



# SIGNALIZED TAMIAMI TRAIL FRONTAGE - MEDICAL SPACE

17900 S TAMIAMI TRAIL  
NORTH PORT, FL 34287

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# Property Summary



## OFFERING SUMMARY

|                |                     |
|----------------|---------------------|
| Available SF:  | 1,500 - 15,331 SF   |
| Lease Rate:    | \$30.00 SF/yr (NNN) |
| Lot Size:      | 1.53 Acres          |
| Zoning:        | PCD and CG          |
| Market:        | North Port          |
| Submarket:     | SW Florida          |
| Traffic Count: | 30,000              |

## PROPERTY OVERVIEW

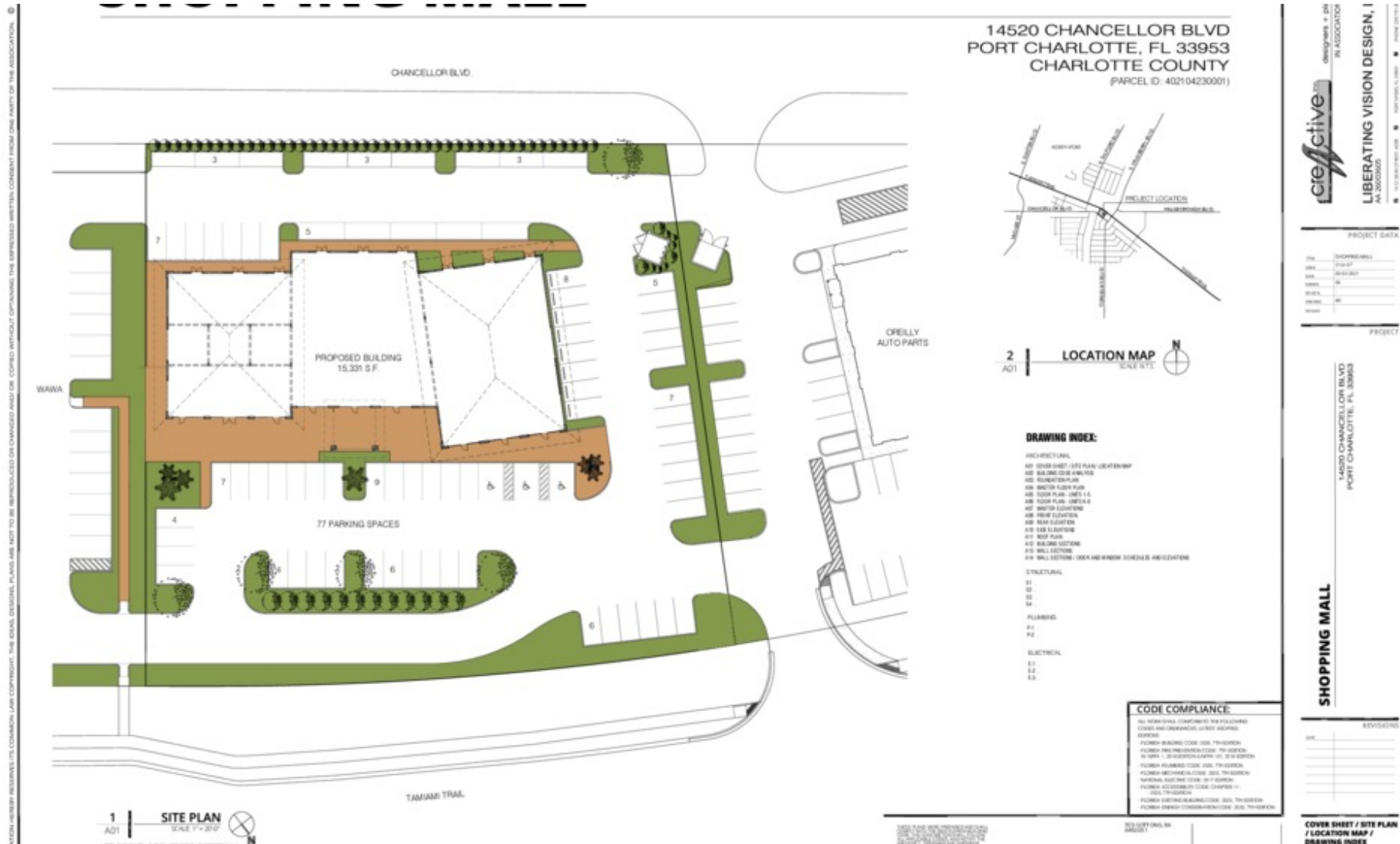
Elegance Plaza Under Construction!! 15,331 SF of available space for Medical and Commercial use. Unit sizes range from 1,500 up to 1,824 SF or any combination thereof. Flexible pricing with build out allowances included. Contact agent for price and terms. Located between Wawa and O'Reilly Auto Parts. Directly on Tamiami Trail between Sumpter and Toledo Blade Boulevard. Surrounded by residential, retail and office development in rapidly growing North Port, FL.

## PROPERTY HIGHLIGHTS

- Tamiami Trail Frontage
- Full Lighted Intersection
- 30,000 AADT
- Rapidly Growing Area
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# Aerial Site Description



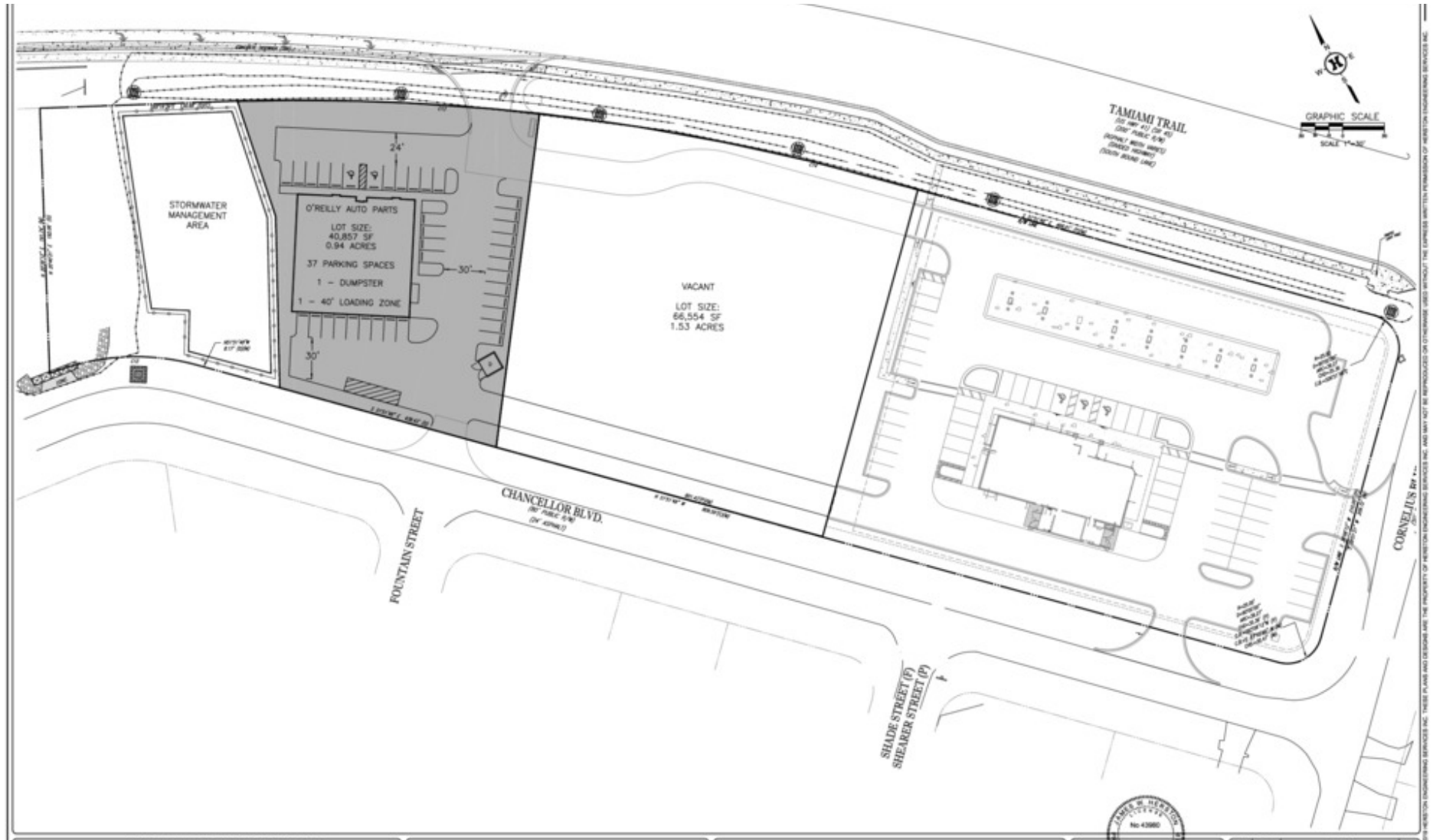


# Retailer Map



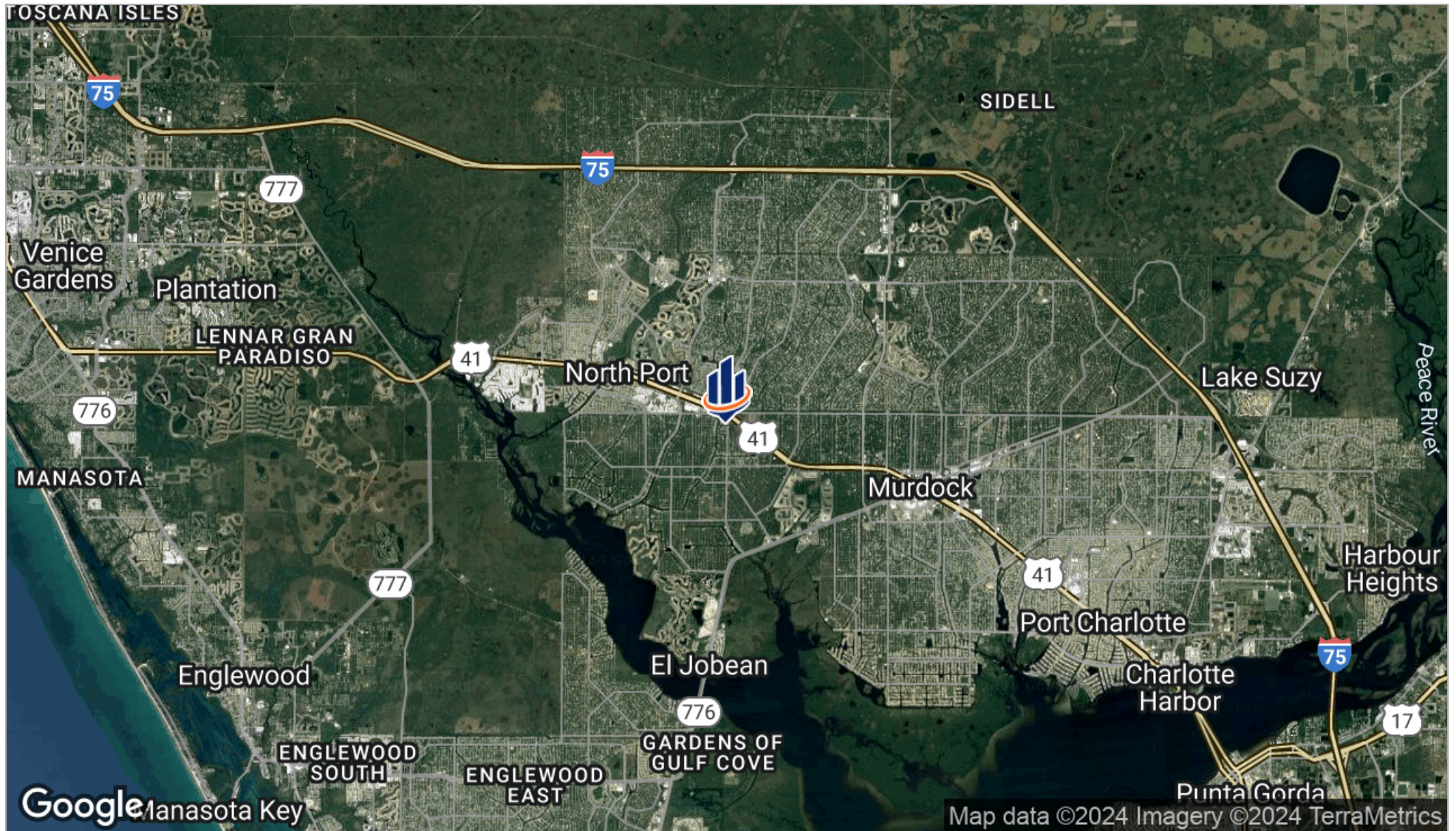


# Site Plan



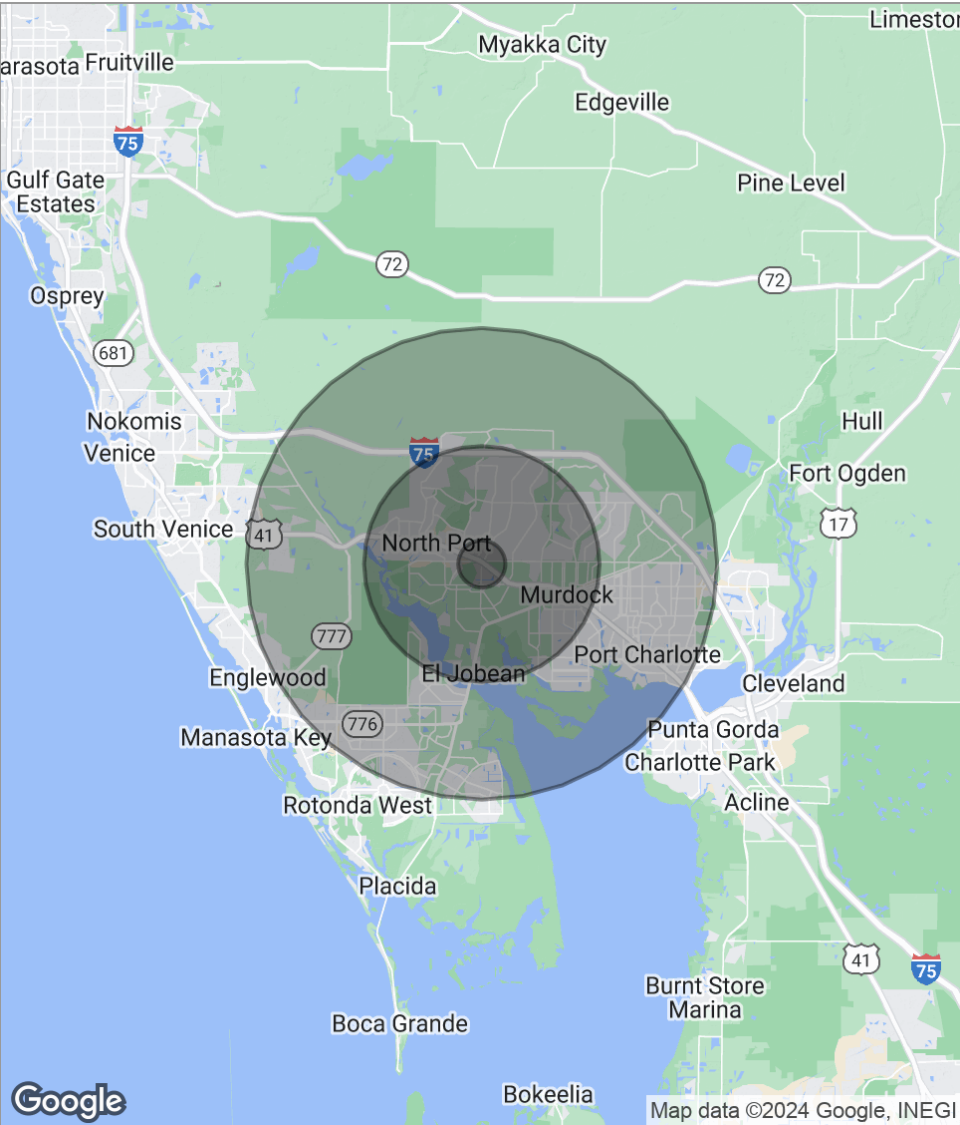


# Location Maps





# Demographics Map



| POPULATION          | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total population    | 2,315     | 52,944    | 156,563   |
| Median age          | 50.7      | 48.8      | 48.9      |
| Median age (male)   | 47.8      | 46.4      | 47.1      |
| Median age (Female) | 52.0      | 50.4      | 50.3      |
| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
| Total households    | 992       | 22,590    | 66,760    |
| # of persons per HH | 2.3       | 2.3       | 2.3       |
| Average HH income   | \$57,161  | \$55,901  | \$55,966  |
| Average house value | \$160,332 | \$183,639 | \$206,337 |

\* Demographic data derived from 2020 ACS - US Census



# All Advisor Bios



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## Mike Migone CCIM

Senior Investment Advisor  
SVN | Commercial Advisory Group

Mike Migone, a Senior Investment Advisor for SVN | Commercial Advisory Group, has essentially grown up in the real estate industry, thanks to his father who was a successful Broker in Miami, Florida for decades. Mike's professionalism, integrity and passion for commercial real estate, has consistently made him a Top Advisor. He ranked 1st in sales in the State of Florida in 2019 and 9th in the World for SVN and 10th in 2021 in the State and 33rd Internationally. With extensive experience in listing and selling several commercial asset types, his specialties include the acquisition and development of multi-family properties, where he excels in site identification and the assessment of deal structuring and cost analysis. He was designated a Certified Land Specialist by SVN with over \$100 Million Dollars in total land sales volume. With an equally strong track record in medical office, retail, and land for all facets of development. Garnered by his CCIM designation; his advanced financial and market analysis and keen sense of investment approach, has led to a loyal client roster.

Mike grew up in Miami and relocated to Sarasota in 1991. He and his wife Cindy, enjoy the arts and are proud supporters /volunteers of several organizations. Exploring the area parks with their pup and spending time with their family is something titled, as priceless.

Phone:  
Cell:  
Email: