



MEDICAL OFFICE COMPLEX

38,632 SF MEDICAL OFFICE SPACE FOR SALE
15121 TAMiami TRAIL, NORTH PORT

Medical Office Complex

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OFFERING SUMMARY

ADDRESS	15121 Tamiami Trail North Port FL 34287
COUNTY	Sarasota
BUILDING SF	43,839 SF
NET RENTABLE AREA (SF)	38,632
LAND SF	279,496 SF
YEAR BUILT	1992

FINANCIAL SUMMARY

OFFERING PRICE	\$4,900,000
PRICE PSF	\$126.84



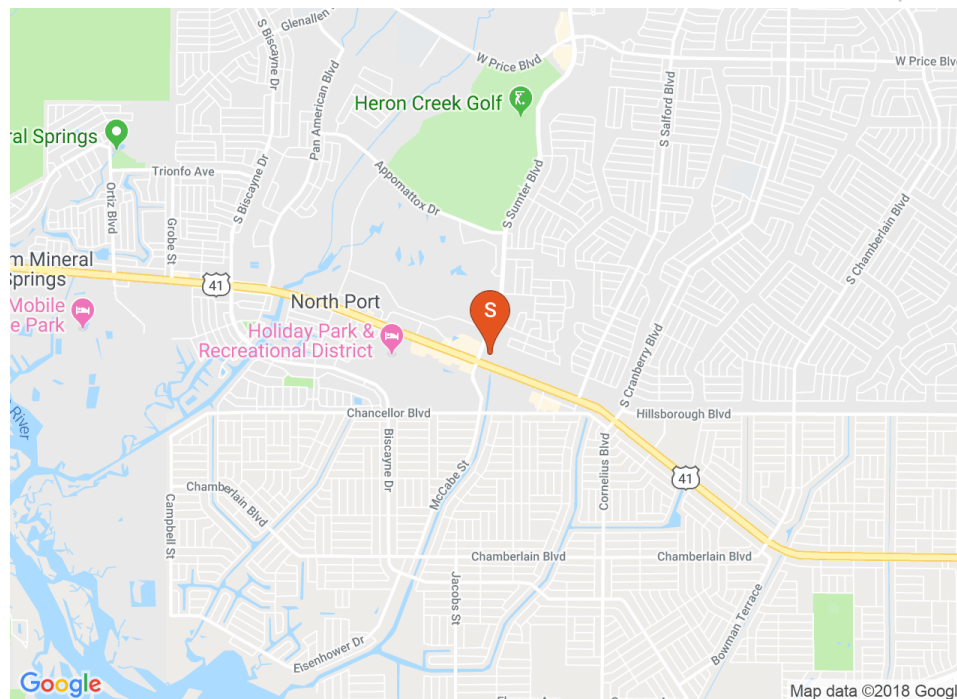
Originally home to a large chain grocery store, the building has been renovated to medical office suites. Now we have over 6 acres of prime real estate ready for redevelopment in the heart of North Port. Situated at the corner of Sumter and US 41, Sumter Blvd will bring you right out to I-75, passing major chain locations such as Publix, Walmart, Taco Bell and Dunkin Doughnuts along the way. Located on the south end of the Miracle Mile, your neighbors will be Walmart, Home Depot, Lowes, Bealls, TJ Max, Ulta Beauty, and Publix to name a few. With the new Atlanta Braves Spring Training Stadium in North Port, Sunseeker Report in Port Charlotte, the demand for property and the associated value is only going to increase.

The City of North Port is Florida's fourth fastest growing and fourth-largest city in land area. It is strategically located in Sarasota and Charlotte Counties, on Florida's Gulf Coast midway between Tampa and Fort Myers. This thriving young community, founded in 1959, has the amenities, assets and leadership that make it an attractive location for retail, office, small business and industrial development.

Regional Map

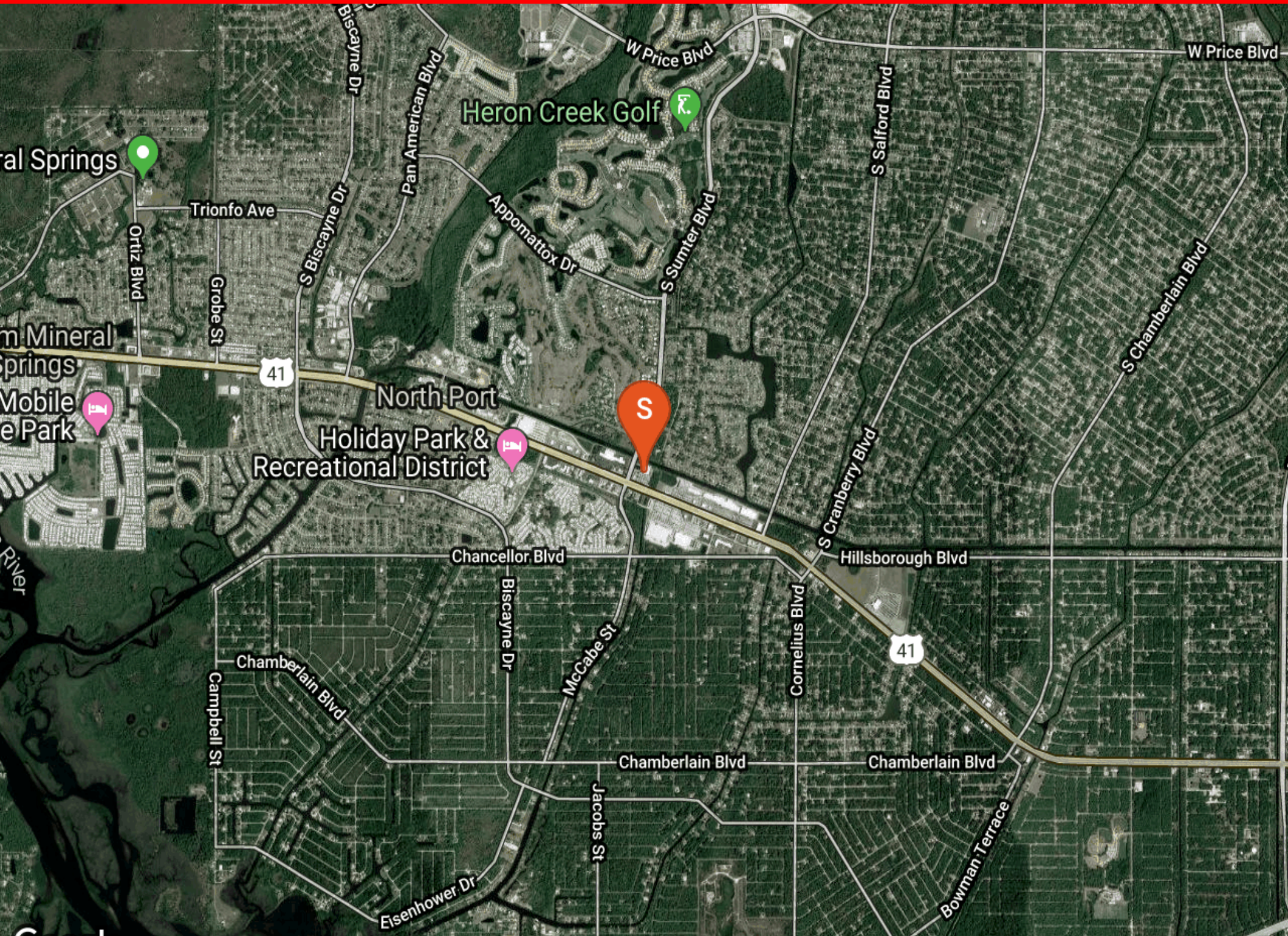


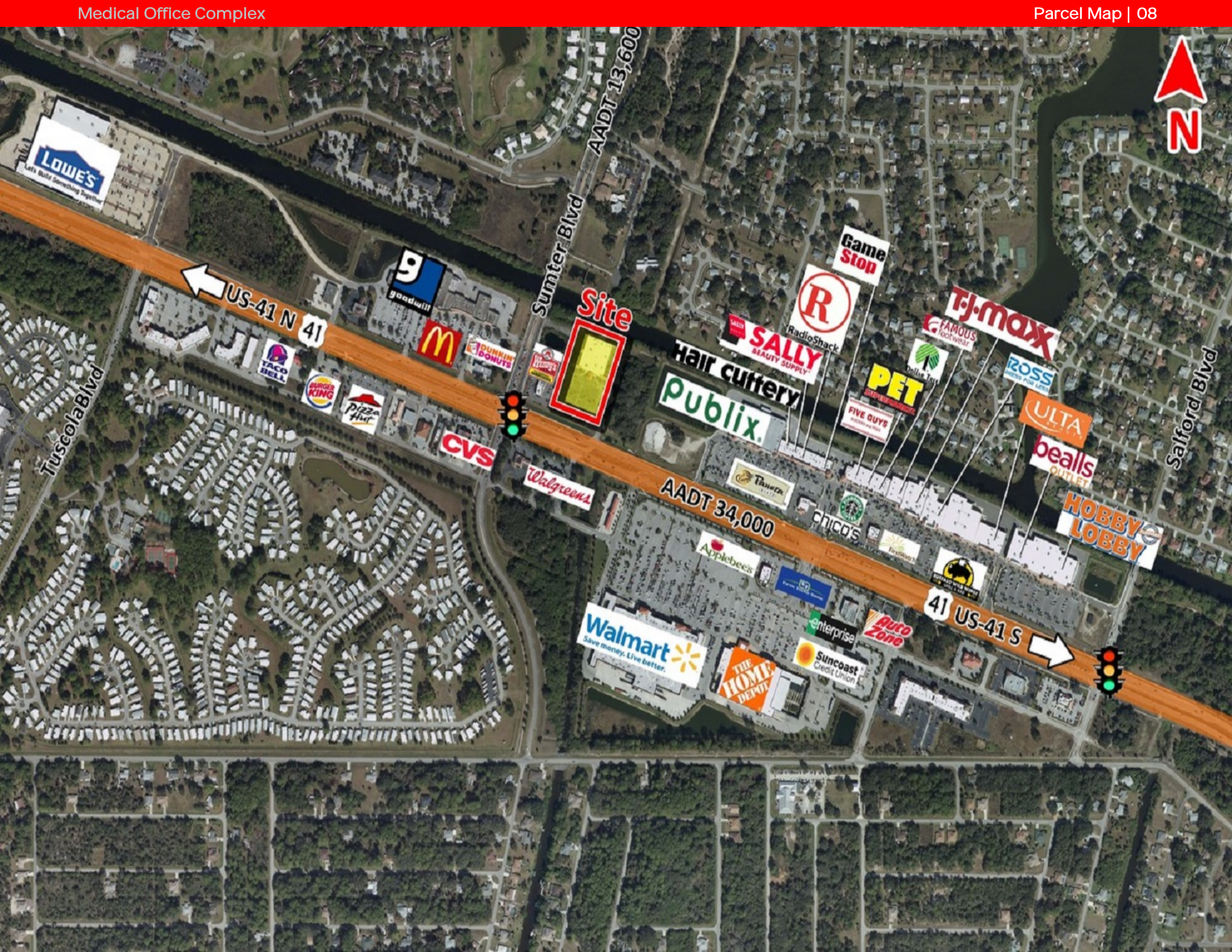
Locator Map



Site Description

NUMBER OF TENANTS	2
BUILDING SF	43,839
NET RENTABLE AREA (SF)	38,632
LAND SF	279,496
LAND ACRES	6.41
YEAR BUILT	1992
ZONING TYPE	CG
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	532x560
TRAFFIC COUNTS	34,000
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2
ADA COMPLIANT	Yes
ELEVATOR	No





Tuscola Blvd

US-41 N 41

Sumter Blvd
AADT 13,600

Site

AADT 34,000

US-41 S 41

Salford Blvd

LOWE'S
We Build Something Together

goodwill

McDonald's

DUNKIN' DONUTS

TACO BELL

BURGER KING

Pizza Hut

CVS

Walgreens

Game Stop

RadioShack

SALLY BEAUTY SUPPLY

Hair cuffery

Publix

FIVE GUYS

PET

FAMOUS FOOTWEAR

ROSS

ULTA

bealls OUTLET

HOBBY LOBBY

Walmart
Save Money. Live better.

THE HOME DEPOT

Suncoast Credit Union

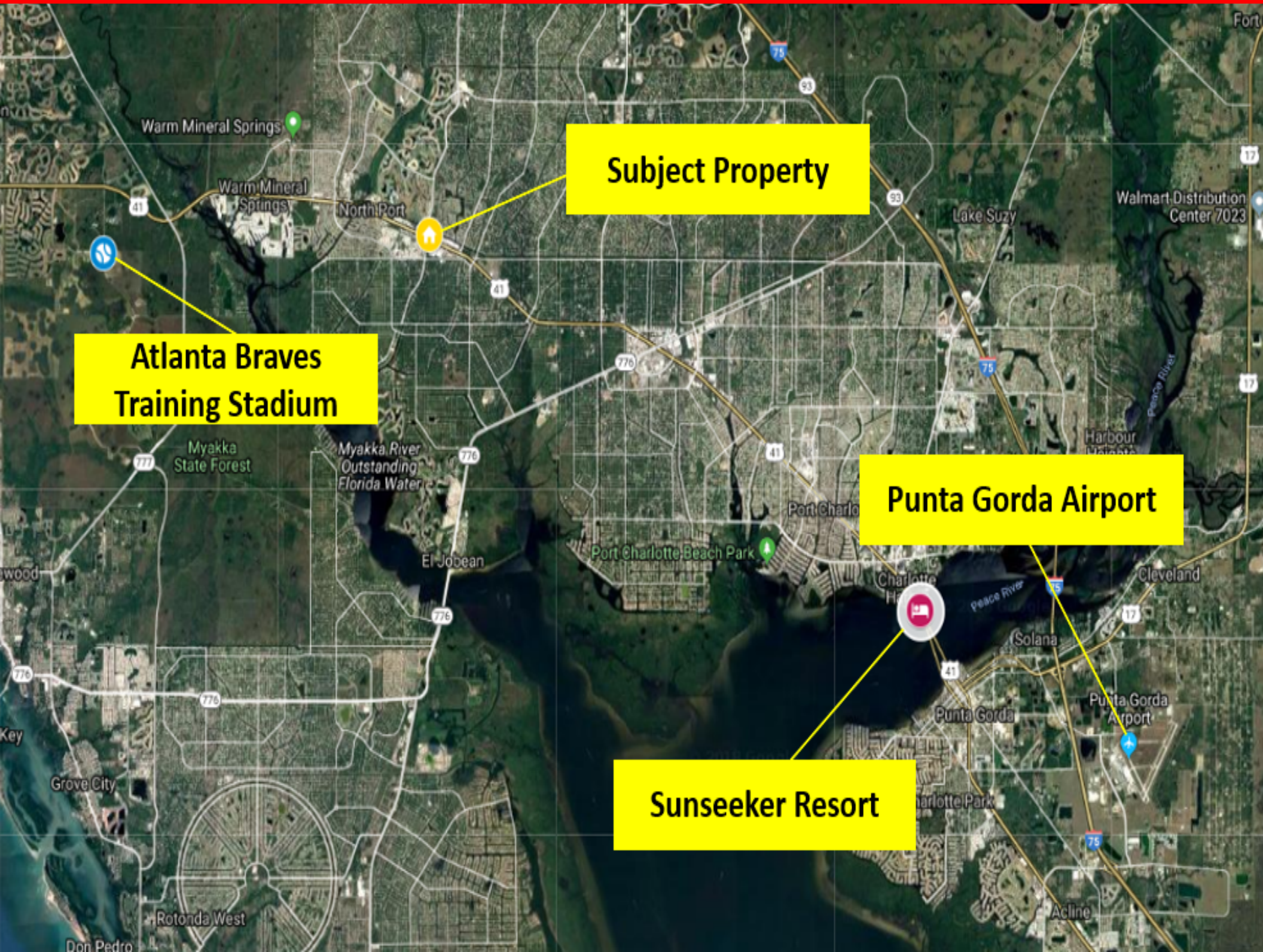
Auto Zone

enterprise

Applebees

chick's

BEHOLD THE SUN



Subject Property

**Atlanta Braves
Training Stadium**

Punta Gorda Airport

Sunseeker Resort

REVENUE ALLOCATION

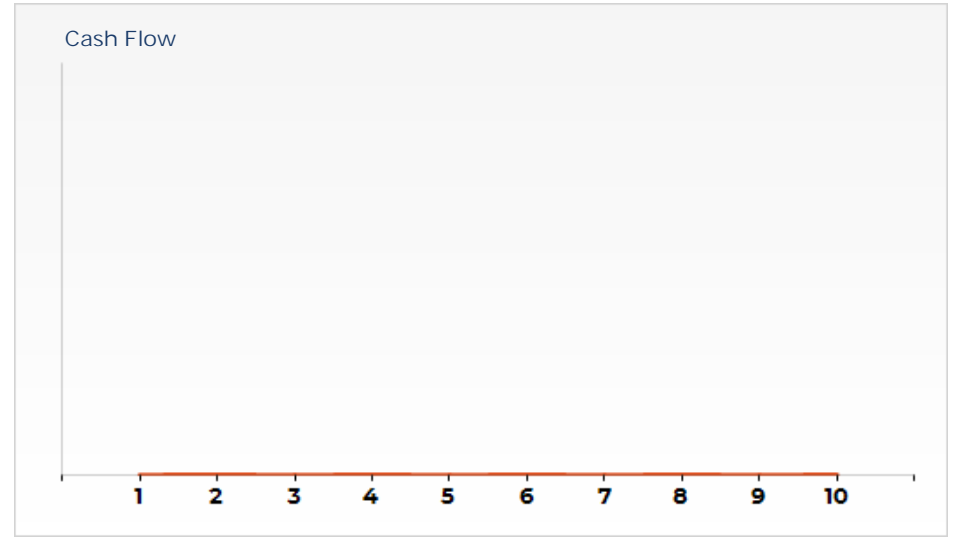
DISTRIBUTION OF EXPENSES

GLOBAL

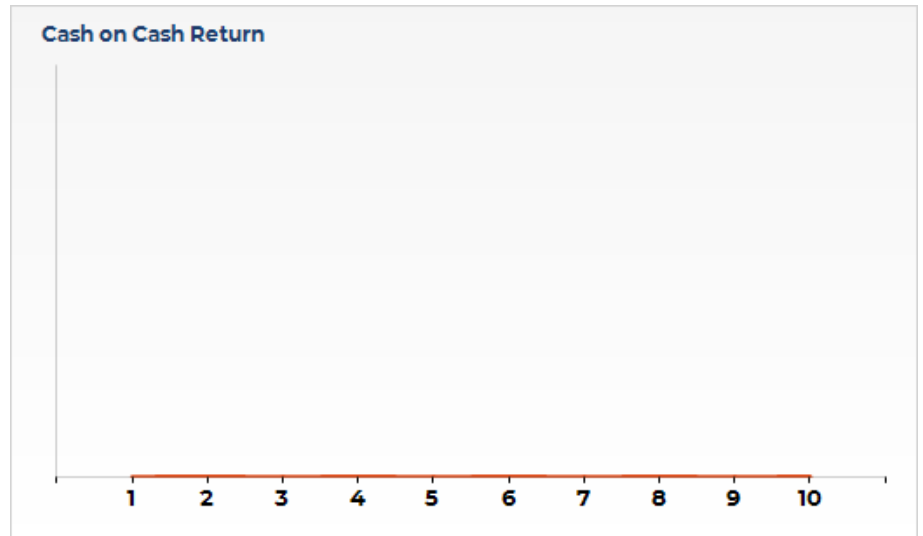
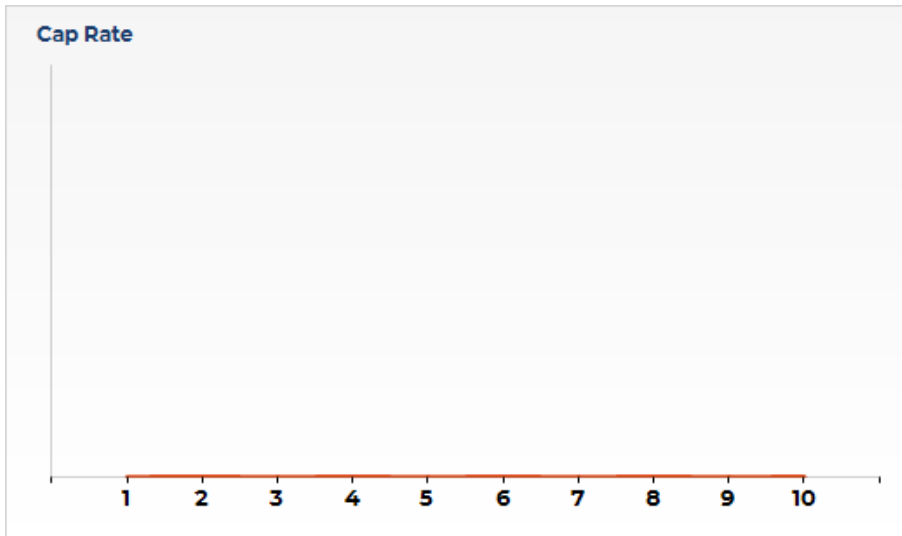
Sale Price	\$4,900,000
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CASH FLOW

Calendar Year	Year1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Potential Revenue										
Operating Expenses										
Cash Flow		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



Calendar Year	Year1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Financial Metrics										
Price / SF	\$127	\$127	\$127	\$127	\$127	\$127	\$127	\$127	\$127	\$127



5 YEAR SENSITIVITY ANALYSIS				
EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	IRR
0.25%	\$0	\$0	\$0	-100.00%
0.50%	\$0	\$0	\$0	-100.00%
0.75%	\$0	\$0	\$0	-100.00%
1.00%	\$0	\$0	\$0	-100.00%
1.25%	\$0	\$0	\$0	-100.00%
1.50%	\$0	\$0	\$0	-100.00%
1.75%	\$0	\$0	\$0	-100.00%
2.00%	\$0	\$0	\$0	-100.00%
2.25%	\$0	\$0	\$0	-100.00%

10 YEAR SENSITIVITY ANALYSIS				
EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	IRR
0.25%	\$0	\$0	\$0	-100.00%
0.50%	\$0	\$0	\$0	-100.00%
0.75%	\$0	\$0	\$0	-100.00%
1.00%	\$0	\$0	\$0	-100.00%
1.25%	\$0	\$0	\$0	-100.00%
1.50%	\$0	\$0	\$0	-100.00%
1.75%	\$0	\$0	\$0	-100.00%
2.00%	\$0	\$0	\$0	-100.00%
2.25%	\$0	\$0	\$0	-100.00%

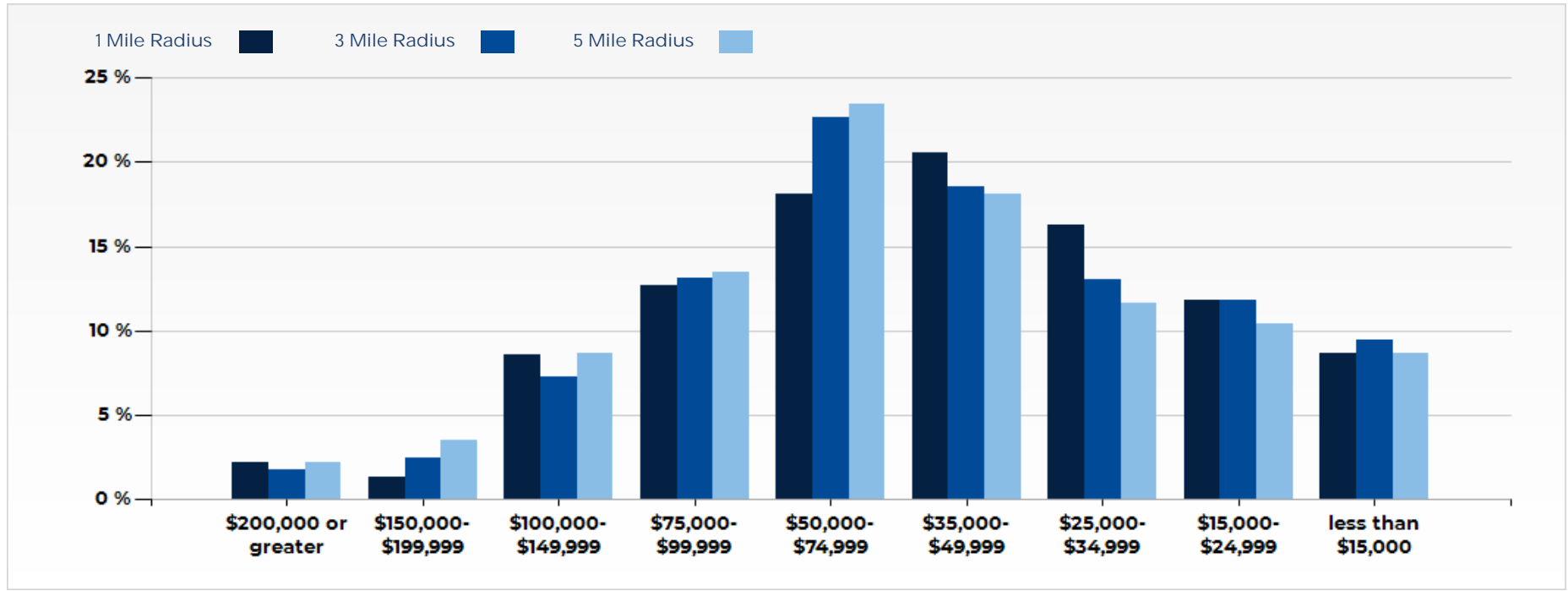
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,563	19,777	32,700
2010 Population	5,305	31,587	61,561
2017 Population	5,476	34,591	67,865
2022 Population	5,673	36,792	72,287
2017 African American	226	2,002	4,202
2017 American Indian	7	97	199
2017 Asian	64	518	993
2017 Hispanic	298	2,989	6,357
2017 White	4,970	30,434	59,395
2017 Other Race	78	629	1,269
2017 Multiracial	129	894	1,766
2017-2022: Population: Growth Rate	3.55 %	6.20 %	6.35 %

2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	233	1,382	2,423
\$15,000-\$24,999	318	1,720	2,912
\$25,000-\$34,999	438	1,902	3,248
\$35,000-\$49,999	555	2,711	5,064
\$50,000-\$74,999	488	3,304	6,554
\$75,000-\$99,999	341	1,909	3,757
\$100,000-\$149,999	232	1,056	2,411
\$150,000-\$199,999	34	353	970
\$200,000 or greater	59	247	613
Median HH Income	\$43,389	\$46,897	\$50,776
Average HH Income	\$59,252	\$59,804	\$64,828

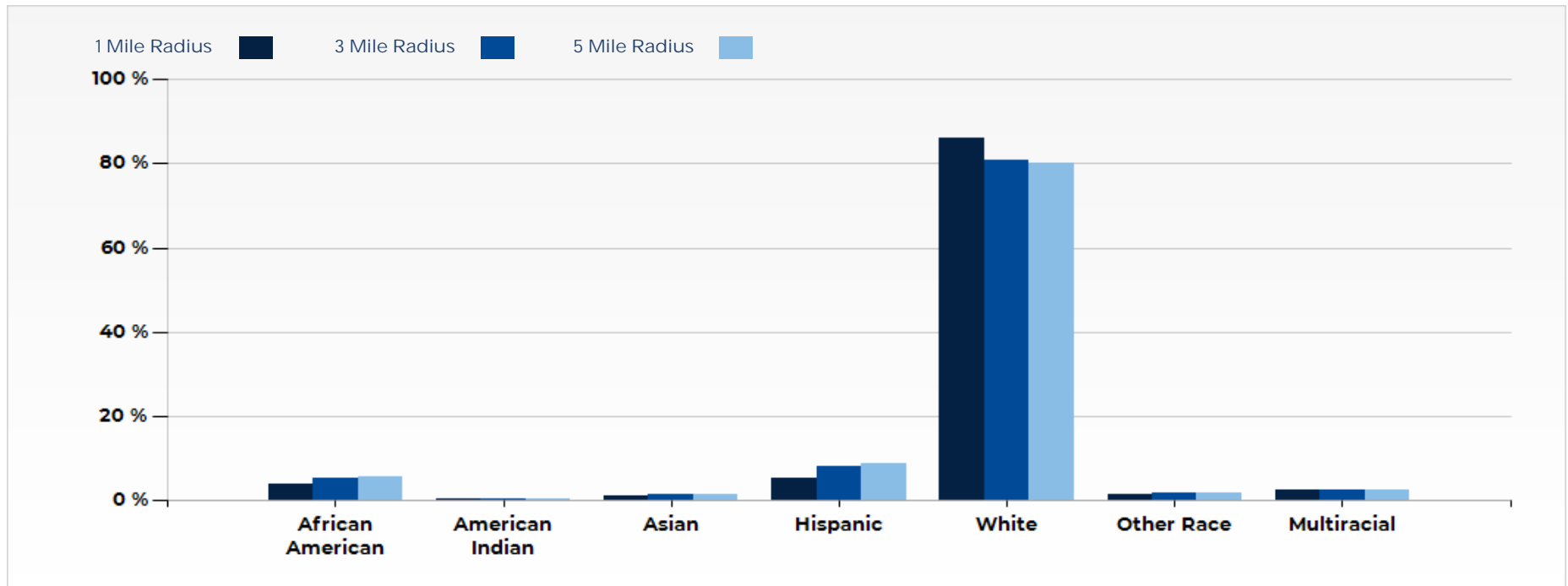
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,096	9,971	16,735
2010 Total Households	2,632	13,457	25,608
2017 Total Households	2,698	14,583	27,953
2022 Total Households	2,792	15,488	29,728
2017 Average Household Size	2.03	2.36	2.42
2000 Owner Occupied Housing	1,533	7,381	12,398
2000 Renter Occupied Housing	189	1,118	1,638
2017 Owner Occupied Housing	2,150	11,257	21,971
2017 Renter Occupied Housing	549	3,327	5,982
2017 Vacant Housing	871	3,773	6,998
2017 Total Housing	3,569	18,356	34,951
2022 Owner Occupied Housing	2,291	12,312	24,004
2022 Renter Occupied Housing	501	3,176	5,724
2022 Vacant Housing	891	3,753	6,693
2022 Total Housing	3,683	19,241	36,421
2017-2022: Households: Growth Rate	3.45 %	6.05 %	6.20 %



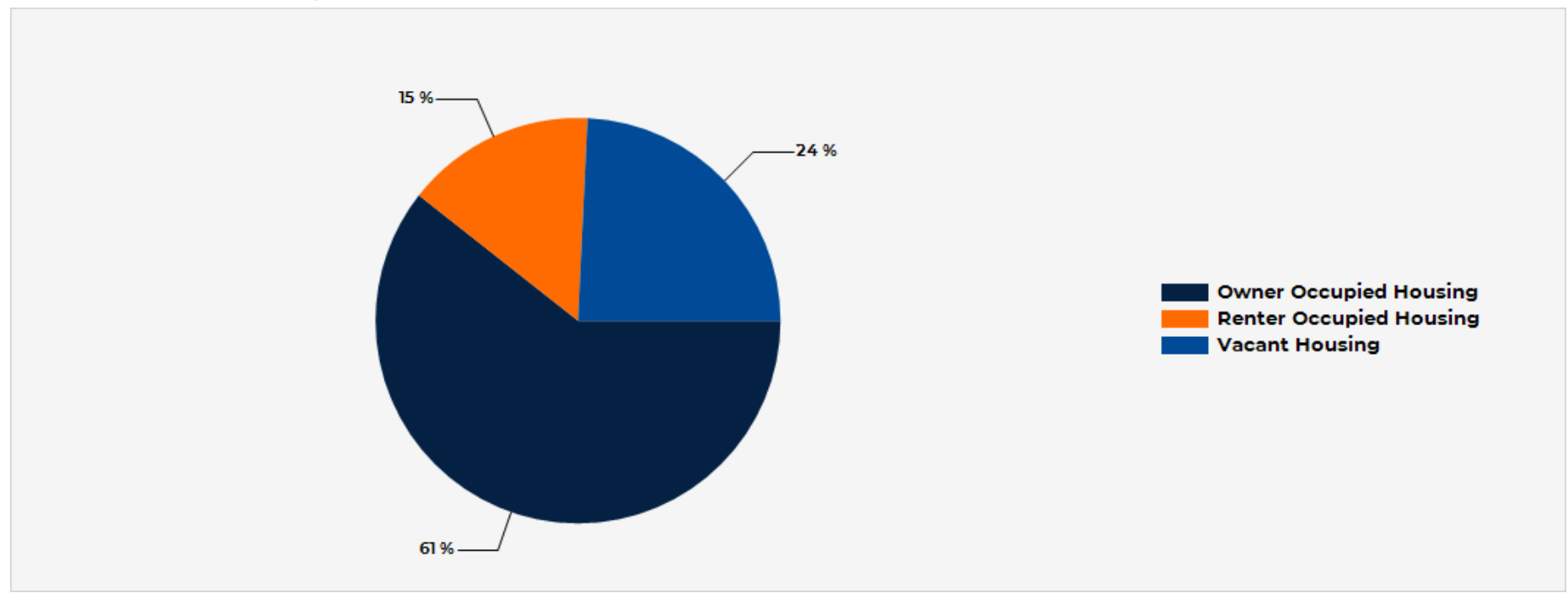
2017 Household Income



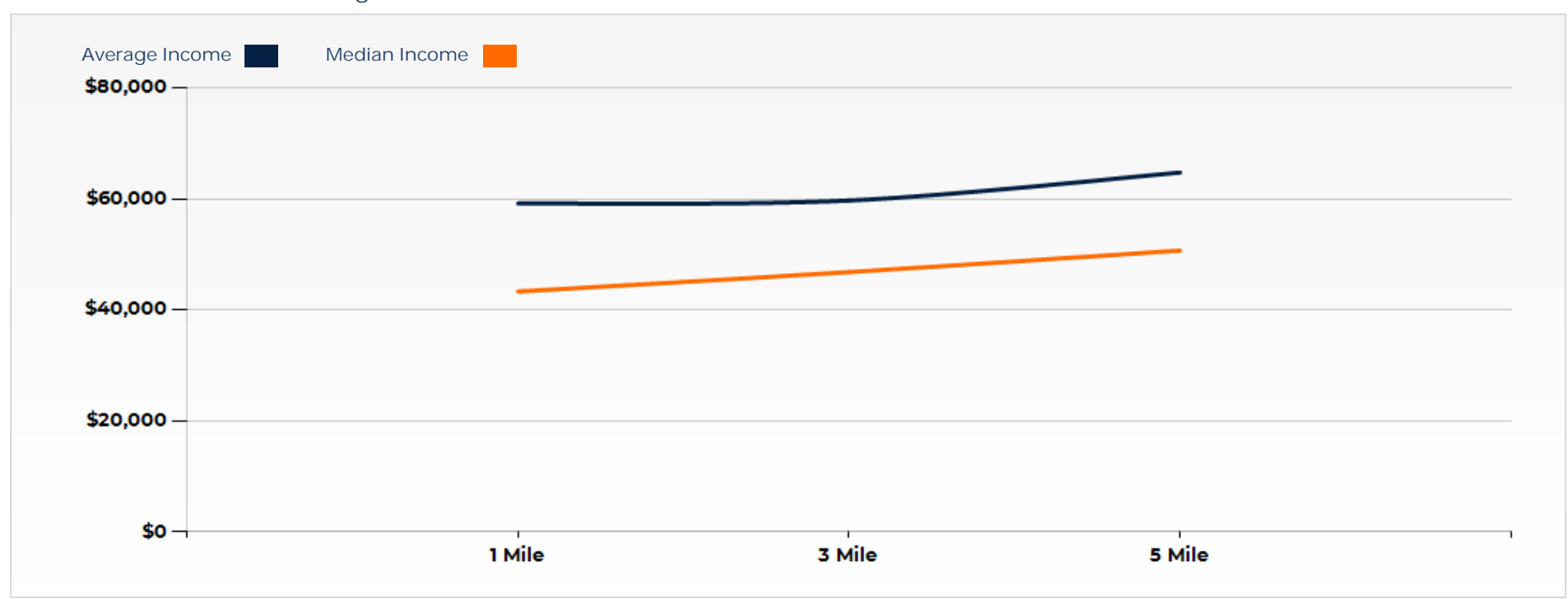
2017 Population by Race



2017 Household Occupancy - 1 Mile Radius



2017 Household Income Average and Median



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