



# For Sale

**5900-5920 Pan American Blvd, North Port, FL 34287**

**Pan American Professional Center**

For Sale | Office

**Secure Long-Term Investment  
Build-able Retail Pad Included  
Two Multi Story Strong Mediterranean Style Buildings  
Bus Line, Curb Appeal, Security and Ample Parking  
High Population and Job Growth  
Located in a Mixed Use Planned Development**

Michael Saunders Commercial would like to introduce the Pan American Professional Building Investment/Redevelopment opportunity in North Port, Florida. The property is conveniently located on a traffic lighted corner of Tamiami Trail US 41 and Pan American Blvd for ease of access to the surrounding area with perfect visibility. The property contains several possibilities for investors seeking a secure long-term investment in one of the most significant real estate markets in Florida. Investors looking for a safe haven for their capital will find reassurance in the long-term potential of the property. The stability of the Sarasota/North Port real estate market provides a secure foundation for a confident investment strategy. As North Port continues to attract businesses and residents seeking an upscale lifestyle, the property is anticipated to appreciate in value. Pan American Professional Center sits on 2.76 acres with TWO MULTI STORY Mediterranean style buildings. The property includes a one-acre buildable retail pad, and the buildings are 100% leased. Building 1 is 6,880 USF and Building 2 is 17,112 USF with a NOI of \$428,400.00. The property is maintained daily and has beautiful curb appeal with plenty of trees including a fountain, gazebo and 100 shared parking spaces. Zoning is planned commerce development with a mix of uses including retail, office, residential and special purposes use. As Sarasota County expands, The City of North Port is the second fastest growing City in the United States and also ranked within the top 10 for population growth and job growth. Much of the city's growth is centered in Wellen Park, a nationally renowned master planned community.

**CONTACT ME FOR MORE DETAILS**



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