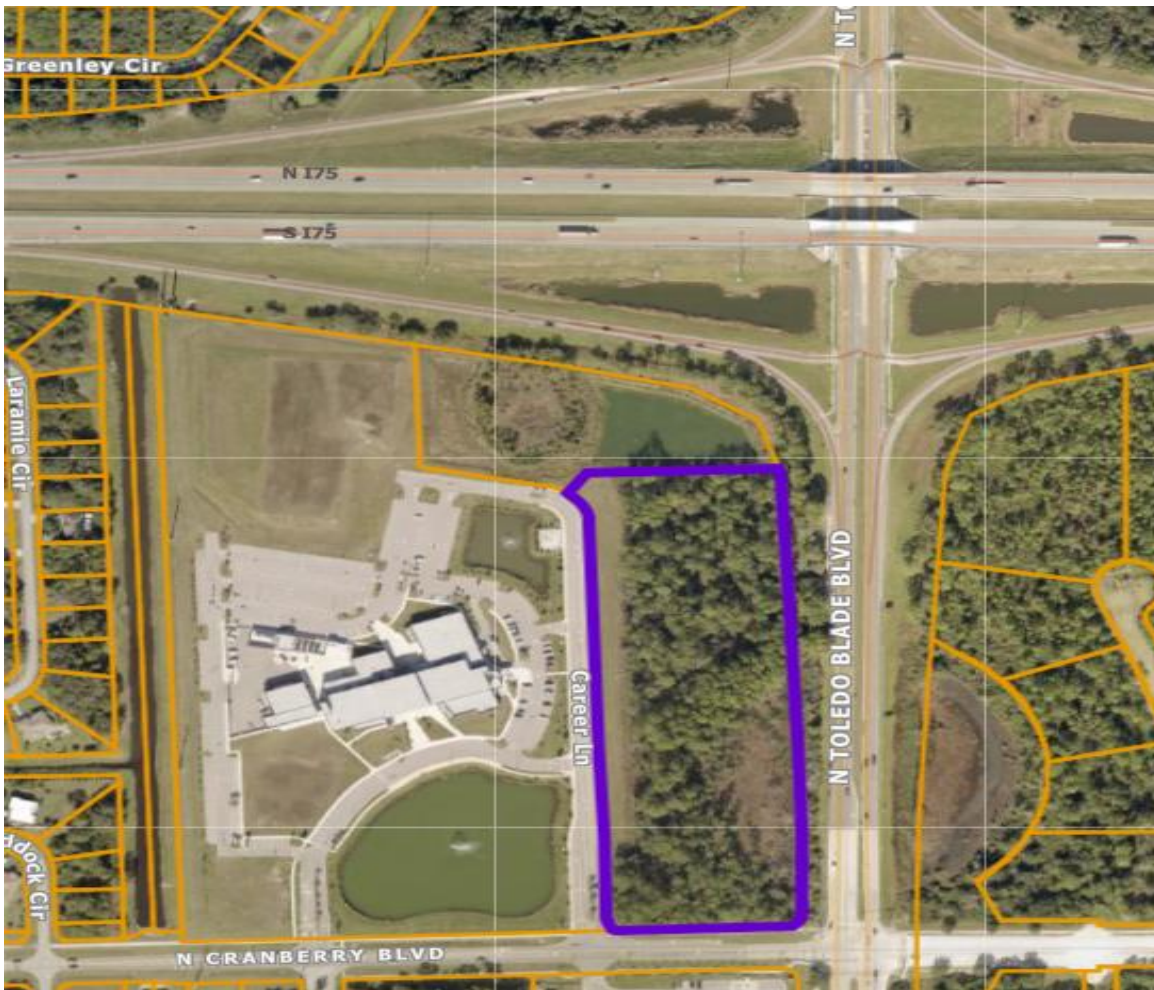


# Commercial Real Estate Advisors

*A marketing company licensed to broker real estate*



## **Five-Tenant Mixed-Use Development Toledo Blade Boulevard and I-75 (Exit 179) North Port, Florida 34289 CG Zoned**



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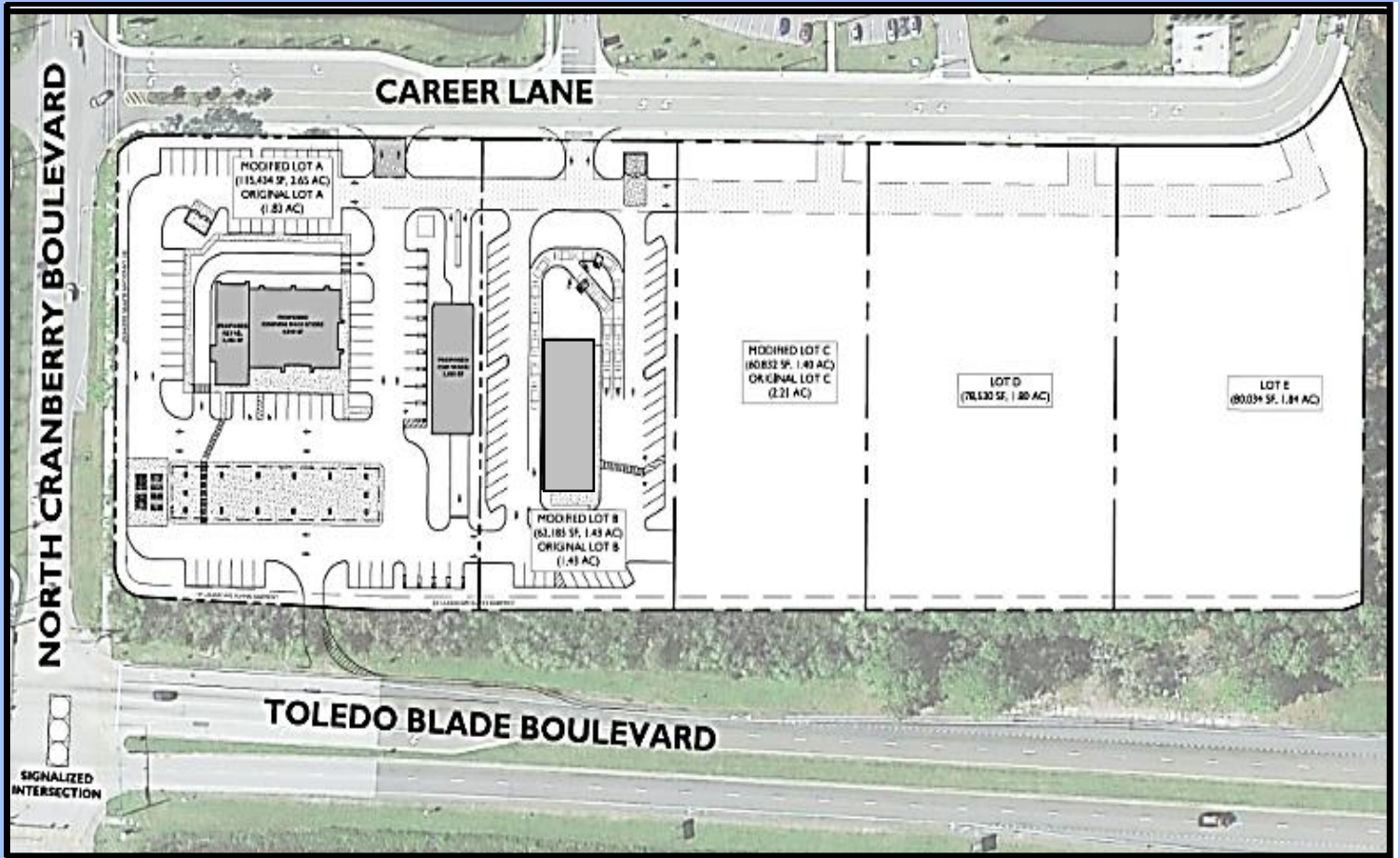
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# Toledo Blade Mixed-Use Development North Port, Florida



## Parcels available for Build to Suit or Land Lease

- Platted as five (5) commercial outparcels and associated common tracts
- Approved for general commercial uses
- All zoning, platting, master development and wetland permits in place
- Suncoast Technical College opened January 2018
- Locations for retail, hotel, restaurants as well as commercial uses
- Offering land lease with master drainage in place
- Build to suit opportunities also available



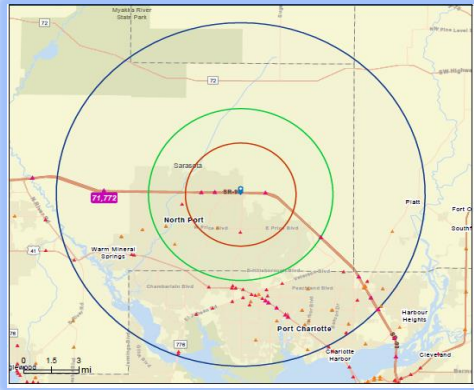
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# Executive Summary

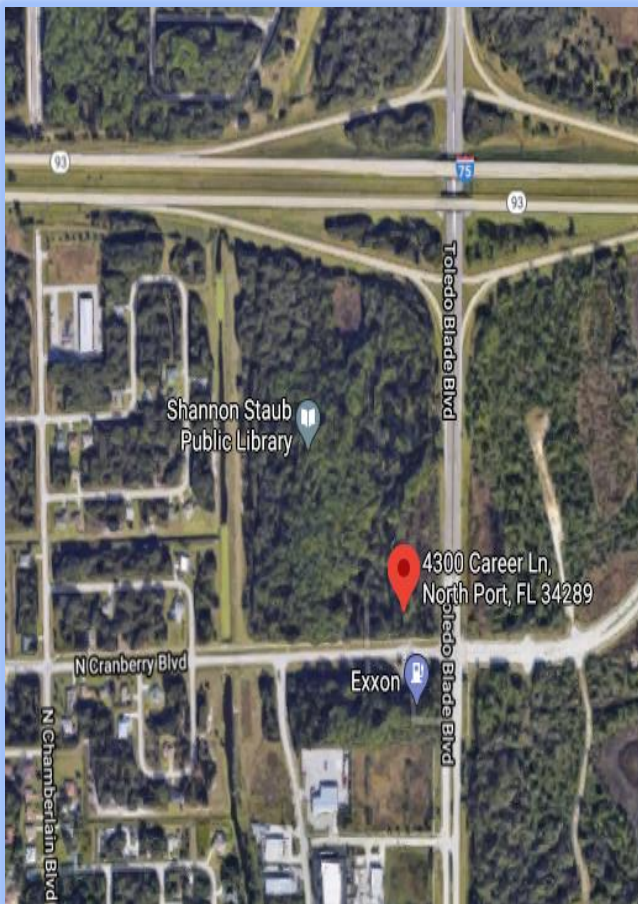


## PROPERTY DETAILS

Address:	4300-4820 Career Lane, North Port, Florida 34289
Land Area:	60,832 SF– 115,434 SF (1.40 – 2.65 Acres)
Total Land Area:	397,015 SF (9.11 A)
Zoning:	CG – Commercial General
Lease Price:	\$2.85/SF

## SITE SUMMARY

One of five CG-zoned mixed-use parcels on Toledo Blade Boulevard (close to I-75) available for lease @ \$2.85/SF NNN (Tenant pays taxes and CAM). This assemblage is directly east of the Suncoast Technical College. Directly on heavily-traveled Toledo Blade Boulevard, south of I-75 (Exit 179). Traffic signal at Cranberry Boulevard and Toledo Blade Boulevard.



## Demographic Statistics

Proximity:	1 mile	3 miles	5 miles
Total Population:	19,053	48,858	155,436
Median Age:	39.1	40.7	51.1
Households:	6,821	17,899	65,391
Median Household Income:	\$65,832	\$62,878	\$54,513
Per Capita Income:	\$30,912	\$31,269	\$30,698

## Traffic Volume

Collection Street	Cross Street	Traffic Volume	Year	Mile Radius
Toledo Blade Blvd.	N Cranberry Blvd.	21,000	2020	at the site
I-75	@ Toledo Blade Exit 179	63,000	2020	.25 mi.
I-75	Sumter Blvd. Exit 182	71,772	2020	5 mi.



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# Aerial Map



The City of North Port, one of Florida's fastest growing and largest cities, is strategically located in Sarasota County, on Florida's Gulf Coast midway between Tampa and Fort Myers only a short distance from the new West Villages Development and the new Atlanta Braves Training Facility. This thriving young community (founded in 1959) has the amenities and assets that make it an attractive location for new business, industrial, office development and quality of city living. North Port has several prime development sites, ample sewer and water capacity and excellent interstate access via I-75. With a median age of 45 years, it is currently only forty percent complete of the intended development of the community.

The Atlanta Braves have spent 72 consecutive years in Florida for Spring Training and will continue their Florida legacy by committing to a 30-year Facility Operating Agreement in West Villages Florida, with the option to extend the term in two five-year increments. In 2019, the Braves began Spring Training in the team's new state-of-the-art spring training complex in West Villages Florida, a master-planned community in the City of North Port in Sarasota County which is boasting an additional 35,000 new rooftops.



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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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The Corr name has a heritage of Entrepreneurship, Integrity, Creativity and Excellence in Florida and Michigan real estate.

In the 1950's, my father developed one of the first Midwest Regional Shopping Centers in Lansing, Michigan. Today, it remains a thriving center of commerce and a business model for re-invention and market adaption. His next venture was designing and building a small community on Tampa Bay known as Apollo Beach, FL.

As I began my real estate career in the mid 1970's in Sarasota, Florida, my mission, vision and values were clearly influenced by my father's work ethic and dedication to excellence. To this day, I believe ethical and creative out-of-the-box thinking is a must for success in commercial real estate.

Over the past 40 years, I have owned and operated Florida real estate brokerages from Tampa to the Florida Keys. My portfolio includes development and management of shopping centers, office parks and residential communities in Michigan and Florida.

My passion for creative out-of-the-box thinking can be experienced with a visit to Port Charlotte Town Center, the home of Recreational Warehouse. In a 22,000/sf space, you can see hot tubs and full-size above-ground pools filled with water and fully functioning. This project is an example of repurposing vacated space in the ever-changing retail arena. Working on putting the pieces together for the mutual benefit of all parties was exciting.

My promise to clients of Corr Commercial Advisors: we will always be knowledgeable, accountable and collaborative when working on your project. Our team of licensed real estate advisors are committed to meeting and exceeding your expectations.

One final salute to my father, Francis J. Corr...thank you for your guiding light.



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