

# Commercial Real Estate Brokerage

*A marketing company licensed to broker real estate*



## OFFICE BUILDING WITH A NEW ROOF ON TAMIAMI TRAIL IN NORTH PORT FOR SALE

14972 Tamiami Trail, North Port, FL 34287

***Zoned AC1***

***\$1,500,000***



**Howard J. Corr CCIM**

Managing Broker

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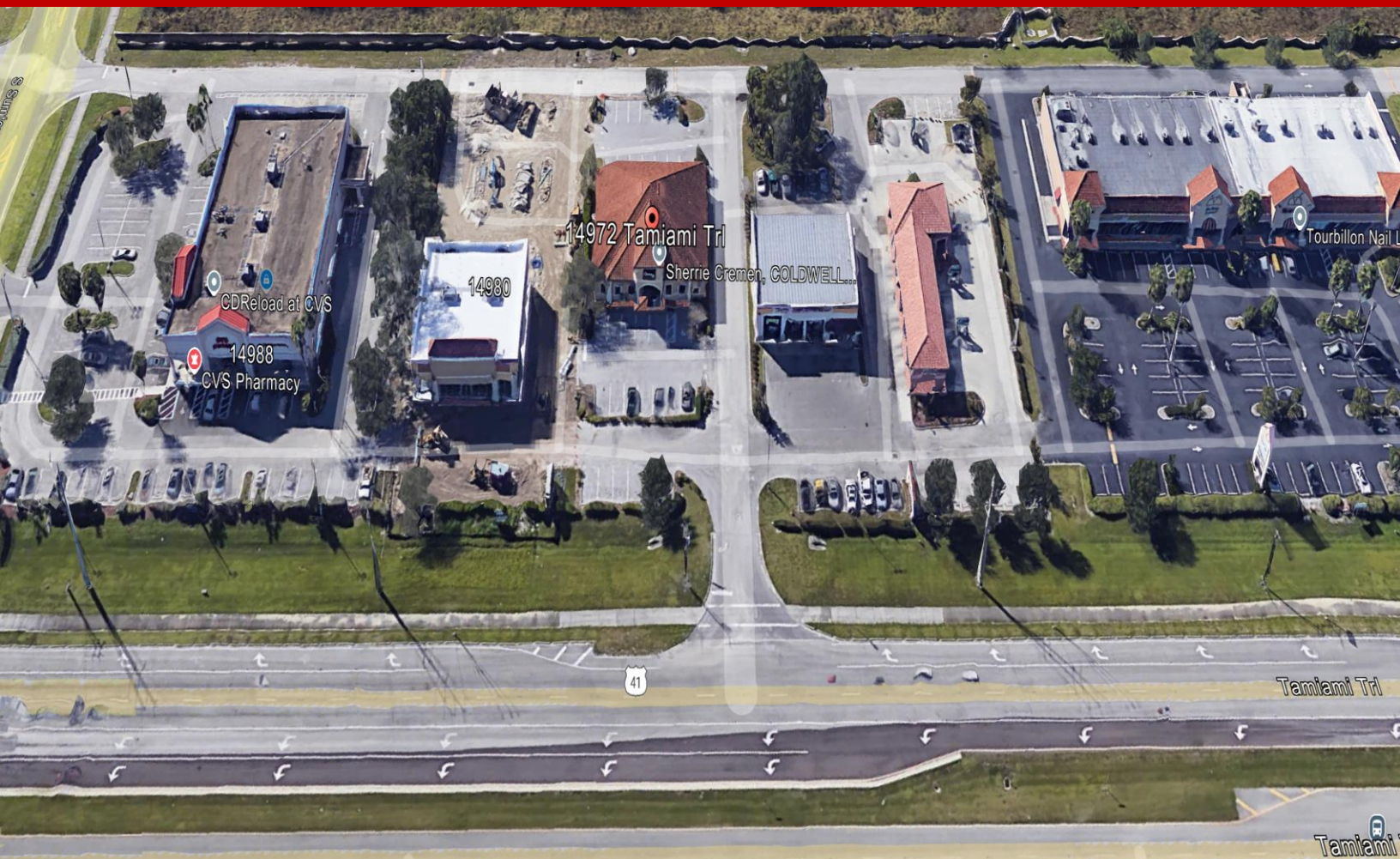
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COMMERCIAL ADVISORS  
REAL ESTATE SERVICES

**941.740.1215**

18501 Murdock Cir Suite 300 | Port Charlotte FL, 33948

OFFICE | MEDICAL OFFICE | INDUSTRIAL | RETAIL | LAND | MULTIFAMILY

# 14972 TAMIAMI TRAIL NORTH PORT, FLORIDA 34287



## AVAILABLE FOR SALE

**\$1,500,000**

This office building is quite a unique find and exceptionally well-located on Tamiami Trail, near Sumter Boulevard in North Port. It features A NEW ROOF INSTALLED OCTOBER 2025, extensive parking facilities both at the front and rear, with convenient access from Tamiami Trail and an additional entrance connecting to Sumter Boulevard in the back. The interior includes approximately 20 office spaces/workstations, a meeting room, a storage/phone room, a copy area, a kitchen area, and two restrooms. Additionally, the building boasts a highly professional reception area upon entry. Request your showing today!

Activity Center 1, located along US-41, is an established commercial corridor. The AC-1 district supports commercial, light industrial, office and retail use to provide employment and amenities to the adjacent residential neighborhoods. Environmental conservation and government uses, including public schools, shall also be allowed.



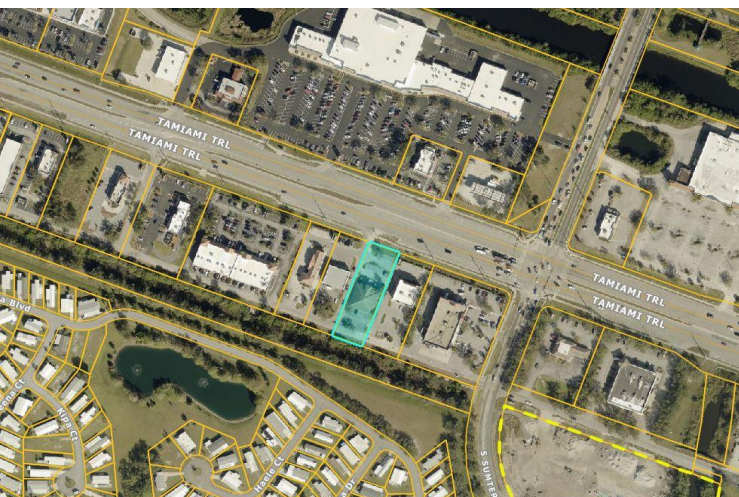
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# EXECUTIVE SUMMARY



## PROPERTY DETAILS

Address:	14972 Tamiami Trail North Port, Florida 34287
Sale Price:	<b>\$1,500,000</b>
Building Size:	5,845 SF
Land Area:	.69 acres
Year Built/Renovated:	2007
Zoning:	AC1

## SITE SUMMARY

This office building is quite a unique find and exceptionally well-located on Tamiami Trail, near Sumter Boulevard in North Port. AC1 zoning offers many permitted uses (see pages 79-85):

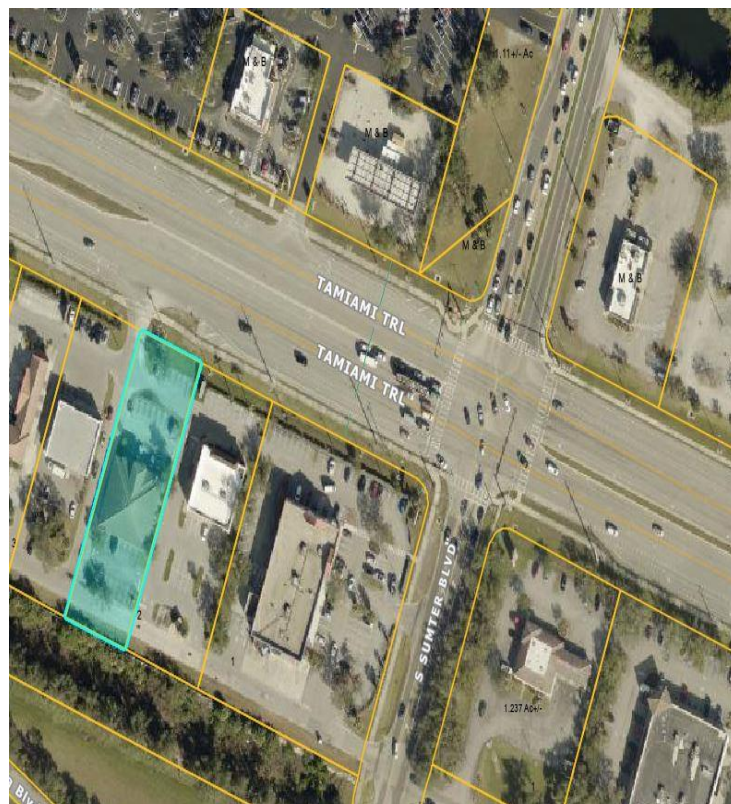
<https://www.northportfl.gov/files/assets/main/v/1/building-amp-planning/planning-amp-zoning/uldc-rewrite/uldc-adopted-8-6-24-effective-10-28-24.pdf>

## TRAFFIC VOLUME

Collection Street	Cross Street	Traffic Vol	Year	Distance
Tamiami Trail	Biscayne Drive	37,500	2025	2 miles
Tamiami Trail	Toledo Blade Blvd.	31,000	2025	2 miles
Tamiami Trail	River Road	20,400	2025	5 miles
Tamiami Trail	Veterans Blvd.	40,000	2025	5 miles

## DEMOGRAPHIC STATISTICS

Proximity:	1 mile	3 miles	5 miles
Total Population:	4,523	38,416	78,912
Median Age:	60.9	53.4	51.8
Households:	2,181	16,592	33,252
Median Home Income:	\$64,150	\$71,819	\$73,823
Per Capita Income:	\$39,250	\$39,219	\$39,752



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# ADDITIONAL PHOTOS



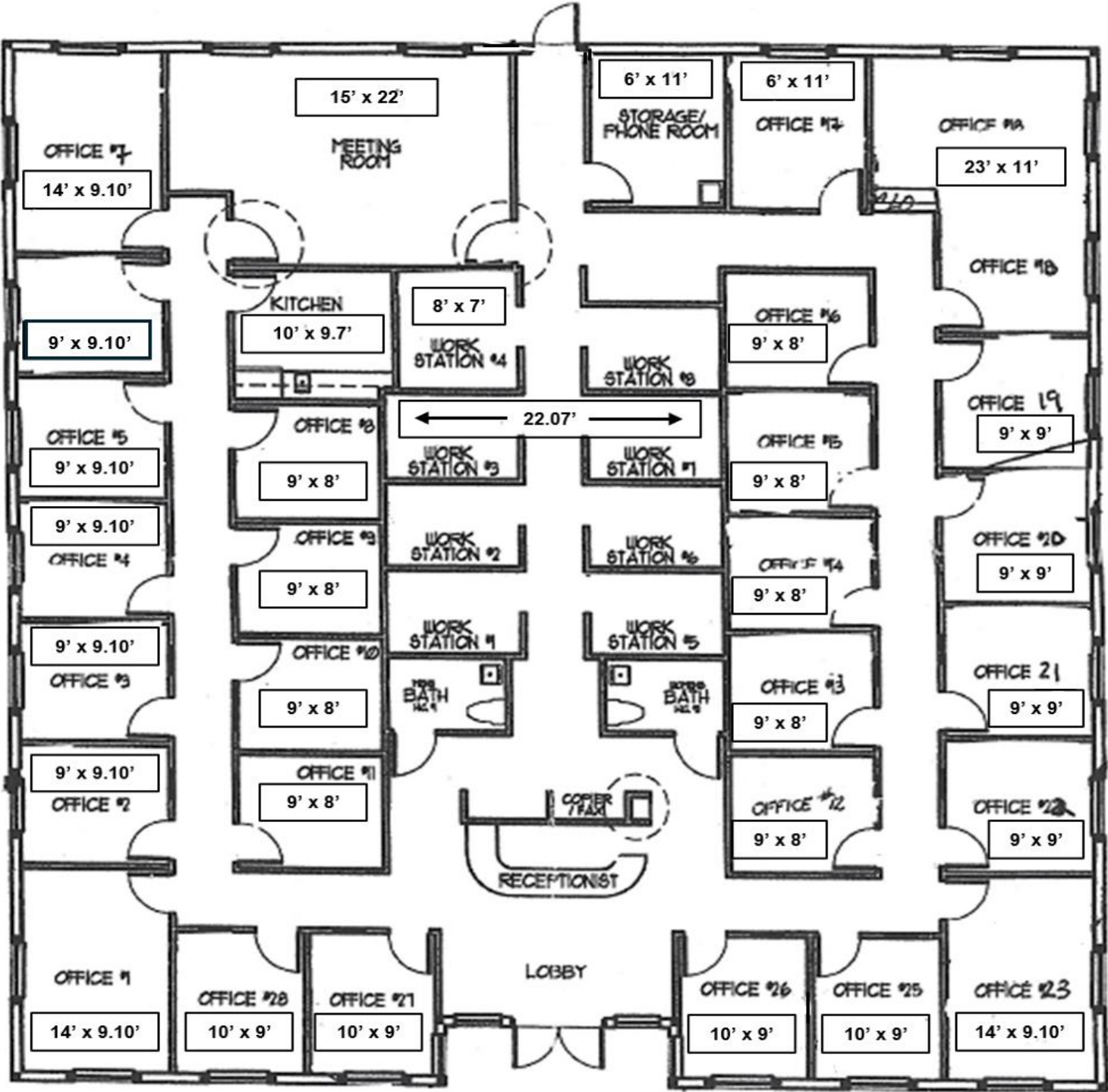
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FLOOR PLAN (measurements are approximate)



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# AERIAL MAP



North Port's rapid growth is not accidental. The city leverages a fertile mix of public and private investments, and its leadership is deeply committed to fostering economic diversity. Retail, healthcare, manufacturing, logistics, and professional services all find a welcoming home here.

The presence of the new Atlanta Braves Spring Training Facility is a striking example. For 72 consecutive years, the Braves have called Florida home for Spring Training, and their decision to commit to a 30-year Facility Operating Agreement in North Port's West Villages is a resounding vote of confidence in the city's future. With options to extend for up to an additional decade, the partnership brings not just the excitement of Major League Baseball, but also a cascade of economic benefits—tourism, hospitality, retail, and a heightened regional profile.

The West Villages' anticipated 35,000 new rooftops further buttress this dynamic. As families, professionals, and retirees move into the area, demand rises for schools, healthcare, entertainment, and everyday services—creating a virtuous cycle of investment and improvement.

Miles of pristine Gulf Coast beaches are just a short drive away, offering sun, sand, and sea to residents year-round. The Myakka River, Warm Mineral Springs, and an extensive network of parks and trails provide endless options for outdoor adventure—kayaking, biking, hiking, or simply soaking up Florida's golden sunshine.

To choose North Port is to embrace a city of opportunity, where strategic location, abundant resources, and a culture of innovation weave together into a place unlike any other on Florida's Gulf Coast. Whether you are an entrepreneur seeking fertile ground for your next venture, a family searching for a welcoming hometown, or a developer with an eye for growth, North Port stands ready to exceed expectations.



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# ABOUT CORR COMMERCIAL ADVISORS



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.



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# CONFIDENTIALITY & DISCLAIMER STATEMENT



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