

# FOR SALE

\$920,000



NRT



2570 COMMERCE PARKWAY, NORTH PORT, FL 34289

## NORTH PORT NNN INVESTMENT - 7.47% CAP

### Property Description

NNN investment opportunity in Sarasota County with 7.47% CAP.

Freestanding office condominium building located in Toledo Blade Professional Center, off of Toledo Blade Blvd.

Located among other small professional and medical offices.

### Property Highlights

- Interior built out by current tenant from gray shell in 2016.
- Office serves as corporate headquarters for single tenant, Earth Balance.
- Tenant currently in the third year of a seven year lease.
- 3% annual escalation rate.



### Ronald Struthers, CCIM

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COLDWELL BANKER COMMERCIAL

NRT

200 WEST MARION AVE

PUNTA GORDA, FL 33950

941-769-3316

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## NORTH PORT NNN INVESTMENT - 7.47% CAP



### OFFERING SUMMARY

Sale Price:	\$920,000
Cap Rate:	7.47%
Year 3 NOI:	\$68,701
Year Built:	2006
Building Size:	5,887 SF
Renovated:	2016
Zoning:	PCDN - PLANNED COMMUNITY DEVELOPMENT
Price / SF:	\$156.28

### PROPERTY OVERVIEW

NNN investment opportunity in Sarasota County with 7.47% CAP. Freestanding office condominium building located in Toledo Blade Professional Center, off of Toledo Blade Blvd. Located among other small professional and medical offices.

### PROPERTY HIGHLIGHTS

- Interior built out by current tenant from gray shell in 2016.
- Office serves as corporate headquarters for single tenant, Earth Balance. They provide providing ecosystem restoration and environmental consulting services and have been in Sarasota County for 33 years. <http://www.earthbalance.com/>
- Tenant currently in the third year of a seven year lease.
- 3% annual escalation rate.
- Tenant has one option to renew lease for a 7 year term that continues 3% escalation rate, with all other lease terms remaining the same.
- **For more information, please contact Ron Struthers (941) 769-3316.**

**Ronald Struthers, CCIM**

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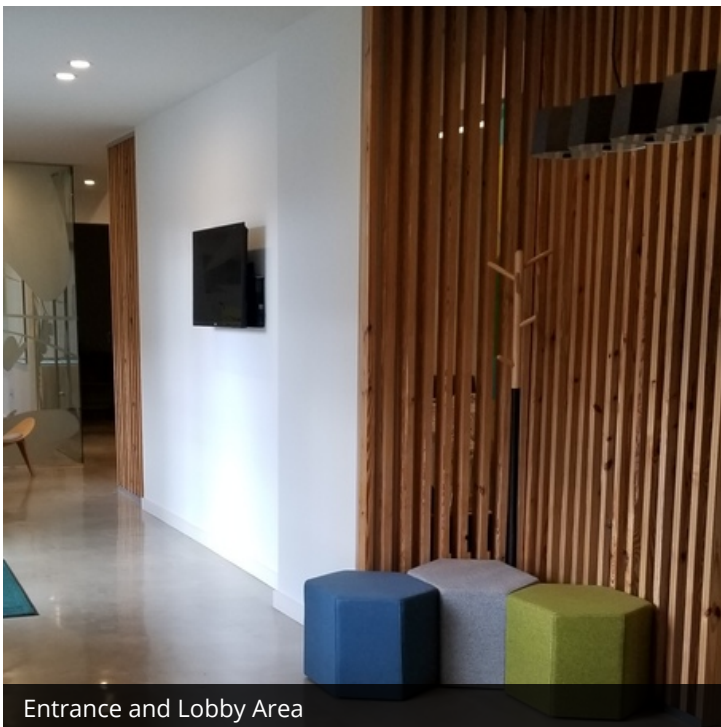


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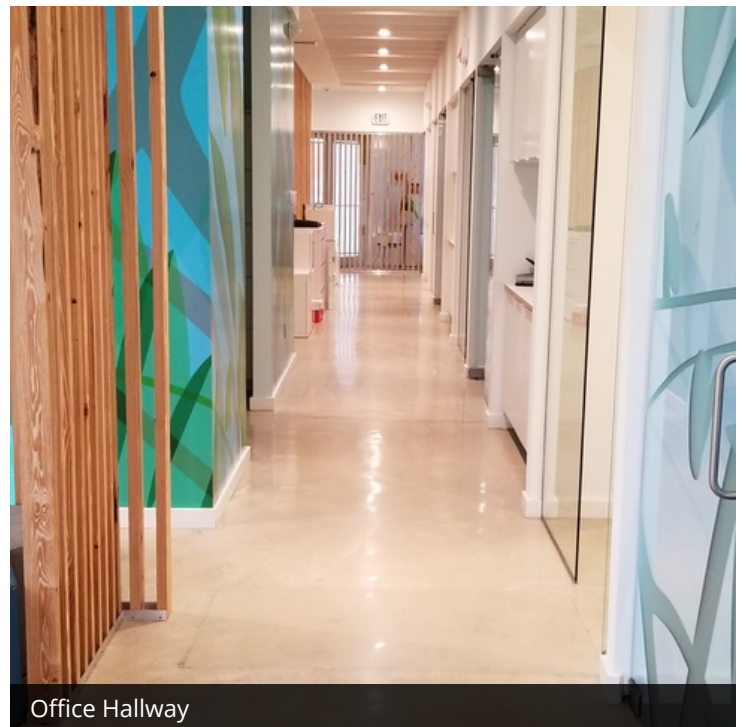
## NORTH PORT NNN INVESTMENT - 7.47% CAP



Open Workspace and Workstations



Entrance and Lobby Area



Office Hallway

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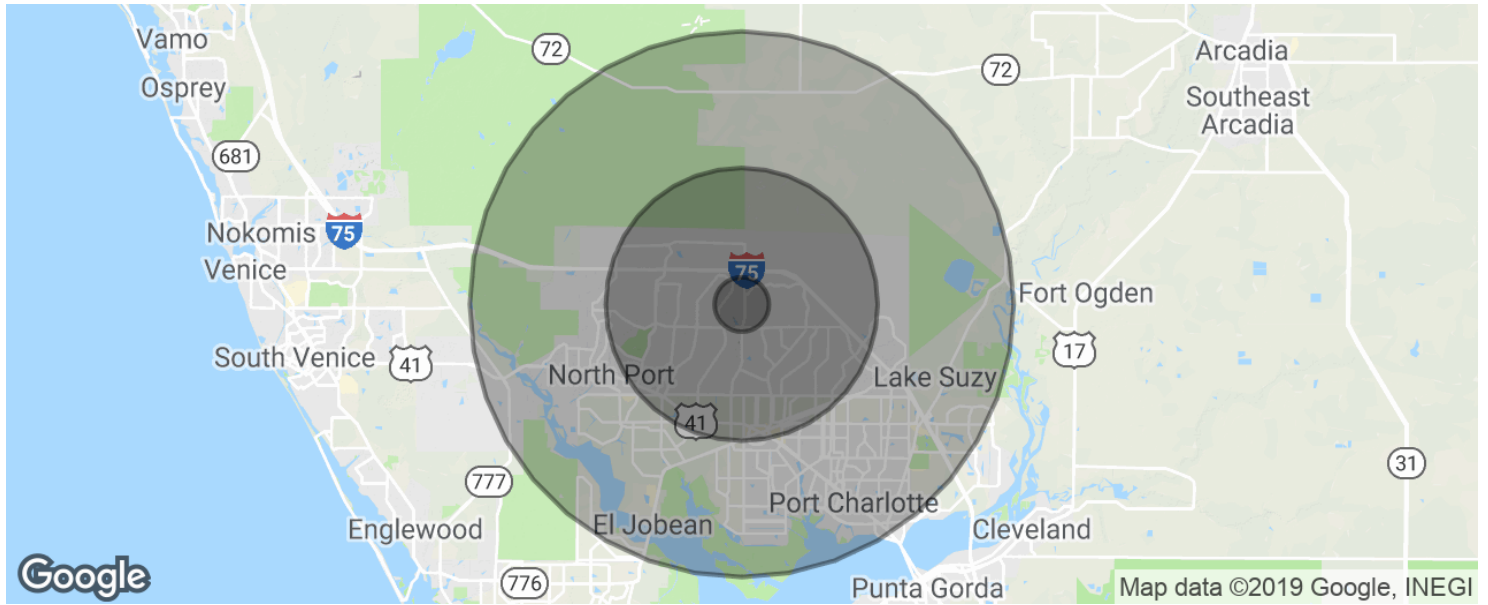
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# NORTH PORT NNN INVESTMENT - 7.47% CAP



**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	2,074	42,372	143,534
Median age	36.9	42.4	47.8
Median age (Male)	36.1	41.2	46.0
Median age (Female)	37.2	43.1	49.1

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	744	16,521	60,911
# of persons per HH	2.8	2.6	2.4
Average HH income	\$62,271	\$59,218	\$55,044
Average house value	\$212,880	\$218,210	\$207,168

\* Demographic data derived from 2010 US Census

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