

Commercial Real Estate Advisors

A marketing company licensed to broker real estate



PRIME MIXED-USE PARCEL FOR SALE

Toledo Blade Boulevard & Cranberry Boulevard
I-75 Intersection on Toledo Blade Boulevard
(Exit 179)

4690 Career Lane, North Port, Florida 34289

1.99 Acres Zoned AC4

\$2,000,000

Howard J. Corr CCIM
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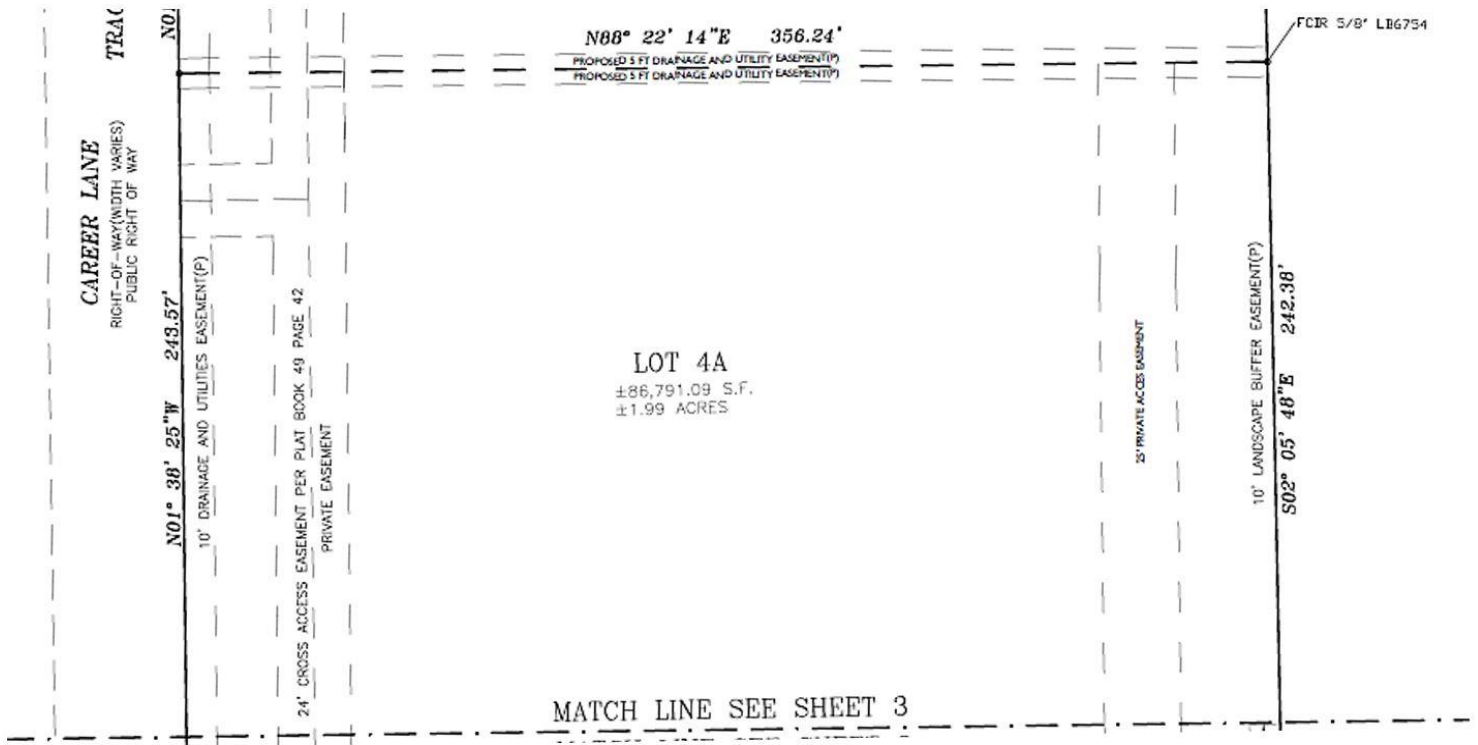


941.740.1215

18501 Murdock Cir Suite 300 | Port Charlotte FL 33948

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

TOLEDO BLADE MIXED-USE DEVELOPMENT NORTH PORT, FLORIDA



A strategically located mixed-use parcel is available for sale at the intersection of Toledo Blade Boulevard and Cranberry Boulevard, just south of I-75 (Exit 179) and adjacent to Suncoast Technical College. The site benefits from high traffic volume and a signalized intersection. The property is approved for general commercial uses; please note that self-storage facilities are not permitted. Significant infrastructure improvements are underway at the I-75 interchanges with Toledo Blade Boulevard and Sumter Boulevard, including new signals, pedestrian crosswalks, enhanced lighting, and expanded lanes. These upgrades are expected to be completed by early 2027. For further details, please refer to the FDOT project report:

<https://www.swflroads.com/project/452356-1>



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EXECUTIVE SUMMARY



PROPERTY DETAILS

| | |
|----------------------|--|
| Address: | 4690 Career Lane, North Port, Florida 34289 |
| Land Area Available: | 86,684 SF/1.99 A |
| Zoning: | AC4 https://library.municode.com/fl/north_port/codes/unified_land_development_code?nodeId=CH3ZO_ARTIIIIACCEDI |

SITE SUMMARY

A strategically located mixed-use parcel is available for sale at the intersection of Toledo Blade Boulevard and Cranberry Boulevard, just south of I-75 (Exit 179) and adjacent to Suncoast Technical College. The site benefits from high traffic volume and a signalized intersection.



DEMOGRAPHIC STATISTICS

| | | | |
|---------------------------|----------|-----------|-----------|
| Proximity: | 1 mile | 3 miles | 5 miles |
| Total Population: | 2,429 | 22,604 | 58,103 |
| Median Age: | 42.2 | 44.2 | 44.9 |
| Households: | 948 | 8,566 | 22,195 |
| Average Household Income: | \$92,497 | \$109,200 | \$106,488 |
| Per Capita Income: | \$36,539 | \$41,258 | \$46,705 |

TRAFFIC VOLUME

| Collection Street | Cross Street | Traffic Volume | Year | Mile Radius |
|--------------------|-------------------------|----------------|------|-------------|
| Toledo Blade Blvd. | N Cranberry Blvd. | 20,000 | 2025 | at the site |
| I-75 | @ Toledo Blade Exit 179 | 57,500 | 2025 | .25 mi. |
| I-75 | Sumter Blvd. Exit 182 | 55,000 | 2025 | 3 mi. |

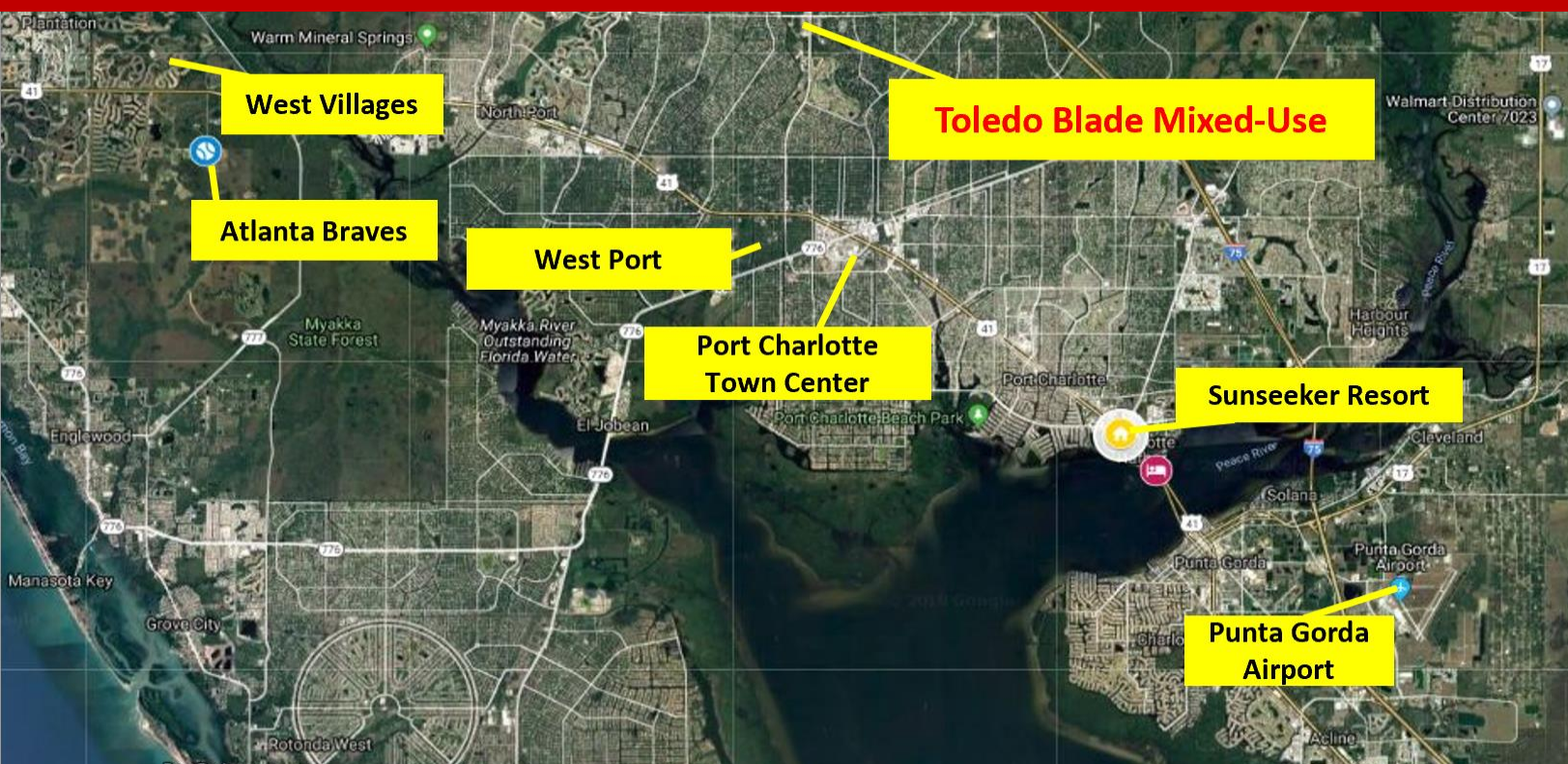


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AERIAL MAP



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.

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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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

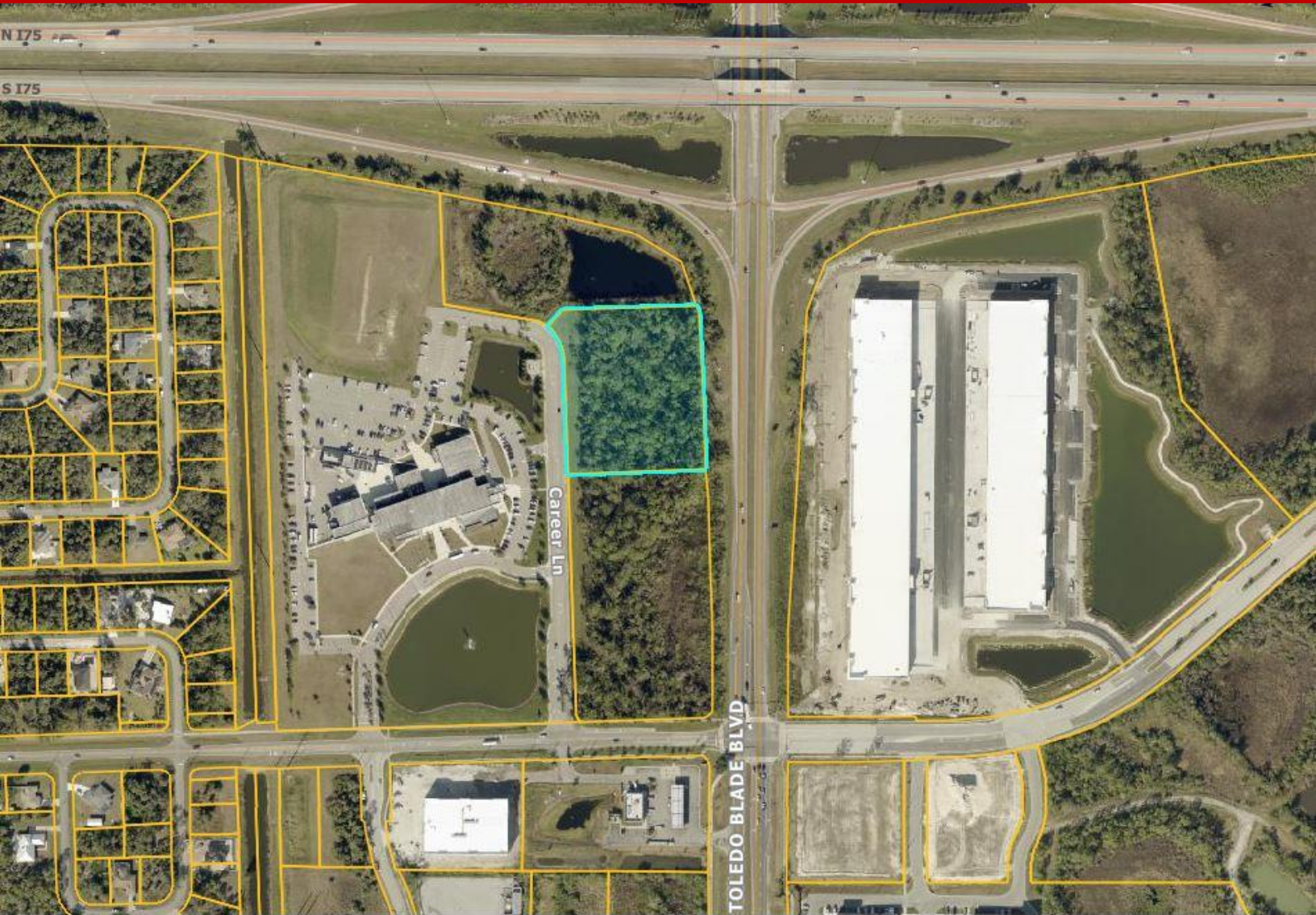
Howard Corr attained his CCIM designation in 1985. A CCIM, Certified Commercial Investment Member, is a recognized expert in the commercial and investment real estate industry. CCIMs have completed a designation curriculum that covers essential skill sets including ethics, interest-based negotiation, 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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