

# Commercial Real Estate Advisors

A marketing company licensed to broker real estate



## Five-Tenant Mixed-Use & Hotel Development I-75 Intersection on Toledo Blade Boulevard (Exit 179) North Port, Florida 34289 Zoned CG



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# TOLEDO BLADE MIXED-USE DEVELOPMENT NORTH PORT, FLORIDA



## Three Parcels available for Build to Suit or Land Lease

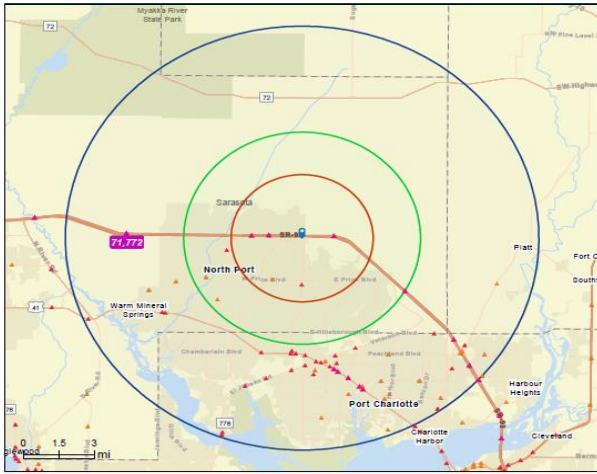
- Platted as five (5) commercial outparcels and associated common tracts
- Approved for general commercial uses
- All zoning, platting, master development and wetland permits in place
- Suncoast Technical College opened January 2018
- Locations for retail, hotel, restaurants as well as commercial uses
- Offering land lease with master drainage in place
- Build to suit opportunities also available
- Contracts in place with McDonald's and Union 76 Convenience & Fuel



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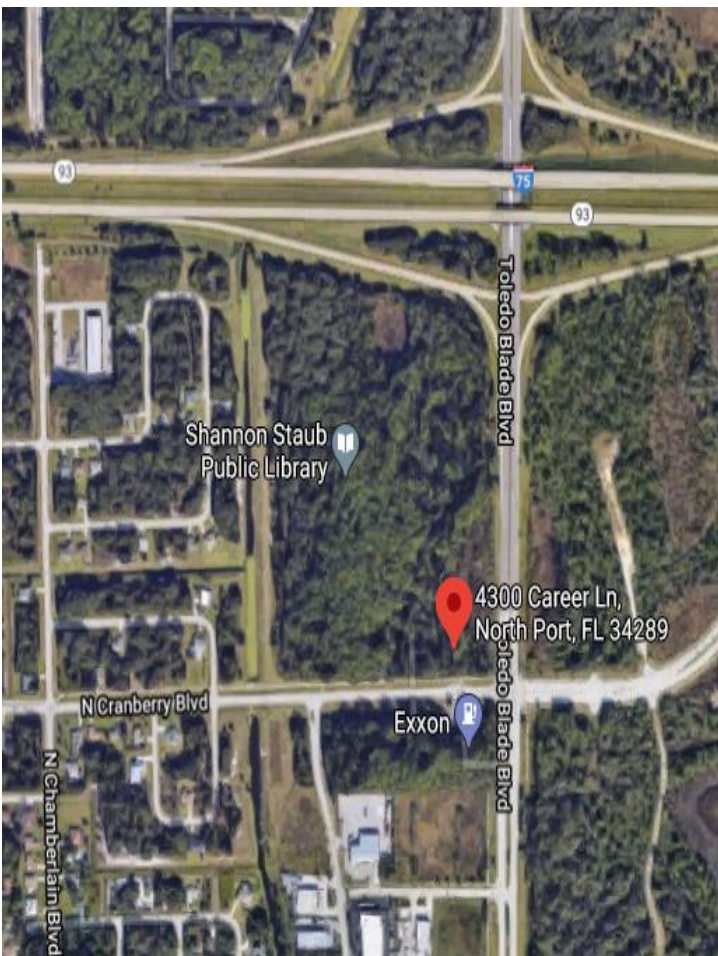


## PROPERTY DETAILS

Address:	4560, 4690 & 4820 Career Lane, North Port, Florida 34289
Land Area Available:	Lot C: 52,272 SF/1.20 A Lot D: 86,540 SF/1.98 A Lot E: 79,023 SF/1.81 A
Total Land Area:	397,015 SF (9.11 A)
Zoning:	CG – Commercial General
Lease Price:	\$2.85/SF

## SITE SUMMARY

CG-zoned mixed-use parcels at a prime location on Toledo Blade Boulevard (close to I-75) available for lease @ \$2.85/SF NNN (Tenant pays taxes and CAM). This assemblage is directly east of the Suncoast Technical College. Directly on heavily-traveled Toledo Blade Boulevard, just south of I-75 (Exit 179). Traffic signal at Cranberry Boulevard and Toledo Blade Boulevard. **23 Miles between Hotels.**



## Demographic Statistics

Proximity:	1 mile	3 miles	5 miles
Total Population:	2,565	23,406	57,141
Median Age:	39.4	39.3	41.2
Households:	965	8,850	21,631
Average Household Income:	\$90,593	\$101,965	\$98,616

## Traffic Volume

Collection Street	Cross Street	Traffic Volume	Year	Mile Radius
Toledo Blade Blvd.	N Cranberry Blvd.	20,000	2023	at the site
I-75	@ Toledo Blade Exit 179	73,000	2023	.25 mi.
I-75	Sumter Blvd. Exit 182	72,500	2023	3 mi.





## Market Demand

The City of North Port, Florida has a significant unmet demand for additional lodging options.

**\$239** County Average Lodging Rate

**74%** County Average Occupancy Rate

**22.9%** Annual Increase in Lodging Rates

**8.8%** Annual Increase in Occupancy Rates

North Port only contains one hotel, a 100-bed Hampton Inn located off of Price Boulevard.

## North Port Highlights

North Port is the second fastest-growing City in the United States, home to 82 thousand residents.

**100K** Residents Within the Next 3-5 Years

**250K** Residents at Full Buildout

North Port contains two major tourist destinations:



### WARM MINERAL SPRINGS

*Florida's Only Mineral Hot Spring*

Average Annual Visitors: 130,000



### COOLTODAY PARK

*Atlanta Braves Spring Training*

Average Season Attendance: 70,000

Average Game Attendance: 6,300

## HOTEL MARKET | FAST FACTS

### Regional Assets



### PROXIMATE AIRPORTS

Punta Gorda Airport | PGD

Distance from North Port: 18 miles

Annual Passengers: 1.84 million

Sarasota-Bradenton International Airport | SRQ

Distance from North Port: 37 miles

Annual Passengers: 3.84 million

Southwest Florida International Airport | RSW

Distance from North Port: 53 miles

Annual Passengers: 8.84 million

Tampa International Airport | TPA

Distance from North Port: 87 miles

Annual Passengers: 19.62 million



### PROXIMATE BEACHES

Englewood 14 miles

Nokomis 18 miles

Manasota Key 14 miles

Boca Grande 23 miles

Venice 16 miles

Siesta Key 30 miles

Visit Sarasota County spends its funds to advertise year-round and build relationships in five target markets.



Domestic Leisure



International Leisure



Meetings



Sports Events



Leisure Groups



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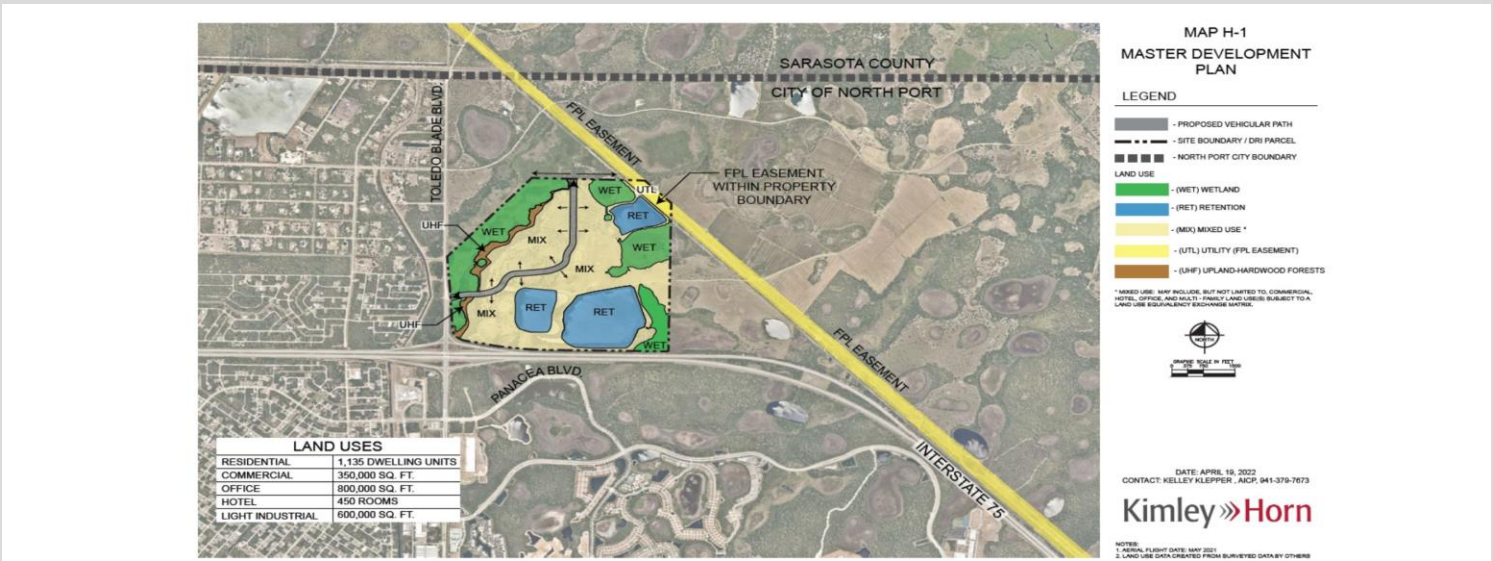


## Star Farms Village



A map filed with North Port planners shows the bounds of the planned 3,500-home Toledo Village development. Courtesy *North Port Sun* 9/16/22

## North Port Gardens



### NORTH PORT GARDENS CITY OF NORTH PORT, FLORIDA

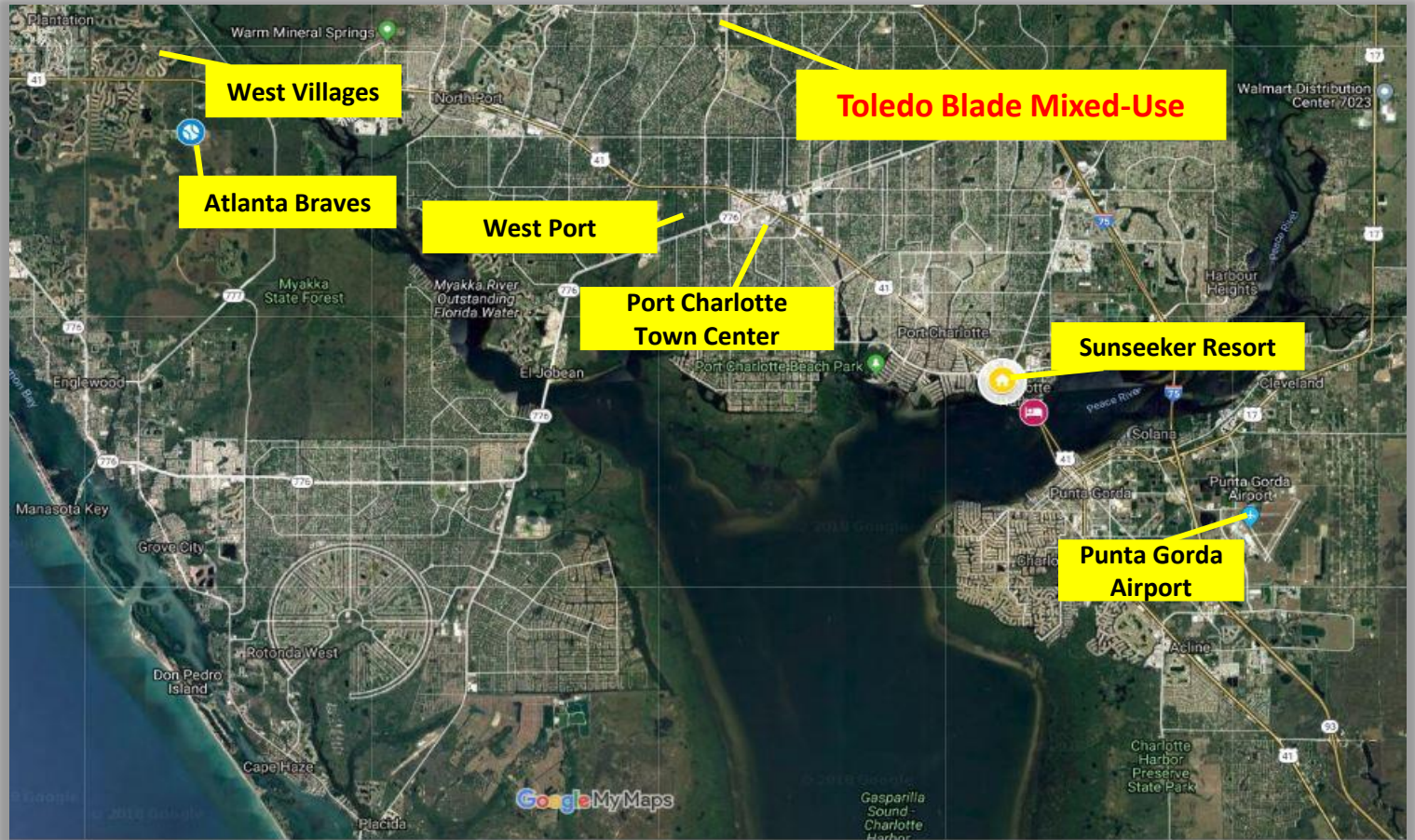
According to the North Port Economic Development Division in March 2023, the current plans show that north of I-75 North Port Gardens is developing 1,135 dwelling units, a mix of low, medium, high. The other development, Toledo Village, has planned to have 3,598 dwelling units also low, medium, and high. This is a total of 4,733 dwelling units in that area. Courtesy of the North Port Economic Development Division.



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The City of North Port, one of Florida's fastest growing and largest cities, is strategically located in Sarasota County, on Florida's Gulf Coast midway between Tampa and Fort Myers only a short distance from the new West Villages Development and the new Atlanta Braves Training Facility. This thriving young community (founded in 1959) has the amenities and assets that make it an attractive location for new business, industrial, office development and quality of city living. North Port has several prime development sites, ample sewer and water capacity and excellent interstate access via I-75. With a median age of 45 years, it is currently only forty percent complete of the intended development of the community.

The Atlanta Braves have spent 72 consecutive years in Florida for Spring Training and will continue their Florida legacy by committing to a 30-year Facility Operating Agreement in West Villages Florida, with the option to extend the term in two five-year increments. In 2019, the Braves began Spring Training in the team's new state-of-the-art spring training complex in West Villages / Wellen Park Florida, a master-planned community in the City of North Port in Sarasota County which is boasting an additional 46,000 new rooftops.





Corr Commercial Advisors was built on the values the Corr name instituted almost 70 years ago. Built on entrepreneurship, integrity, creativity, and excellence, Corr Commercial Advisors, LLC was established, serving communities from Sarasota to Fort Myers in the southwest Florida region. Corr Commercial Advisors is your only choice in commercial real estate.

Howard J. Corr CCIM, Managing Broker of CCA, is determined to set the example and lead the way of how commercial real estate is conducted in SWFL. The concept of listing your property and waiting for it to sell is a thing of the past. CCA is a marketing company with a broker's license that is accountable, collaborative, and knowledgeable, prepared to be your full-service real estate and property management brokerage. With CCA, a team of committed and enthusiastic professionals not only understands the business but has been a pivotal part of its growth and development over the last several decades and will completely manage your real estate transaction. Over the last 35+ years, Corr has had the opportunity to own and manage several real estate companies including CCA. Corr was a partner in the development company responsible for creating a 6,000-acre community known as Apollo Beach, Florida. This included the development, management and operation of infrastructure, utilities and 55 miles of interconnecting waterways with direct access to Tampa Bay. Corr Commercial Advisors, LLC is committed to delivering unparalleled service, knowledge, and experience to SWFL. If you are looking to conduct a real estate transaction or need property management, choosing CCA will be one of the most important decisions you will make. Thank you for entrusting us with your real estate needs!



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## MISSION STATEMENT

The mission of Corr Commercial Advisors is to provide custom-designed commercial real estate solutions which exceed the expectations of our clients.

## EXPECTATIONS

Today's transactions involve specific skills for managing and solving multifaceted real estate challenges. We meet these challenges head on by remaining current and knowledgeable of the markets we serve. We commit ourselves and resources to provide professional quality service to address the specific needs of our clients.

## CERTIFICATIONS

Howard Corr attained his CCIM designation in 1985. A CCIM, Certified Commercial Investment Member, is a recognized expert in the commercial and investment real estate industry. CCIMs have completed a designation curriculum that covers essential skill sets including ethics, interest-based negotiation, financial analysis, market analysis, user decision analysis, and investment analysis for commercial investment real estate. CCIMs have completed a portfolio demonstrating the depth of their commercial real estate experience. Finally, they have demonstrated their proficiency in the CCIM skill sets by successfully completing a comprehensive examination. Only then is the designated candidate awarded the coveted CCIM pin.





## CONFIDENTIALITY & DISCLAIMER STATEMENT

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