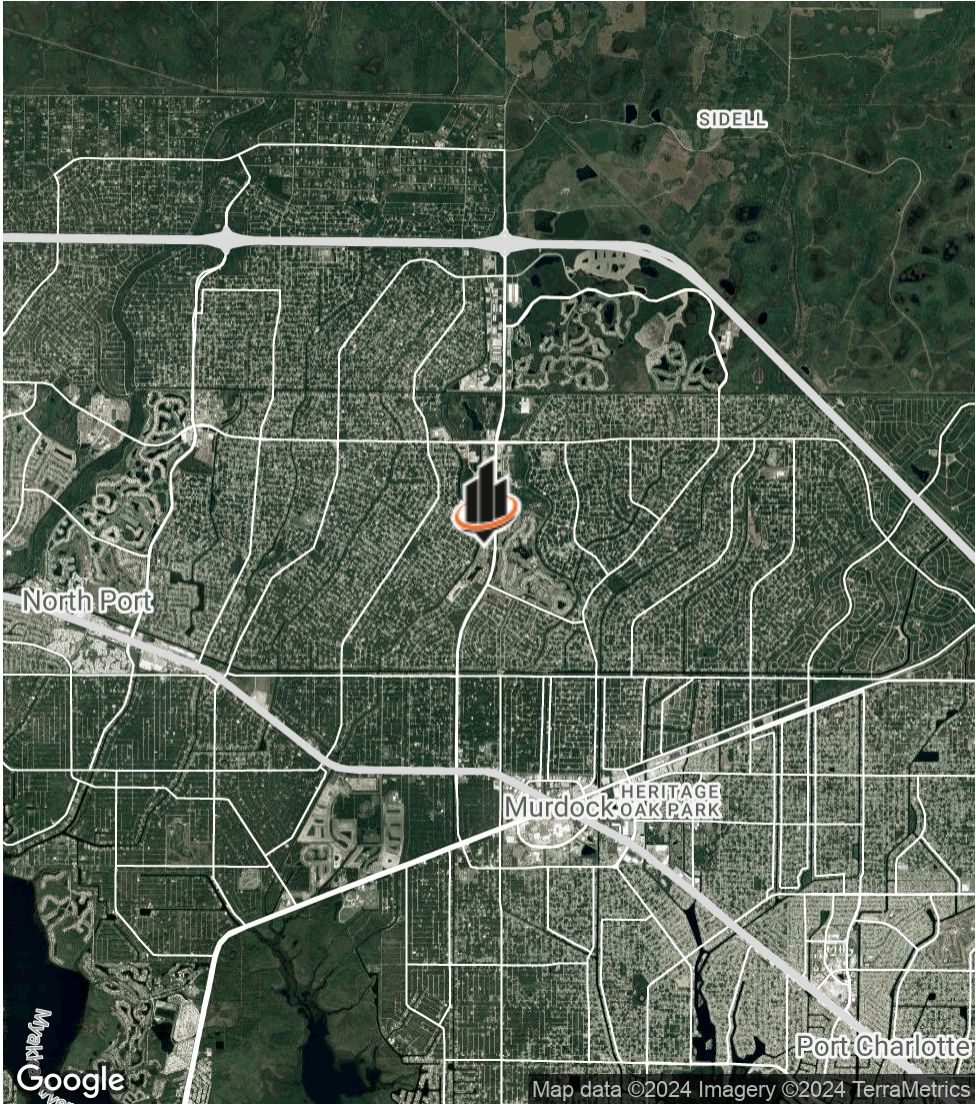
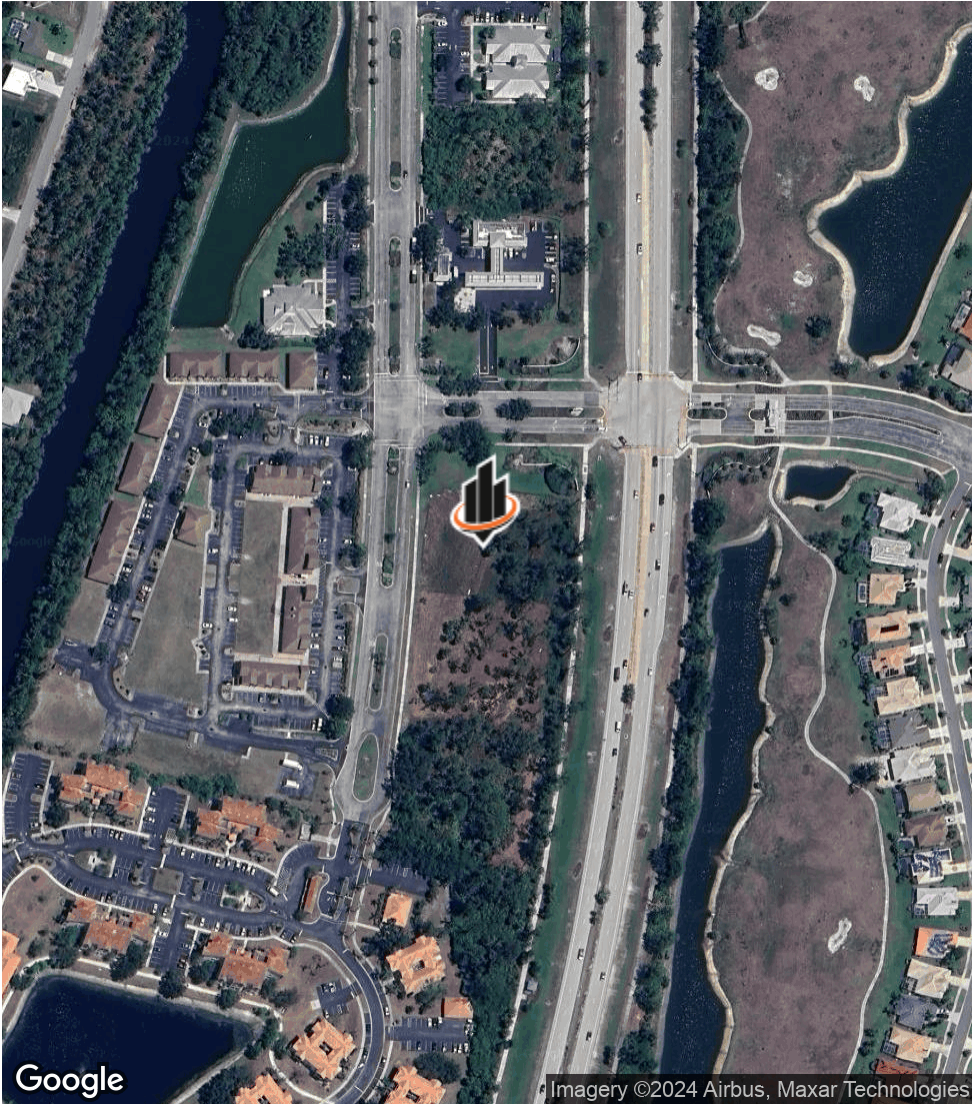
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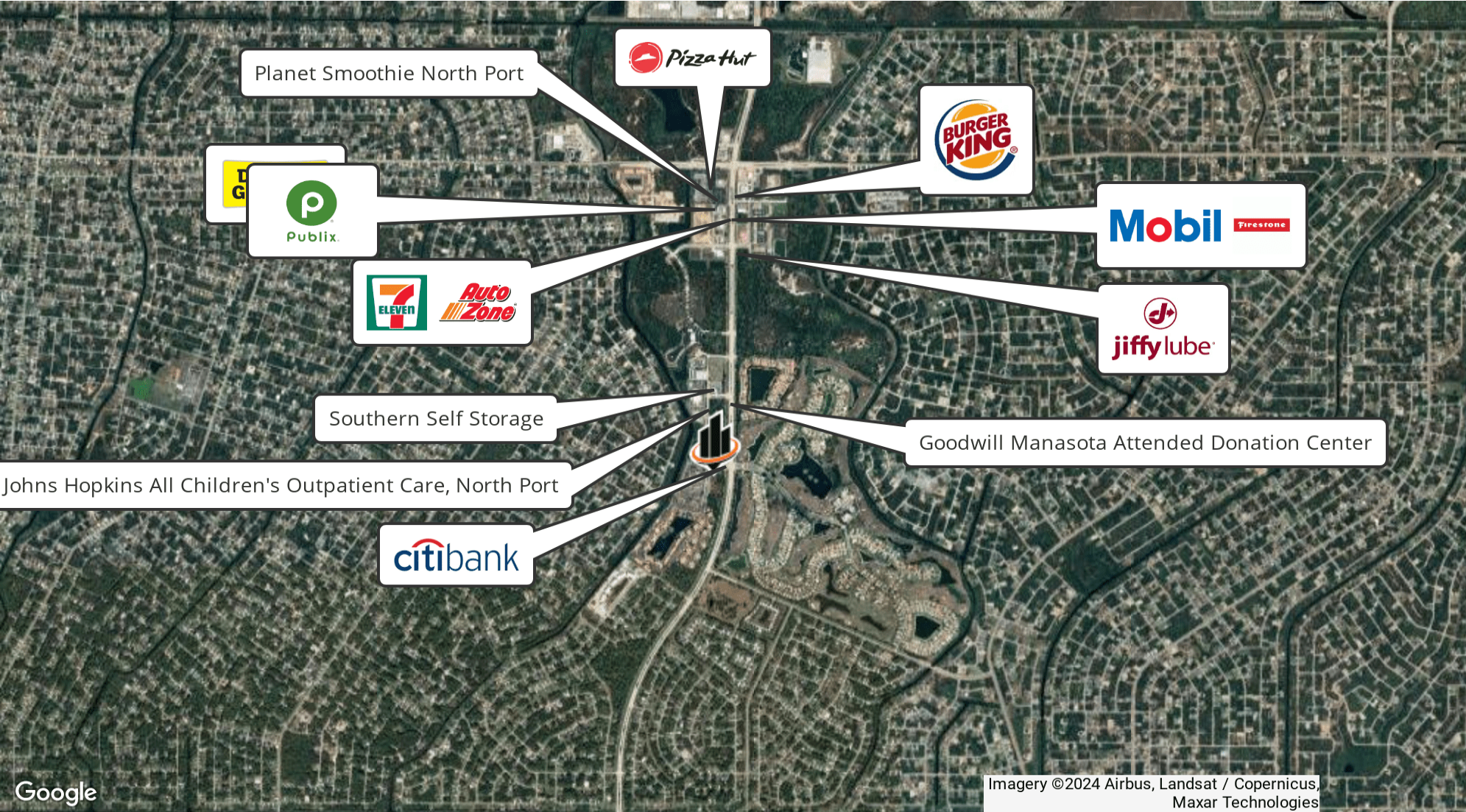
LOCATION MAP



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RETAILER MAP



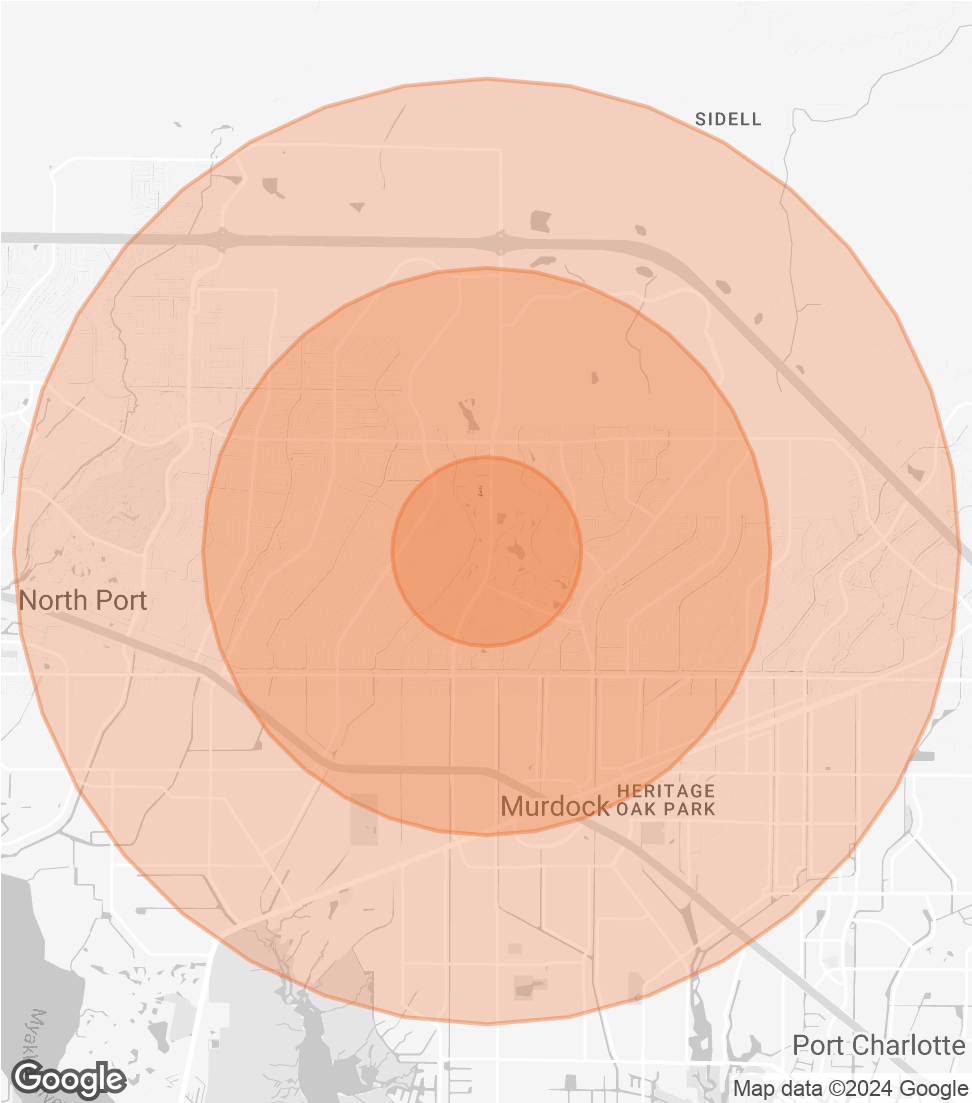
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,148	30,609	60,660
AVERAGE AGE	47.6	44.9	50.1
AVERAGE AGE (MALE)	44.6	44.3	48.6
AVERAGE AGE (FEMALE)	46.8	43.5	50.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,754	12,165	26,806
# OF PERSONS PER HH	2.4	2.5	2.3
AVERAGE HH INCOME	\$73,766	\$84,758	\$71,078
AVERAGE HOUSE VALUE	\$362,956	\$273,444	\$265,838

* Demographic data derived from 2020 ACS - US Census



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ALL ADVISOR BIOS



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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



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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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