

SALE

16,000+ SF Multi-Purpose Flex Building

2597 SYCAMORE STREET

North Port, FL 34289

PRESENTED BY:

TONY VELDKAMP, CCIM

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FL #BK576074

MATT FENSKE

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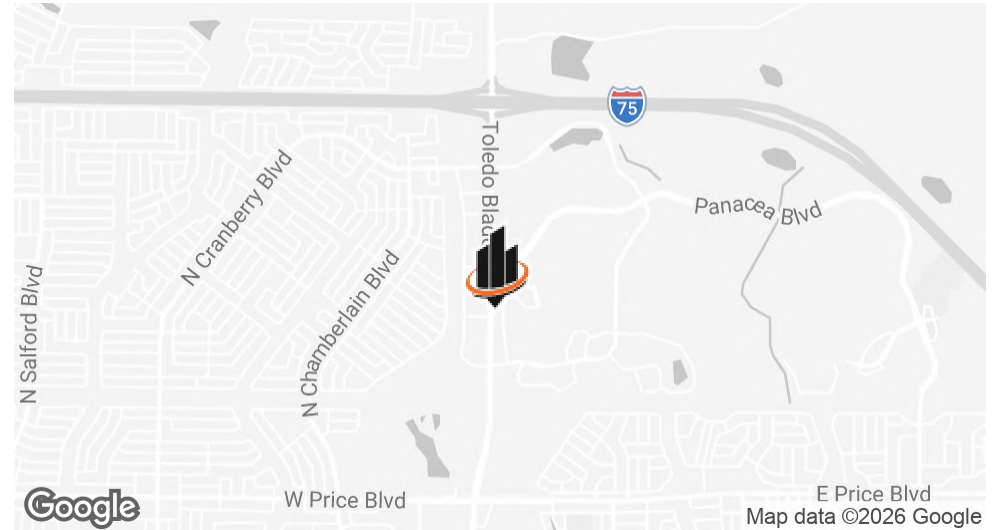
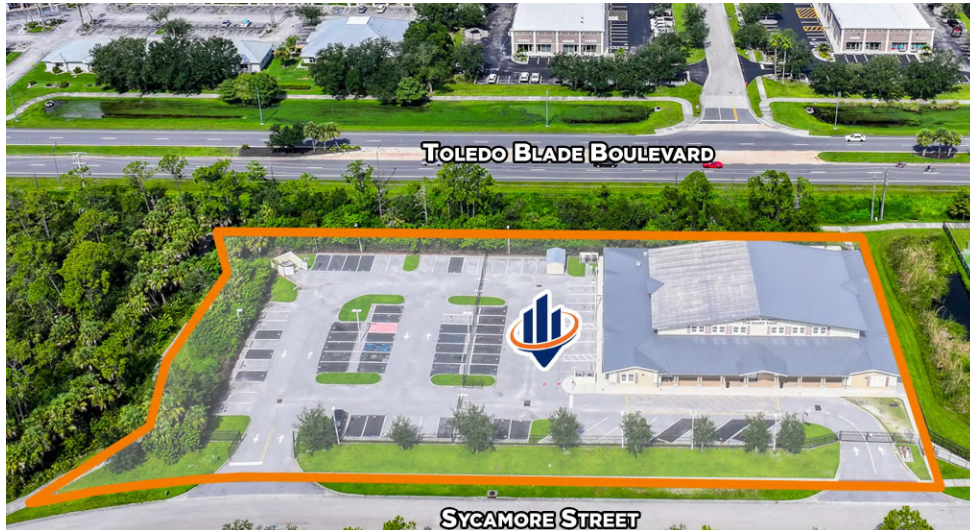
TOLEDO BLADE BOULEVARD



SYCAMORE STREET

SVN
COMMERCIAL ADVISORY GROUP

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE: **\$4,800,000**

LOT SIZE: 1.77 Acres

BUILDING SIZE: 16,212 SF

YEAR BUILT: 2013

ZONING: City of North Port - Activity Center 4

APN: 1116030070

TRAFFIC COUNTY: 23,000 AADT

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PROPERTY HIGHLIGHTS

- Well-maintained fully air conditioned Flex Building with easy accessibility
- Features a large clear-span main building area with surrounding rooms for offices or break rooms
- Excellent visibility from Toledo Blade Boulevard and Sycamore Street, with easy access to I-75
- Fenced lot with ample on-site parking
- 81 total parking spaces
- Flexible Activity Center zoning allows for a variety of uses including warehouse, light industrial, self storage, brewery, bank, and recreation

PROPERTY DESCRIPTION



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PROPERTY DESCRIPTION

This multi-purpose flex building, located in the rapidly growing city of North Port, offers 16,212 square feet of versatile space. Zoned Activity Center (AC), the property offers exceptional flexibility for a wide variety of commercial and industrial uses, including warehouse, light industrial, self storage, brewery, bank, recreation, and more.

Currently configured as a recreational facility, the building features a large clear-span central space complemented by multiple perimeter rooms that can be easily repurposed as private offices, conference rooms, break areas, storage, or support space. The existing layout provides an excellent foundation for businesses seeking functional industrial space with built-in administrative areas while minimizing renovation costs.

The property is conveniently located just off Toledo Blade Boulevard, with direct access from Sycamore Street, allowing for efficient traffic flow and ease of access. Toledo Blade Boulevard serves as one of North Port's primary north-south corridors, providing direct connectivity to Interstate 75 to the north and US-41 (Tamiami Trail) to the south. This strategic location places the property within approximately one hour of St. Petersburg, Bradenton, Sarasota, Arcadia, Punta Gorda, and Fort Myers, making it an ideal location for regional operations, distribution, or service-based businesses.

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LOCATION DESCRIPTION

This property is located in North Port, Florida, along the rapidly expanding Toledo Blade Boulevard, a primary north-south thoroughfare connecting Interstate 75 to U.S. 41.

North Port is one of the fastest-growing cities in the nation, currently ranked as the second fastest-growing in the United States, with a population increase of 29.67% since 2020. The city is experiencing robust commercial development, particularly in the healthcare, hospitality, and industrial sectors. Notable projects in the area include the proposed 180-unit upscale apartment complex Serenity at North Port, Arbor Oaks by Pulte Homes, a 190-acre master-planned community with resort-style amenities, The Strand at Cedar Cove, a 244-home neighborhood with a pool, basketball court, and community amenities, as well as the \$450 million Sarasota Memorial Hospital currently under construction on North Sumter Boulevard.

Toledo Blade Boulevard is also home to several large industrial employers, including Dakin Comfort, Tervis, Town and Country Industries, MTI Equipment, Raymond Building Supply, and King Plastic Corporation.

With excellent accessibility and over 27,000 households in the surrounding area, this site is ideally positioned to serve North Port's rapidly growing community.

OVERHEAD AERIAL



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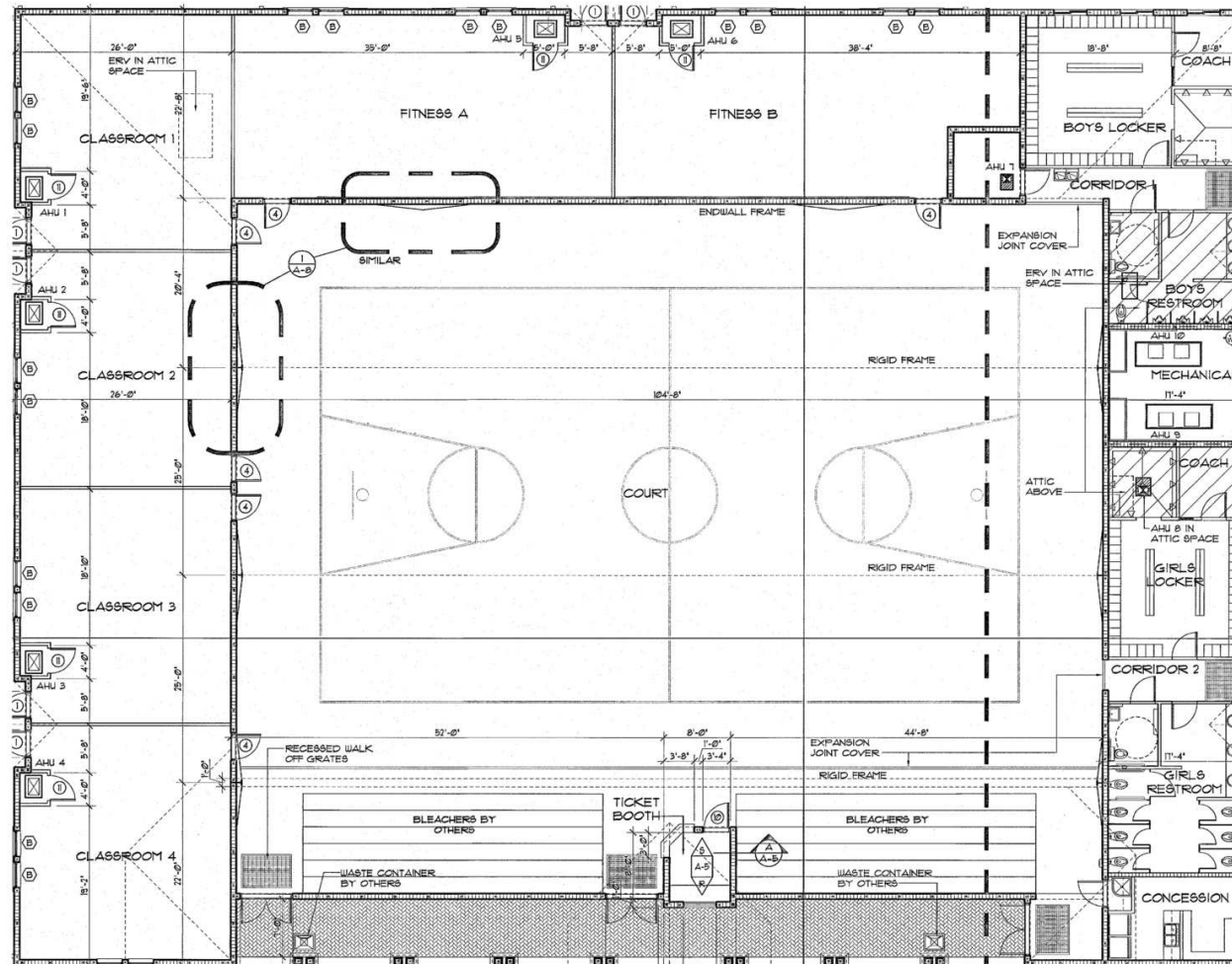
16,000+ SF MULTI-PURPOSE FLEX BUILDING | 2597 Sycamore Street North Port, FL 34289

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FLOORPLAN



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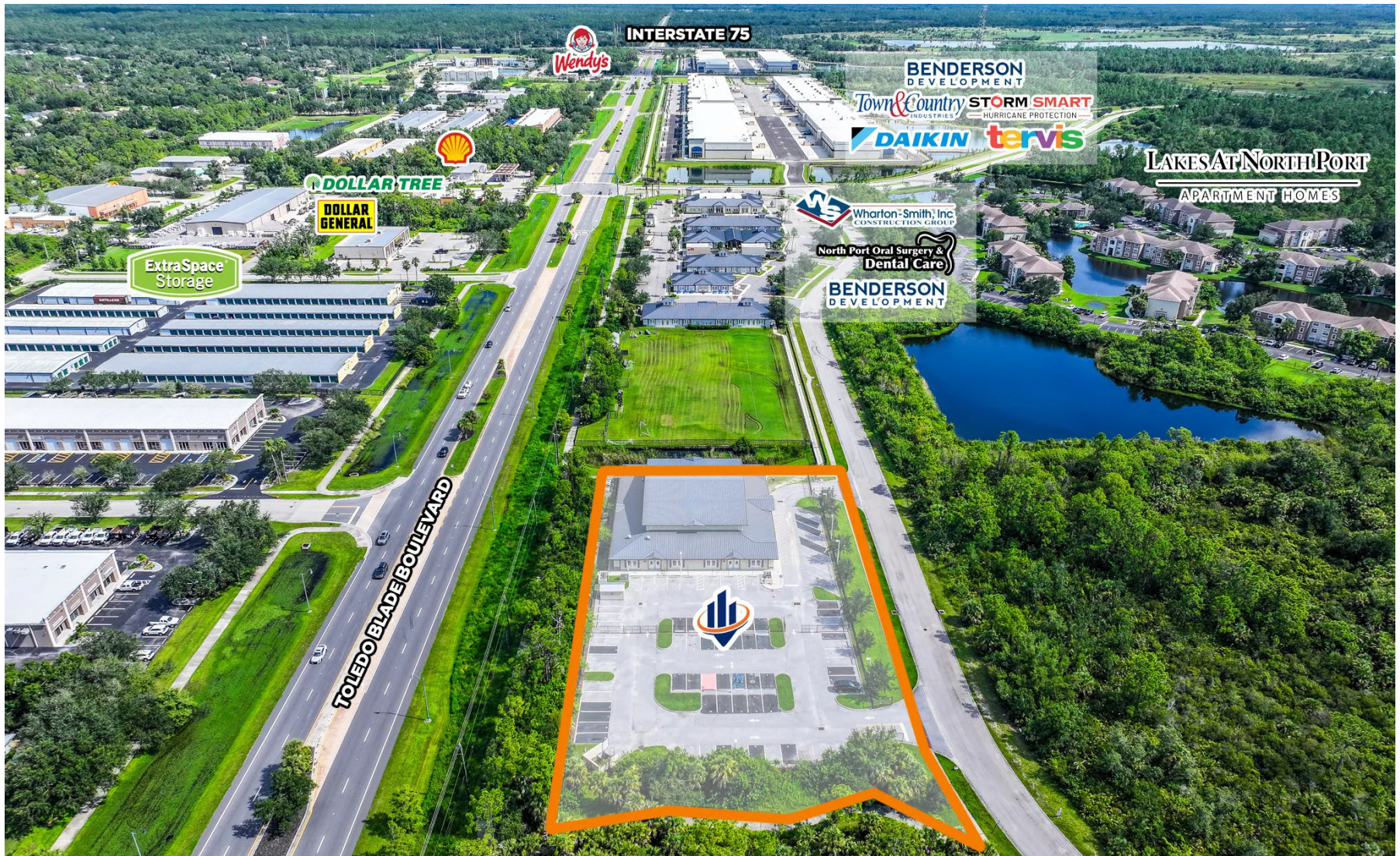
INTERIOR PHOTOS



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AERIAL LOOKING NORTH TOWARD I-75



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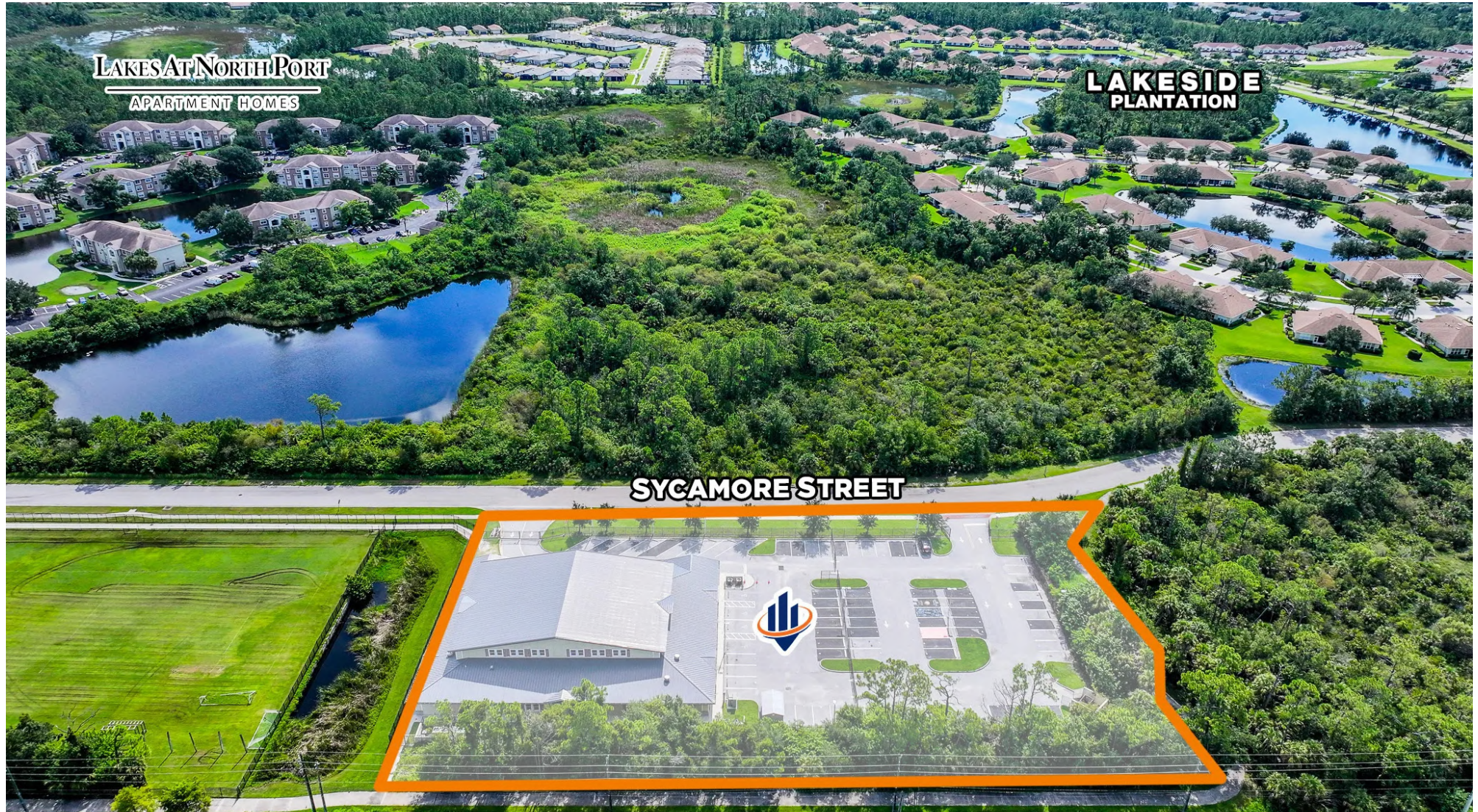
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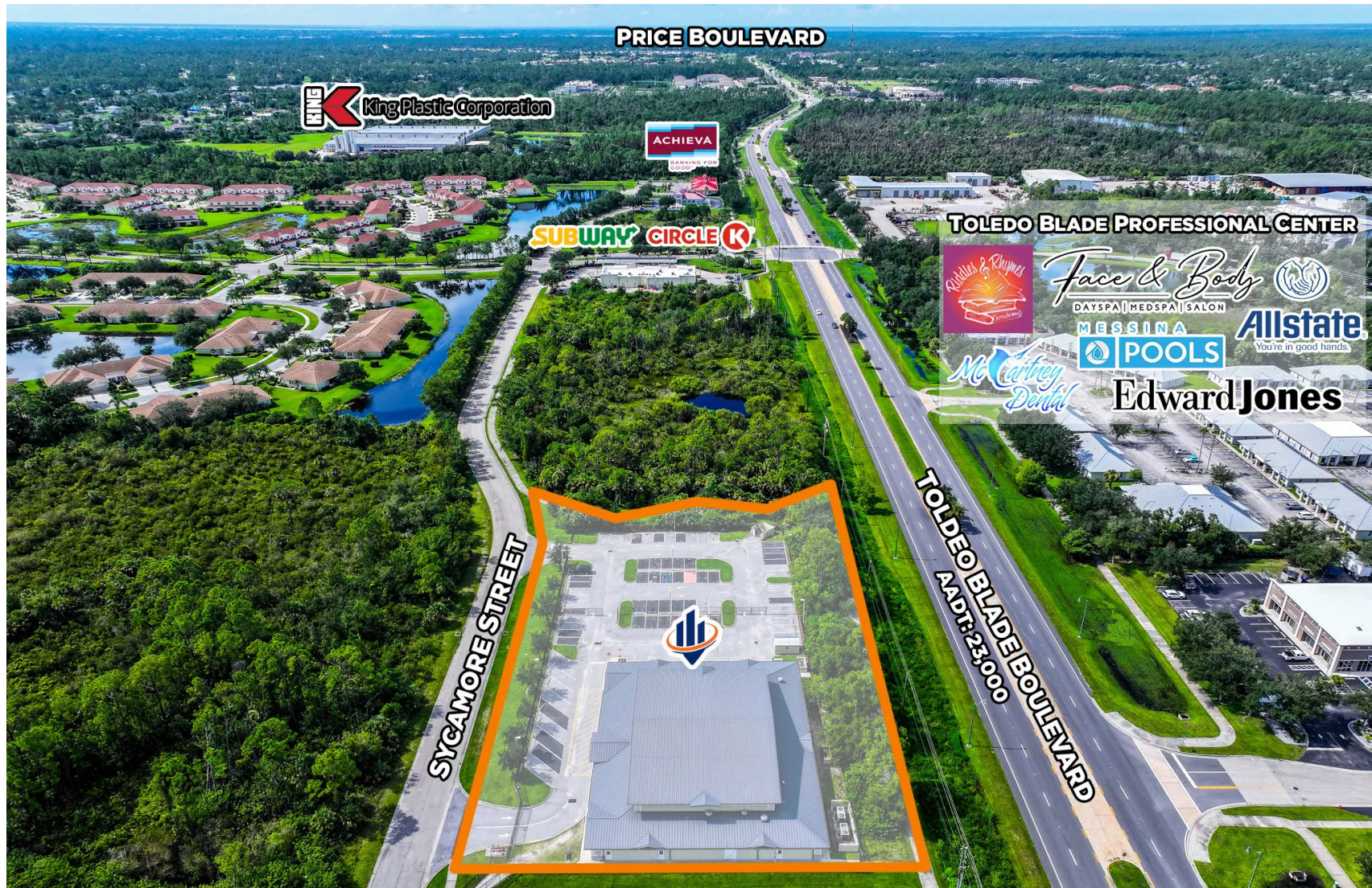
AERIAL LOOKING EAST



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AERIAL LOOKING SOUTH TOWARD PRICE BOULEVARD



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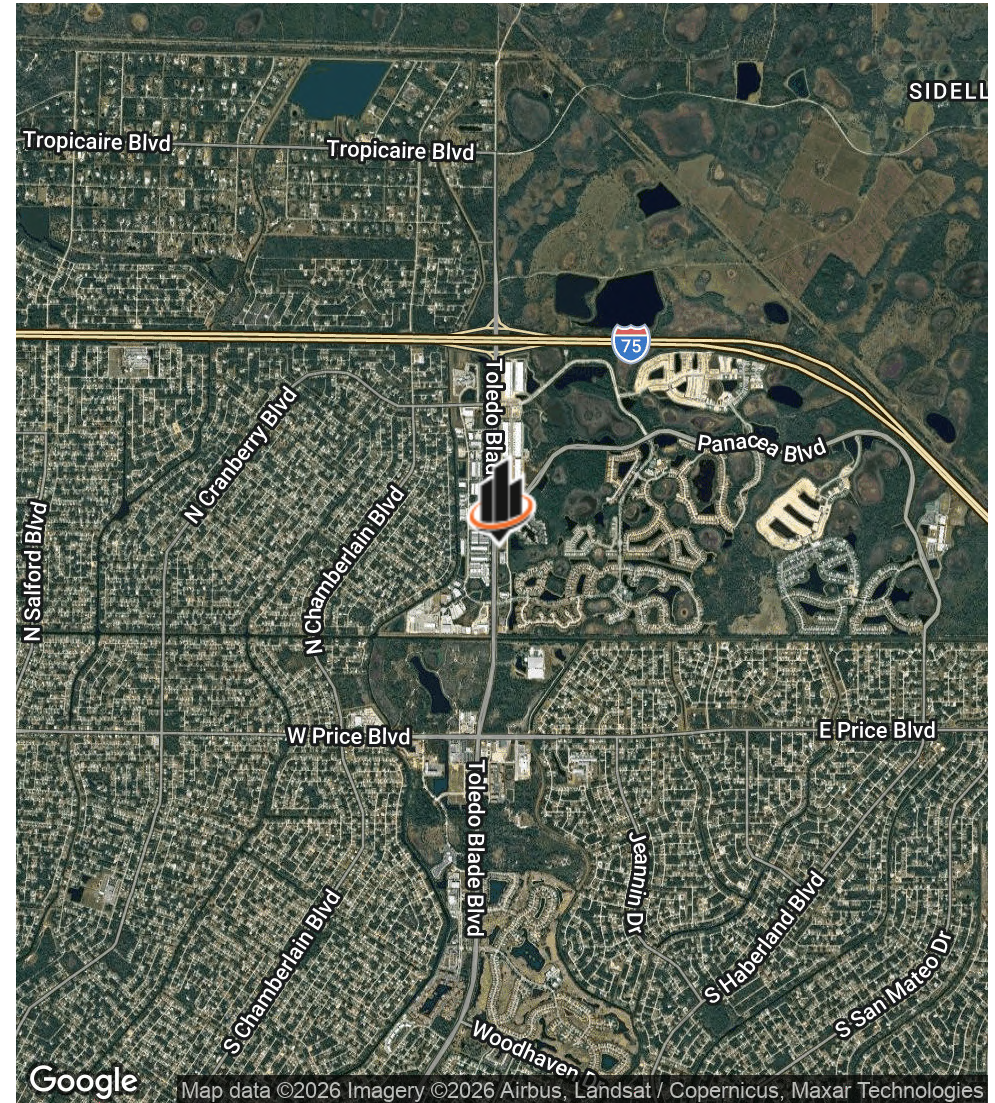
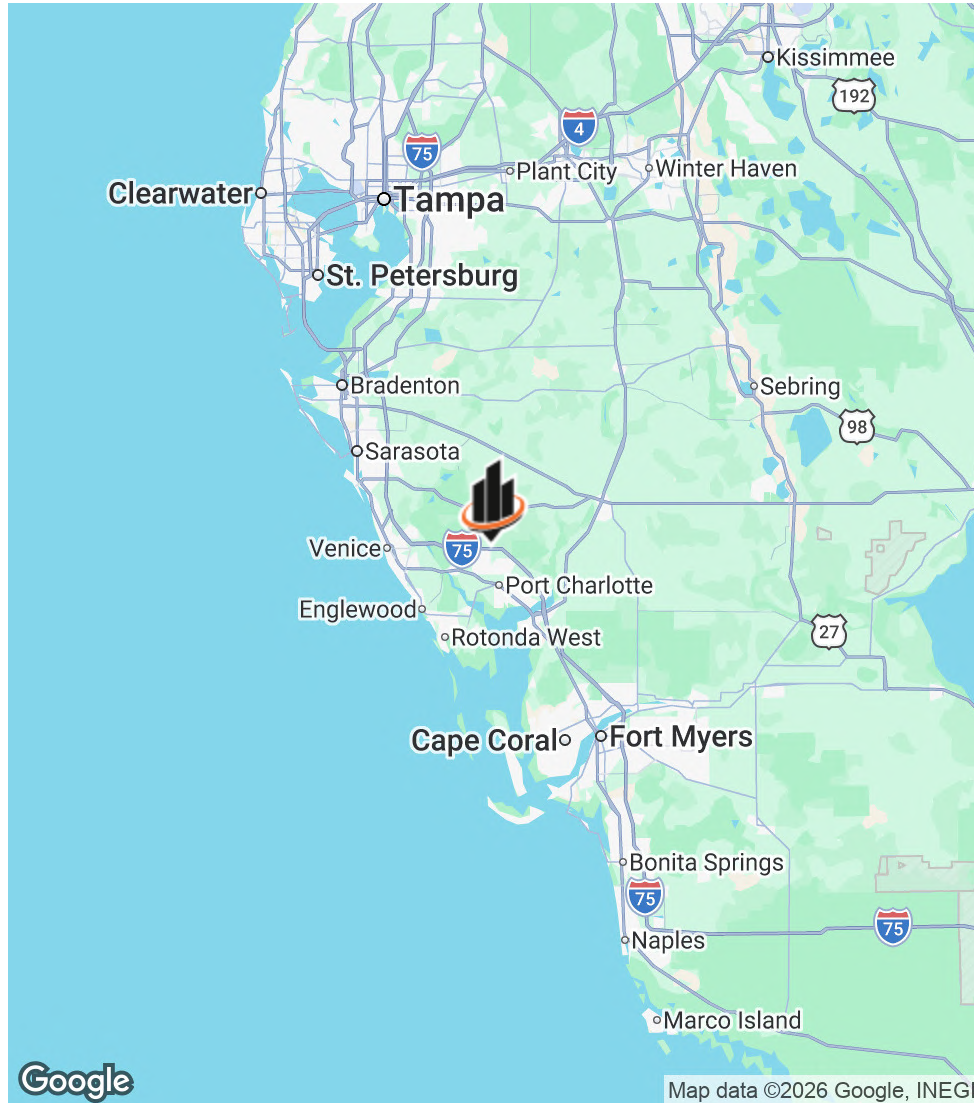
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LOCATION MAPS



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

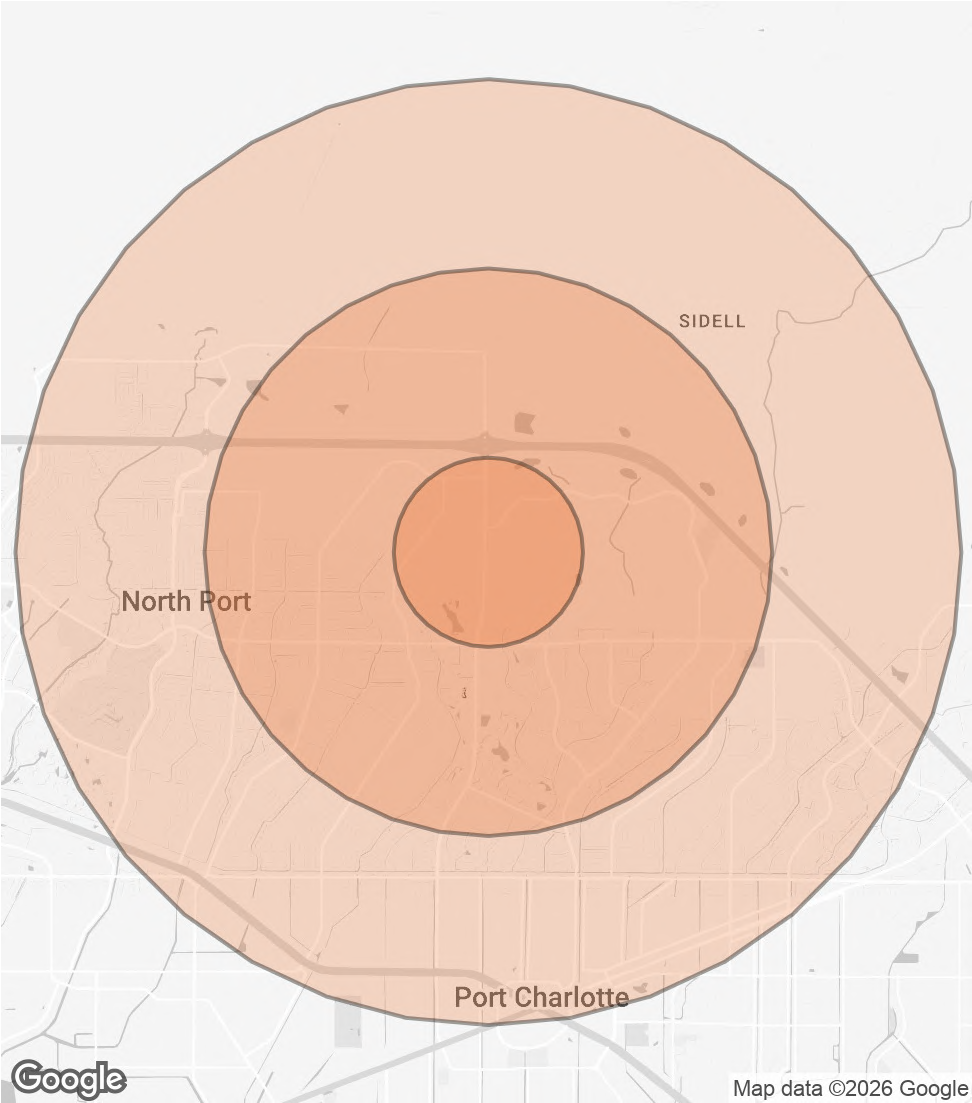
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,534	34,508	69,801
AVERAGE AGE	45	44	46
AVERAGE AGE (MALE)	44	43	45
AVERAGE AGE (FEMALE)	45	44	46

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,778	12,879	27,082
# OF PERSONS PER HH	2.6	2.7	2.6
AVERAGE HH INCOME	\$97,180	\$100,548	\$95,300
AVERAGE HOUSE VALUE	\$301,923	\$358,787	\$346,470

2020 American Community Survey (ACS)



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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 Southwest Florida. With over thirty five years of commercial real estate experience exclusively in this area, he has completed over 1,000 sales and leasing transactions with a career volume in excess of \$400 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 served as the 2025 Chair of their Commercial Alliance and is 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.

Tony very much enjoys life on the SunCoast with his wife Debbie, their five children and their families. They enjoy boating, hiking, and family time.



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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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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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