

**SALE**

# Hard Corner Retail / Office Development Site

**3020 BOBCAT VILLAGE CENTER ROAD**

North Port, FL 34288

**PRESENTED BY:**

**TONY VELDkamp, CCIM**

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**MATT FENSKE**

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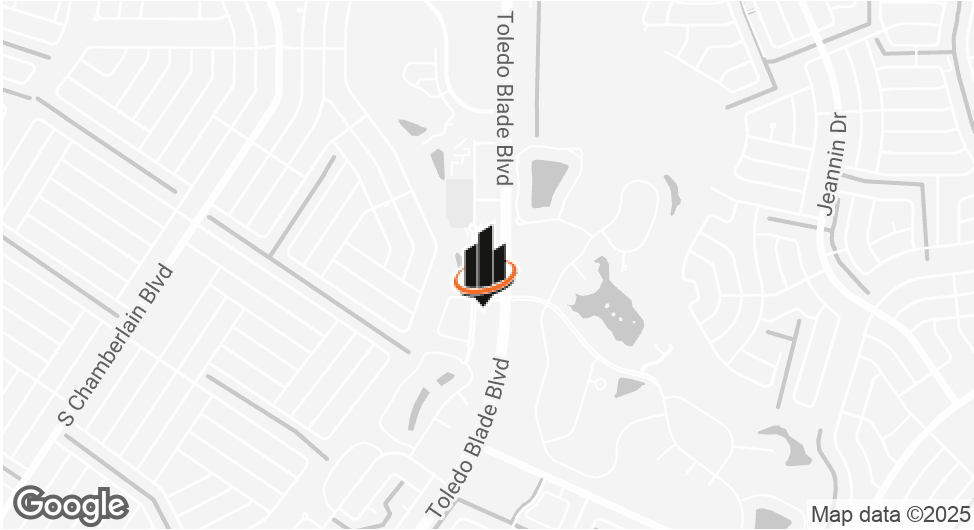
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PROPERTY SUMMARY



SALE PRICE	\$575,000
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OFFERING SUMMARY

LOT SIZE:	1.1 Acres
ZONING:	Village (V)
MARKET:	North Port
TRAFFIC COUNT:	23,000
APN:	0986120140

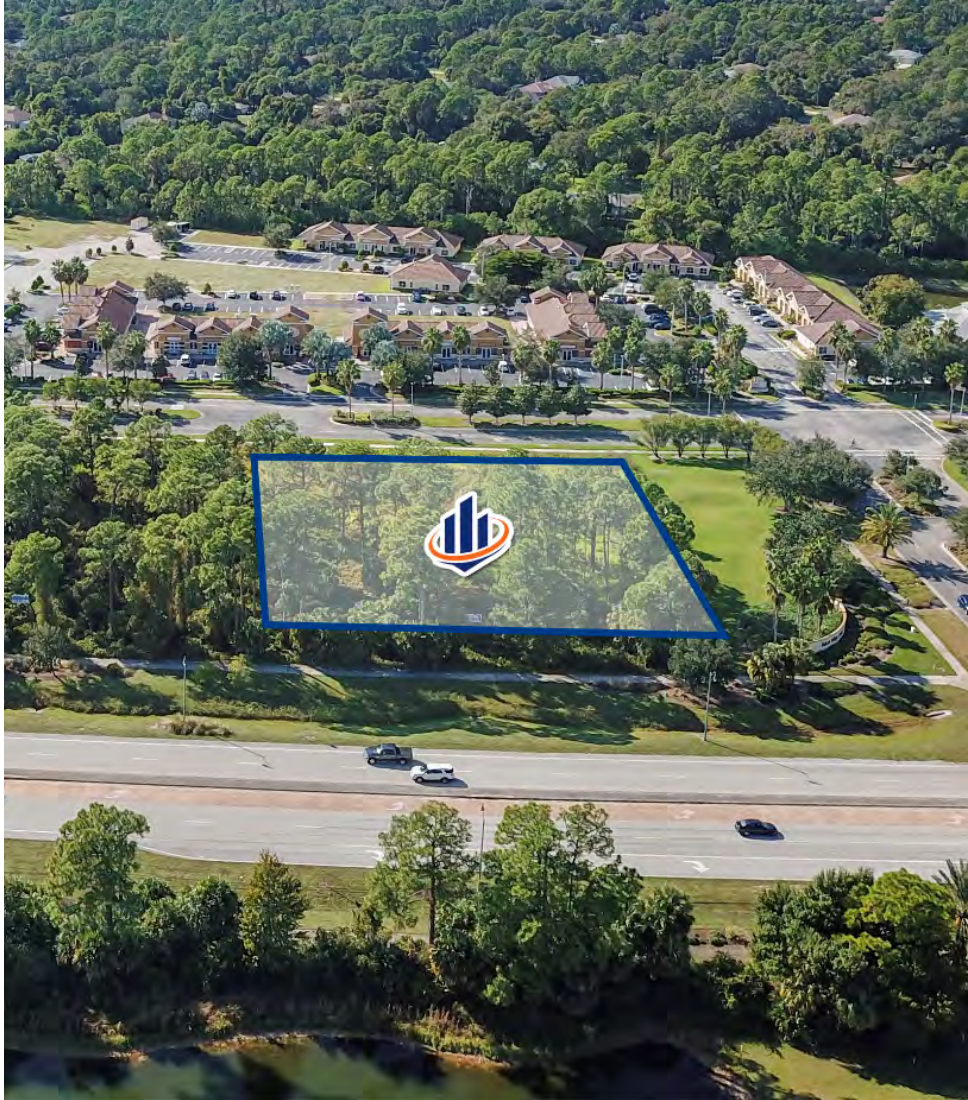
PROPERTY HIGHLIGHTS

- Hard corner location with traffic light across from Circle K and in front of Office and apartment uses.
- Ideal outparcel for retail, restaurant, office, or medical office. Master planned community with offsite retention.
- Located on one of the busiest corridors in North Port with 23,000 vehicles per day.
- Part of beautiful Bobcat Trail planned residential community with significant residential surrounding property.
- North Port continues to be one of the fastest growing cities in the region.

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## PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

Highly Visible, Hard Corner, 1+ Acre retail site ready for development; located on Toledo-Blade Boulevard with a traffic count of 23,000 cars per day. This opportunity is within the rapidly growing City of North Port which was ranked as the #1 Up and Coming Small City in the U.S. in 2024 by Money Geek.

Unique features of this property include the proximity to a significant number of residential communities, office communities, and medical opportunities. The site is a corner lot with frontage on three sides, sits at a signalized intersection, and it already has all utilities in place including natural gas at site and existing stormwater management offsite.

This property is within the Village zoning, making it perfect for a wide variety of commercial uses including restaurant, retail, office space, or medical office and offers the opportunity to bring a new business to the area with incredible potential for success.

## 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.

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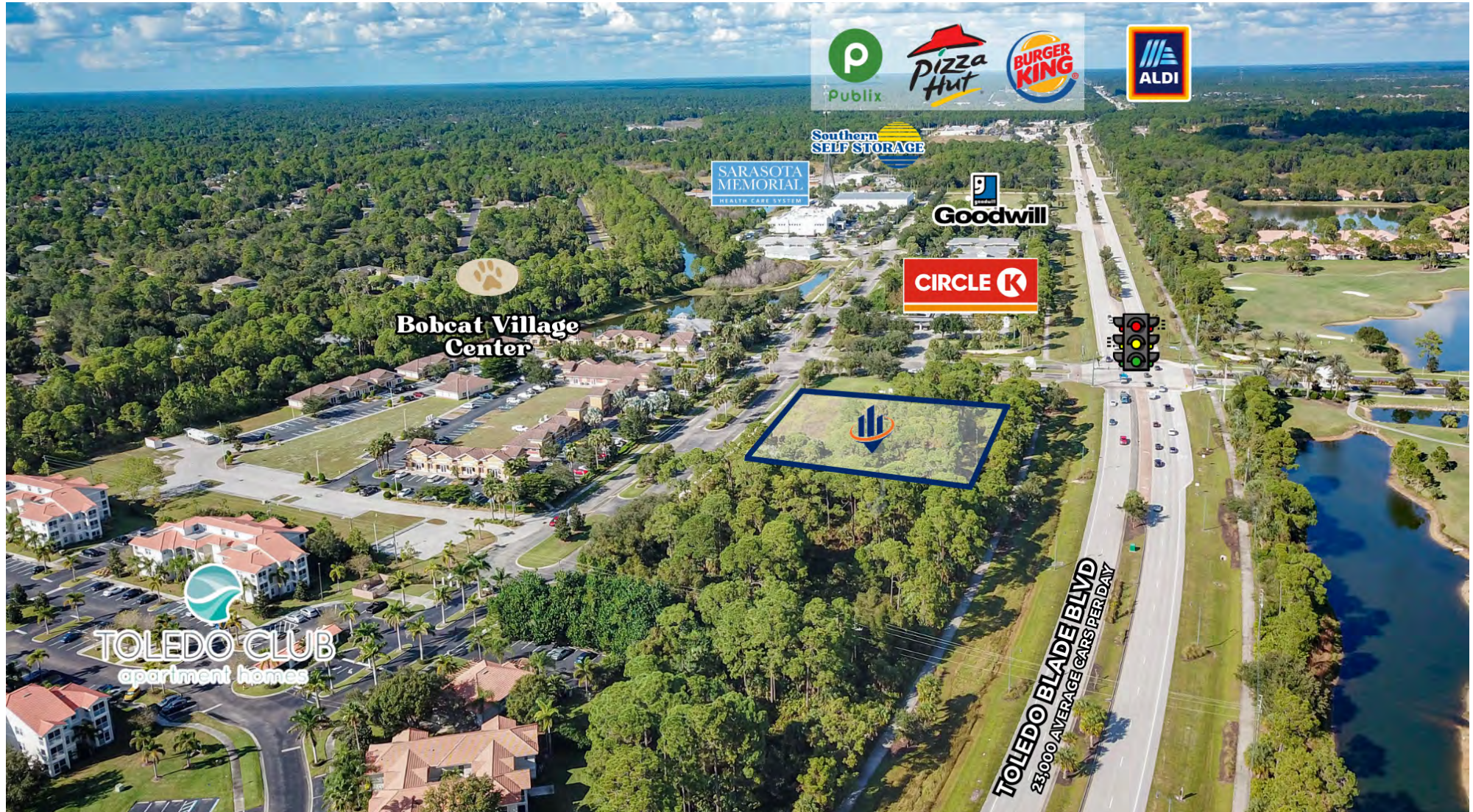
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# NORTH AERIAL



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## SOUTH AERIAL



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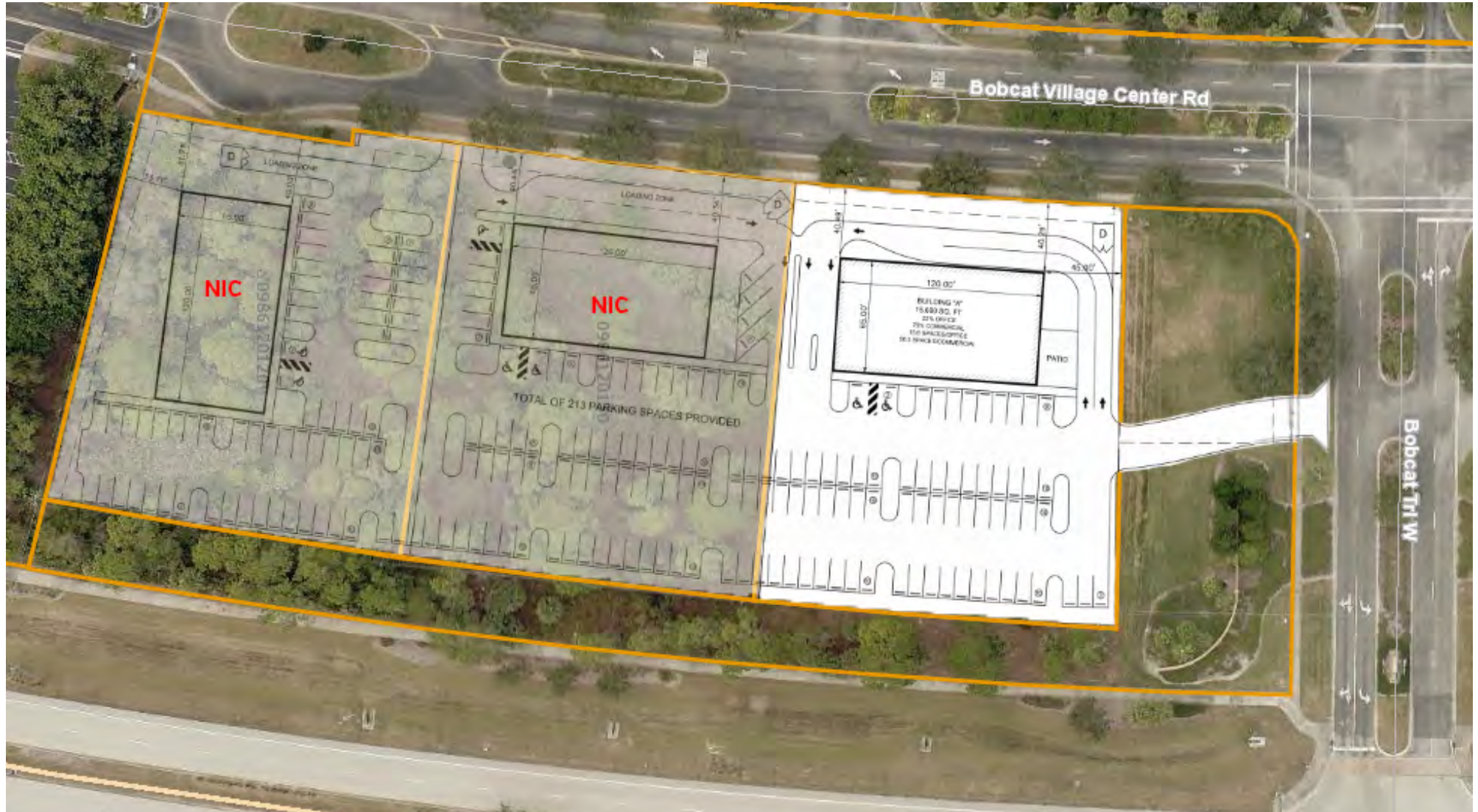
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# SITE PLAN

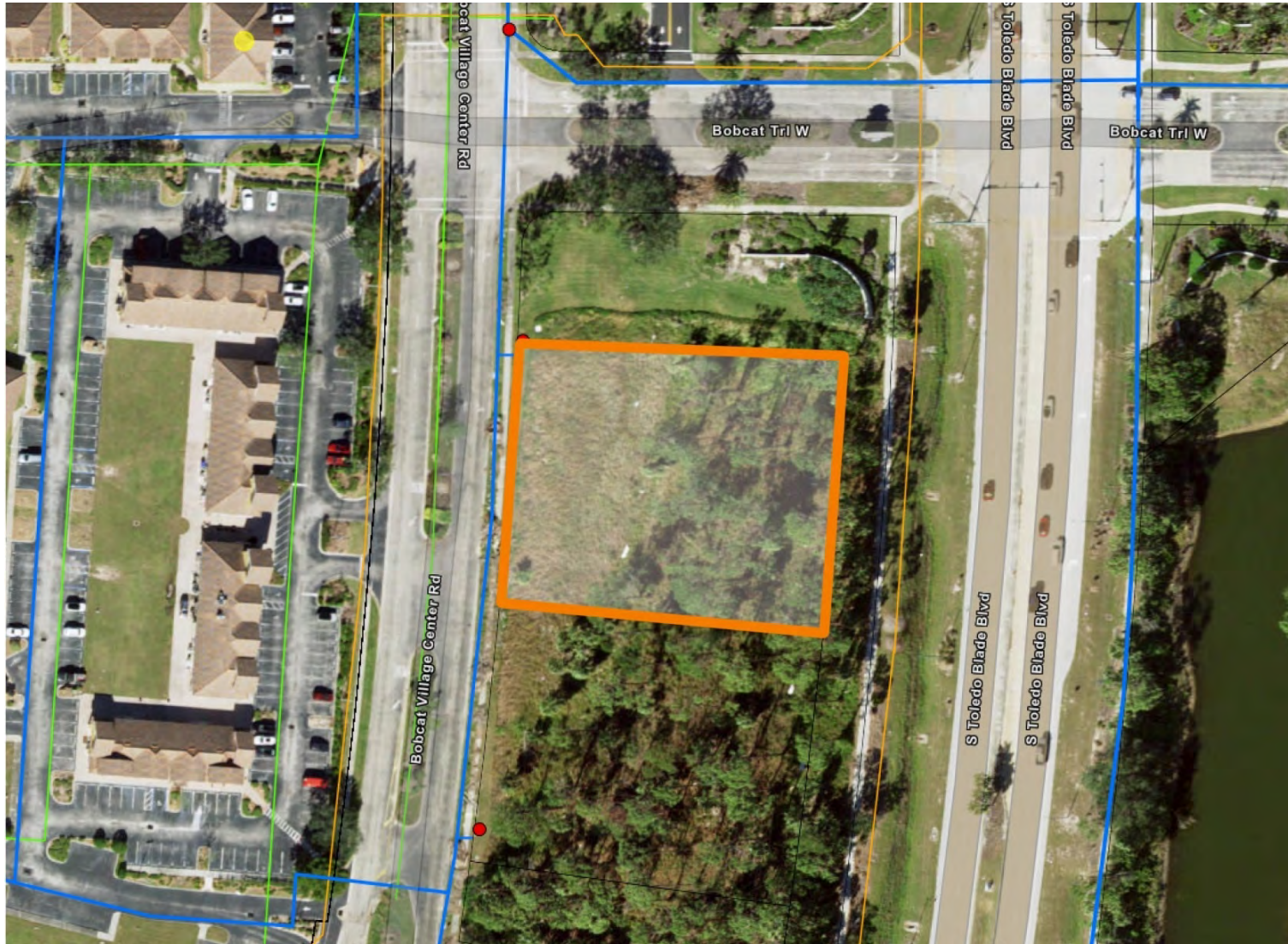


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## WATER MAP



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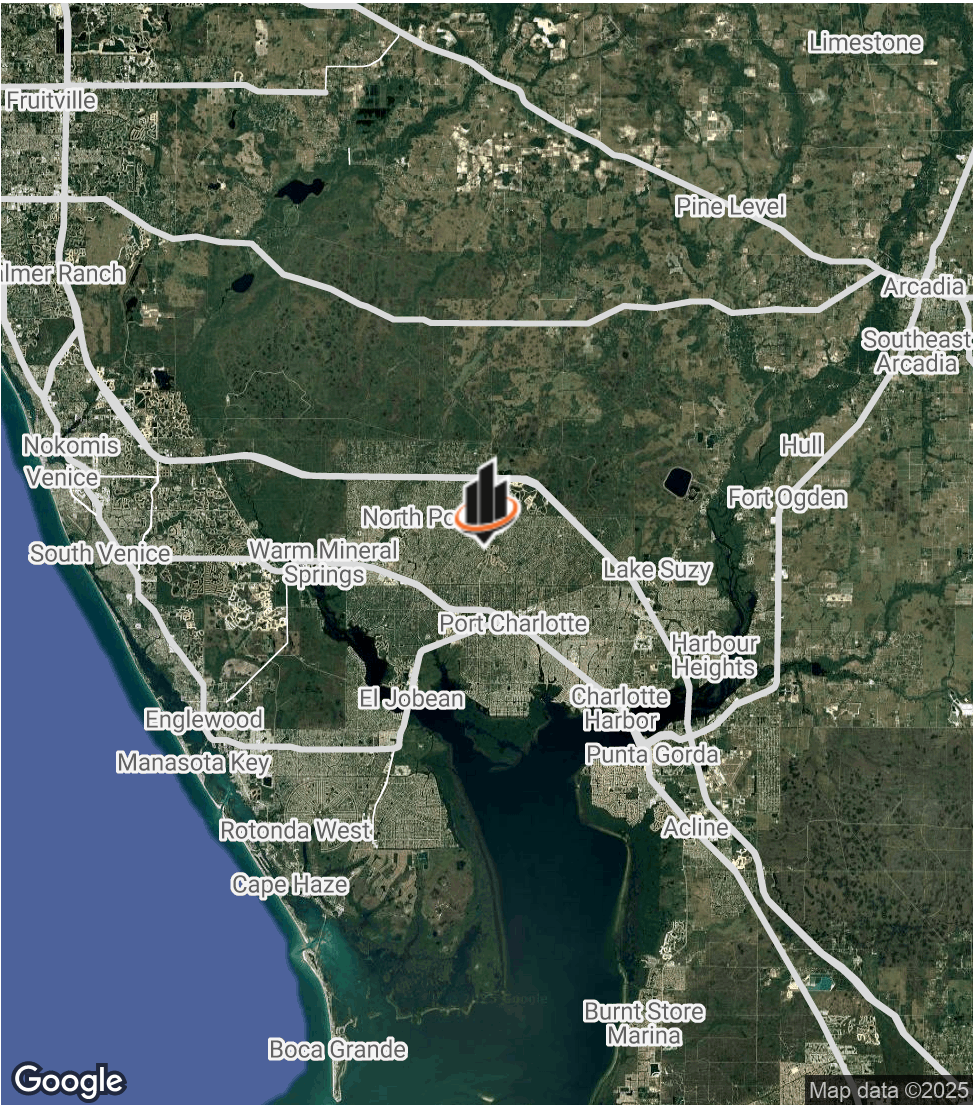
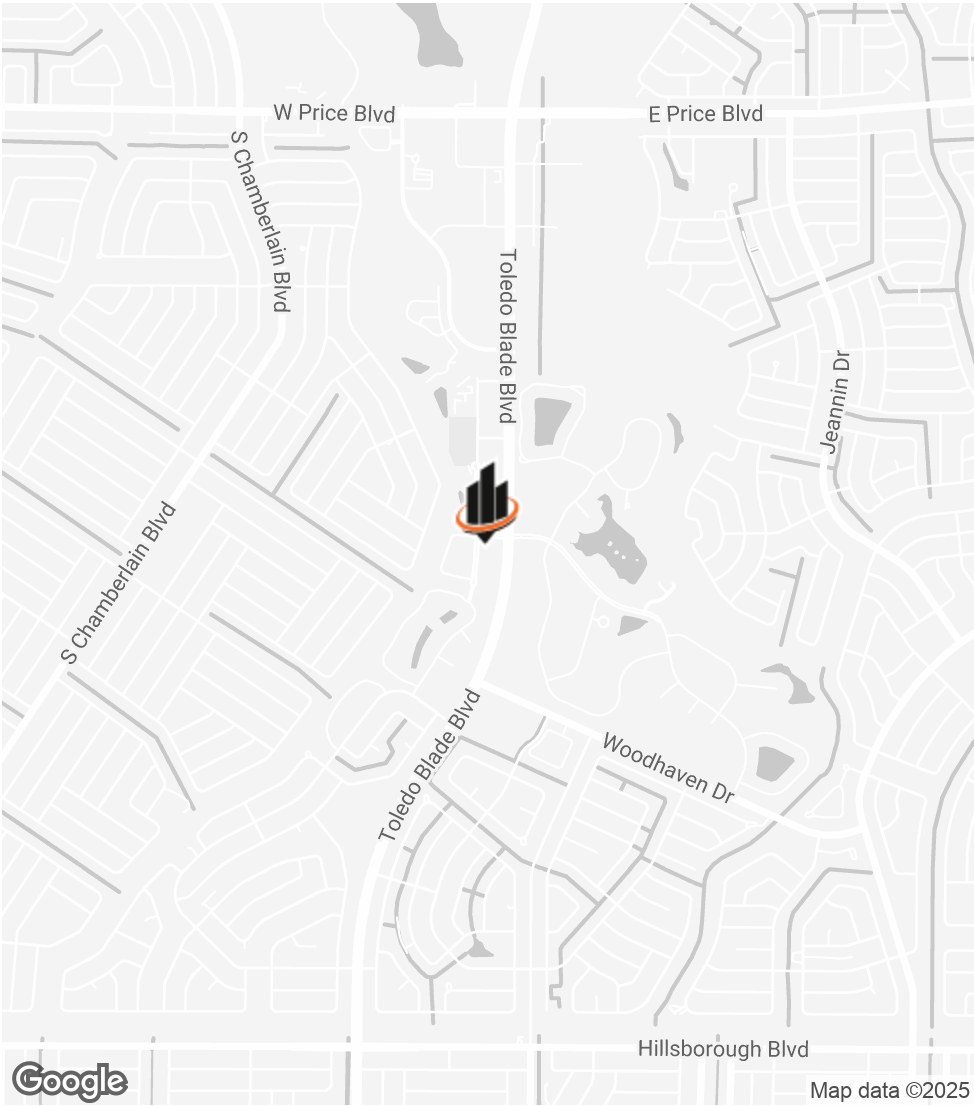
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LOCATION MAP



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## RETAILER MAP



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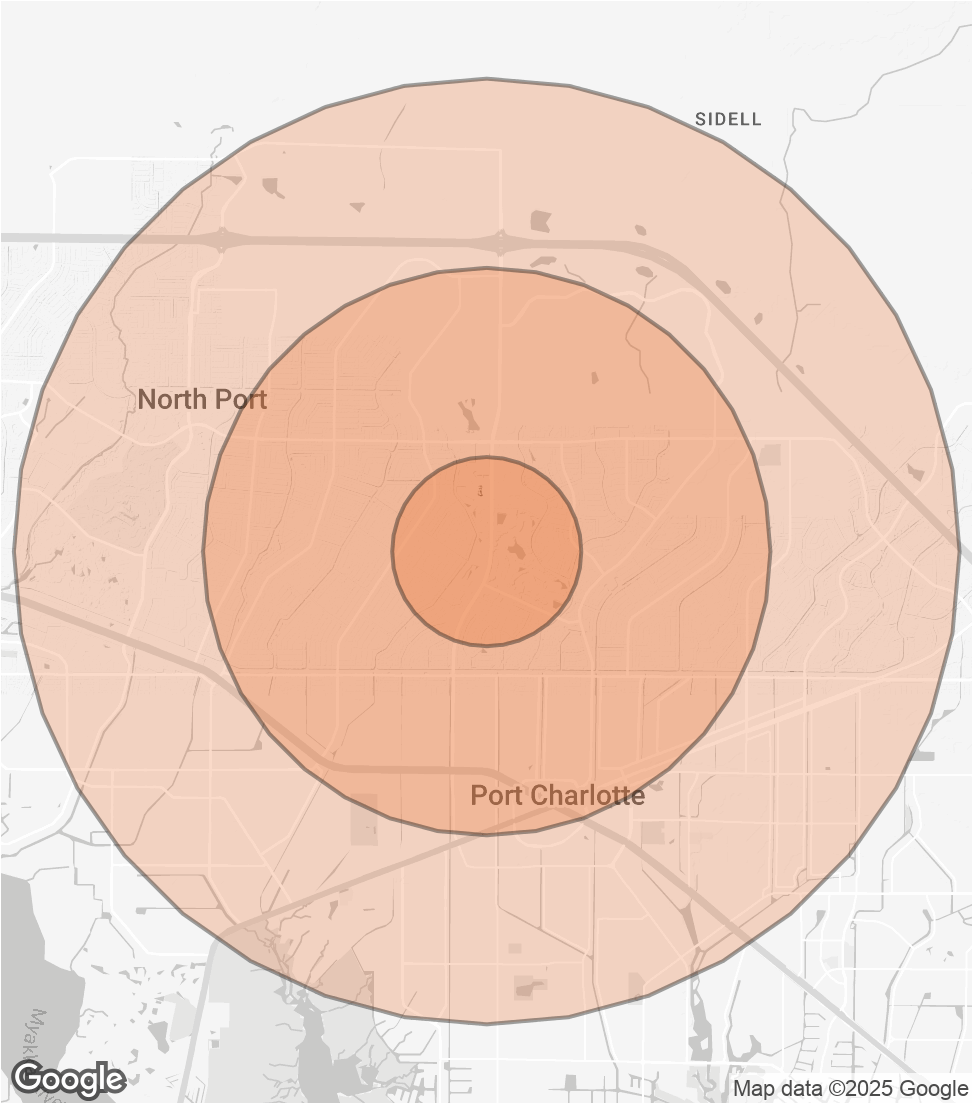


# DEMOGRAPHICS MAP & REPORT

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 completed almost 1,000 sales and leasing transactions with a career volume in excess of \$360 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 since 2011.

Tony has been very active in the Realtor® community which includes being the 2022 President of the 9,000 member Realtor® Association of Sarasota and Manatee (RASM), the 2023 President of the RASM Realtor® Charitable Foundation, and the 2016 President of the Commercial Investment Division of RASM. He is also a Florida Realtors® Board Member and serves as the 2025 Chair of their Commercial Alliance and will be the 2026 Chair of their Public Policy Committee. He is the Legislative Chair for Florida CCIM.

Awards & Accolades include being the 2024 Realtor® of the Year, 2016 Commercial Realtor® of the Year, he received the 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 2018 when he was ranked #1 in the State of Florida and #8 in the World with SVN.



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### Matt Fenske

Senior Advisor  
SVN | Commercial Advisory Group

Matt Fenske serves as a Senior 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 \$140 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 PGA Golf Management program and completed numerous internships at high-end private golf courses across the United States.

Matt grew up in New Hampshire, before moving to Bradenton nearly 20 years ago. Matt currently resides in Sarasota and enjoys playing golf and spending time on the water.

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