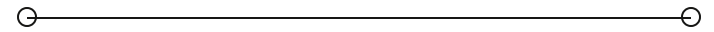


SALE

North Port - Toledo Blade Commercial Development Site

3020 BOBCAT VILLAGE CENTER ROAD

North Port, FL 34288



PRESENTED BY:

TONY VELDKAMP, CCIM

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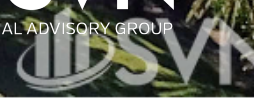
FL #BK576074

MATT FENSKE

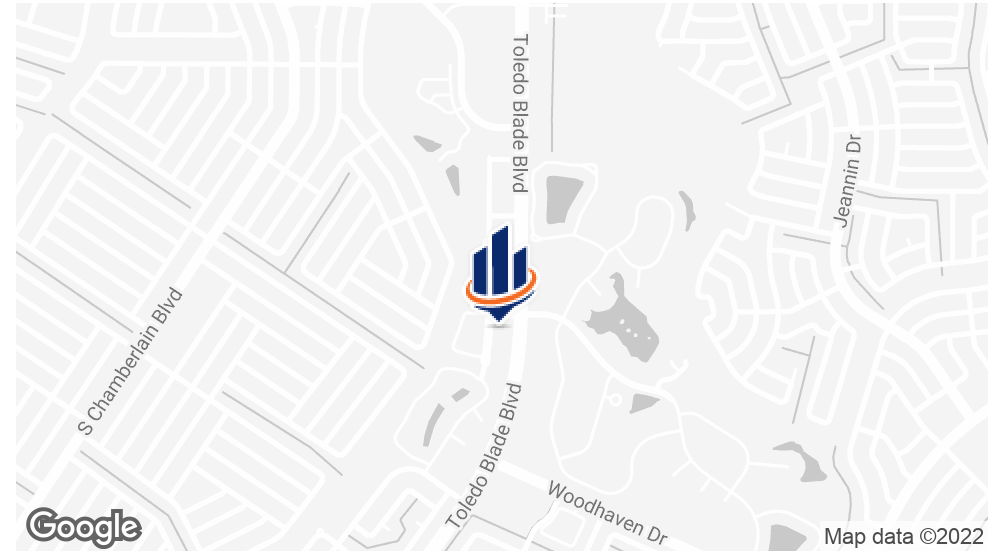
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$525,000
LOT SIZE:	1.1 Acres
ZONING:	Planned Community Development (PCD)
MARKET:	North Port
APN:	0986120140
PRICE/SF	\$10.96

PROPERTY OVERVIEW

This 1+/- acre retail development site is located on one of the busiest corridors in North Port. The City of North Port continues to be one of the fastest growing in the region with 3.3% population growth annually. The city has positioned itself as an inexpensive alternative to high-priced Sarasota and Venice.

This site is well-positioned among a significant number of residential communities, as well as office, medical office and retail in close proximity. Toledo-Blade boasts the second highest traffic count in the area behind US-41 with 18,000 average vehicles per day. The site is a corner signalized lot with three roadway frontages. All utilities including natural gas at site and existing stormwater management lake off site.

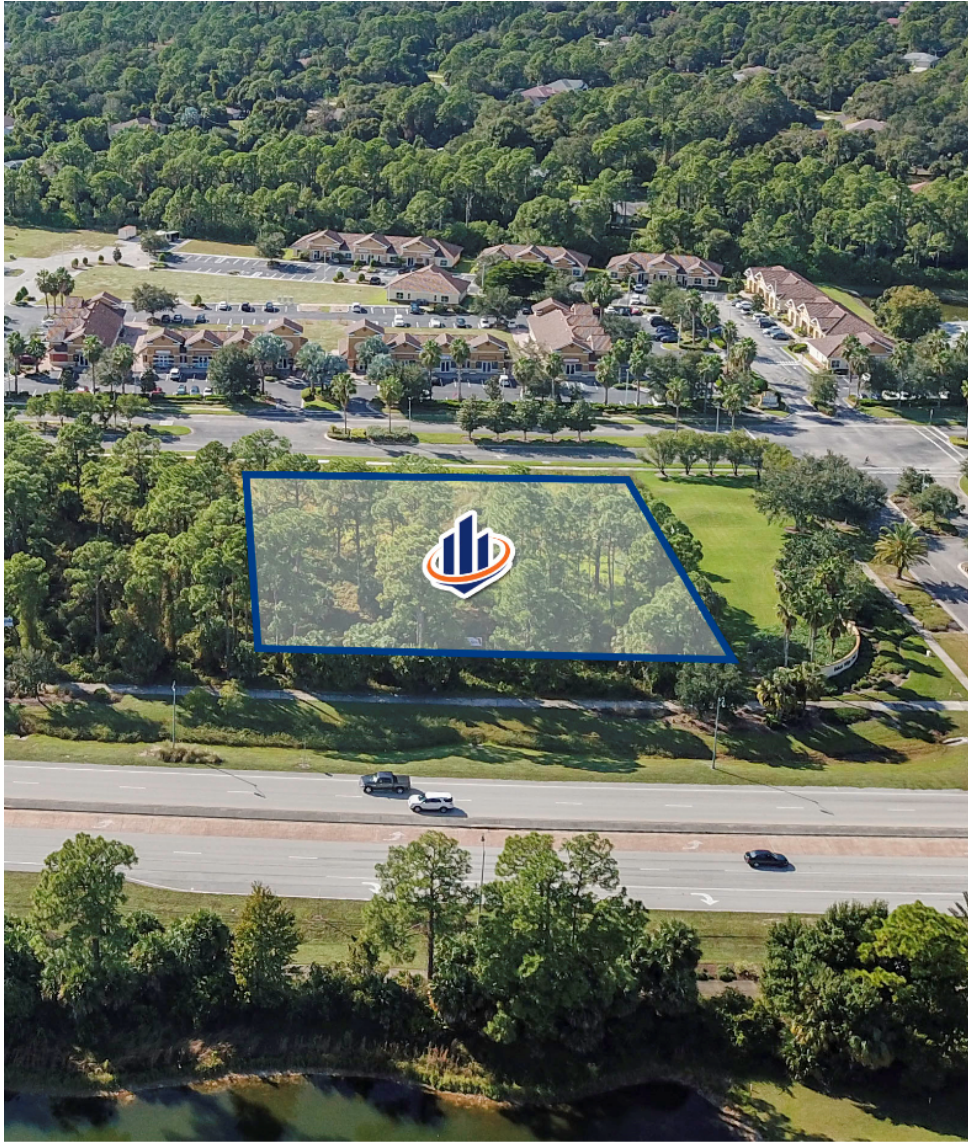
PROPERTY HIGHLIGHTS

- North Port continues to be one of the fastest growing cities in the region.
- Located on one of the busiest corridors in North Port with 18,000 vehicles per day.
- Significant amount of residential surrounding the property.
- Could be developed as retail, restaurant, office or medical office space.

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PROPERTY DESCRIPTION



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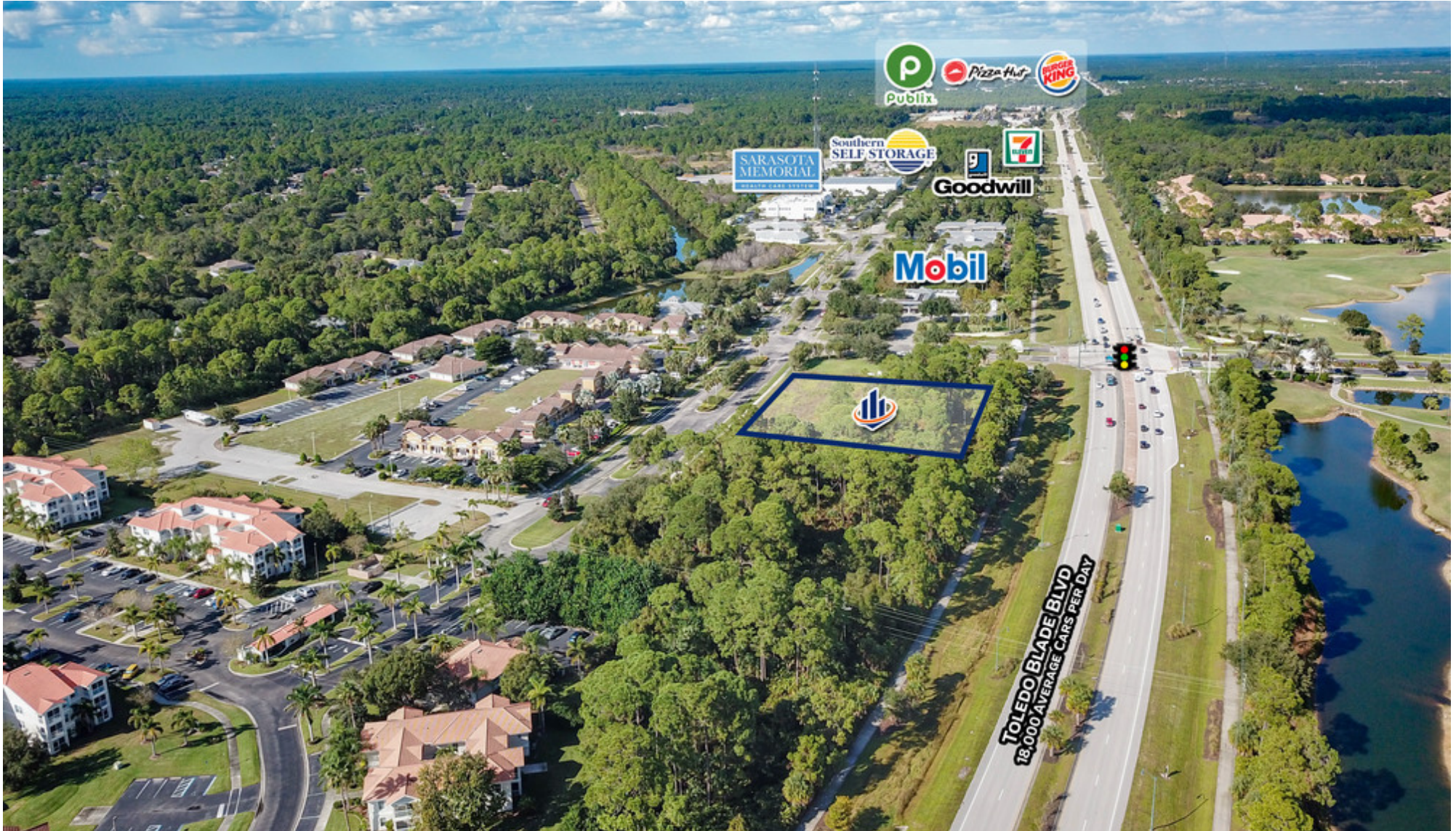
LOCATION DESCRIPTION

This site is located on the southwest corner of Bobcat Trail West and Toledo Blade Boulevard, just south of Price Boulevard which is a hub of commercial retail activity. Site has quick and easy access north to I-75 and Venice/Sarasota, and south to Port Charlotte and Punta Gorda. Excellent high traffic site and visibility.

This would be a great site for fast food, or other quick service restaurant, or a bank with drive-through windows. Alternatively, it could be developed as office or medical office due to the close proximity to Sarasota Memorial Hospital's ER and Health Care Center and John Hopkins All Children's Outpatient Center in North Port.

The site is part of the commercial and office village of the Bobcat Trail Residential Community and the Charlotte Harbor National Golf Club at Bobcat Trail.

NORTH AERIAL



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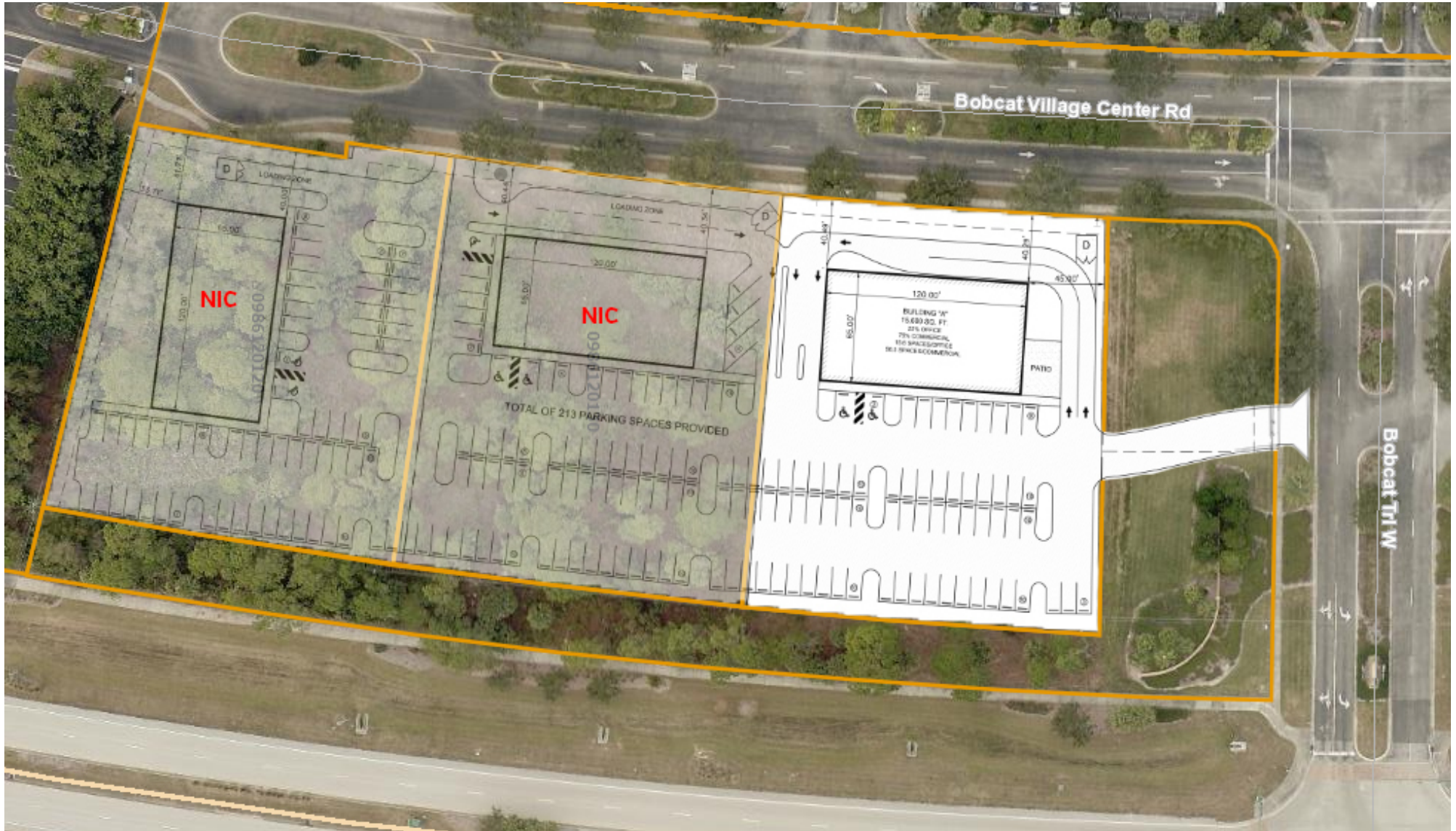
SOUTH AERIAL



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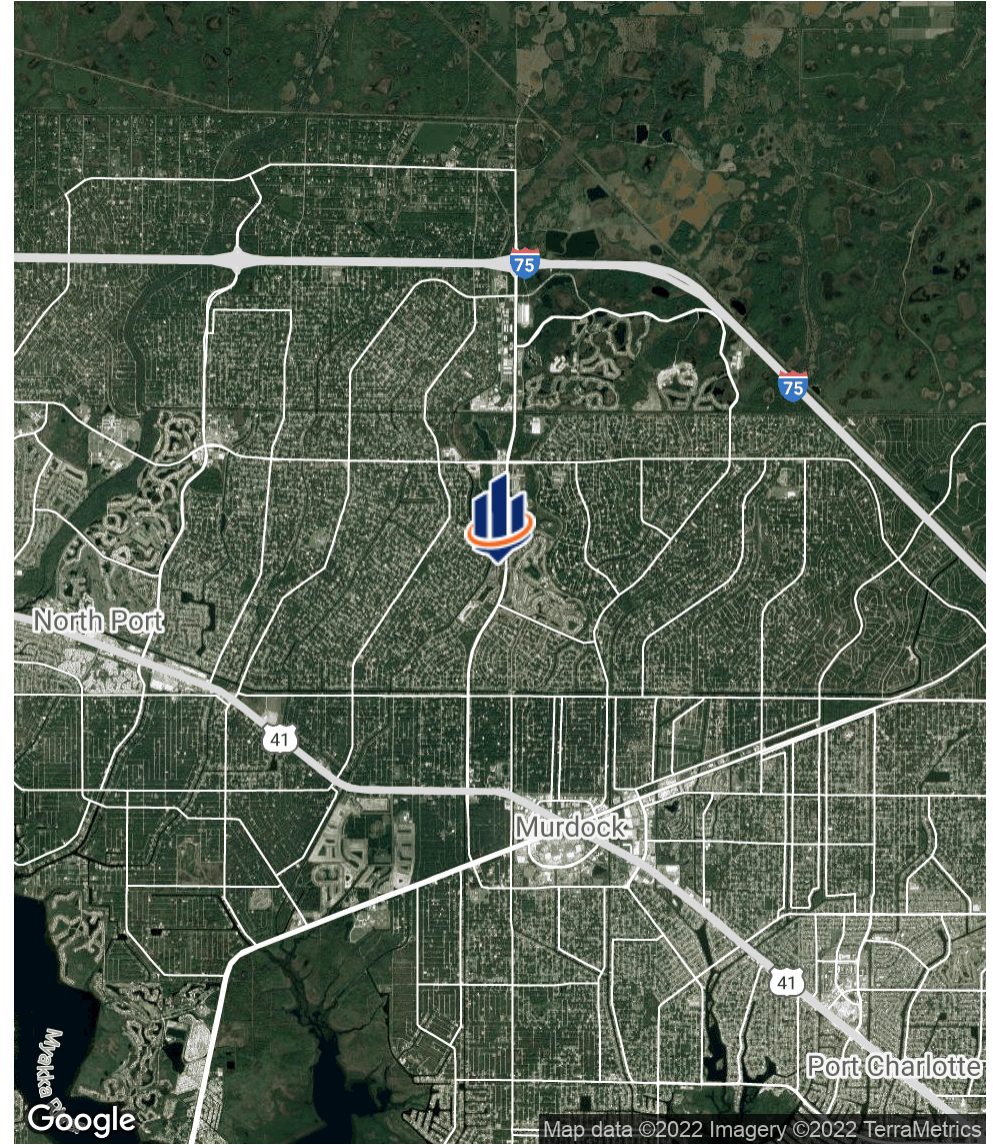
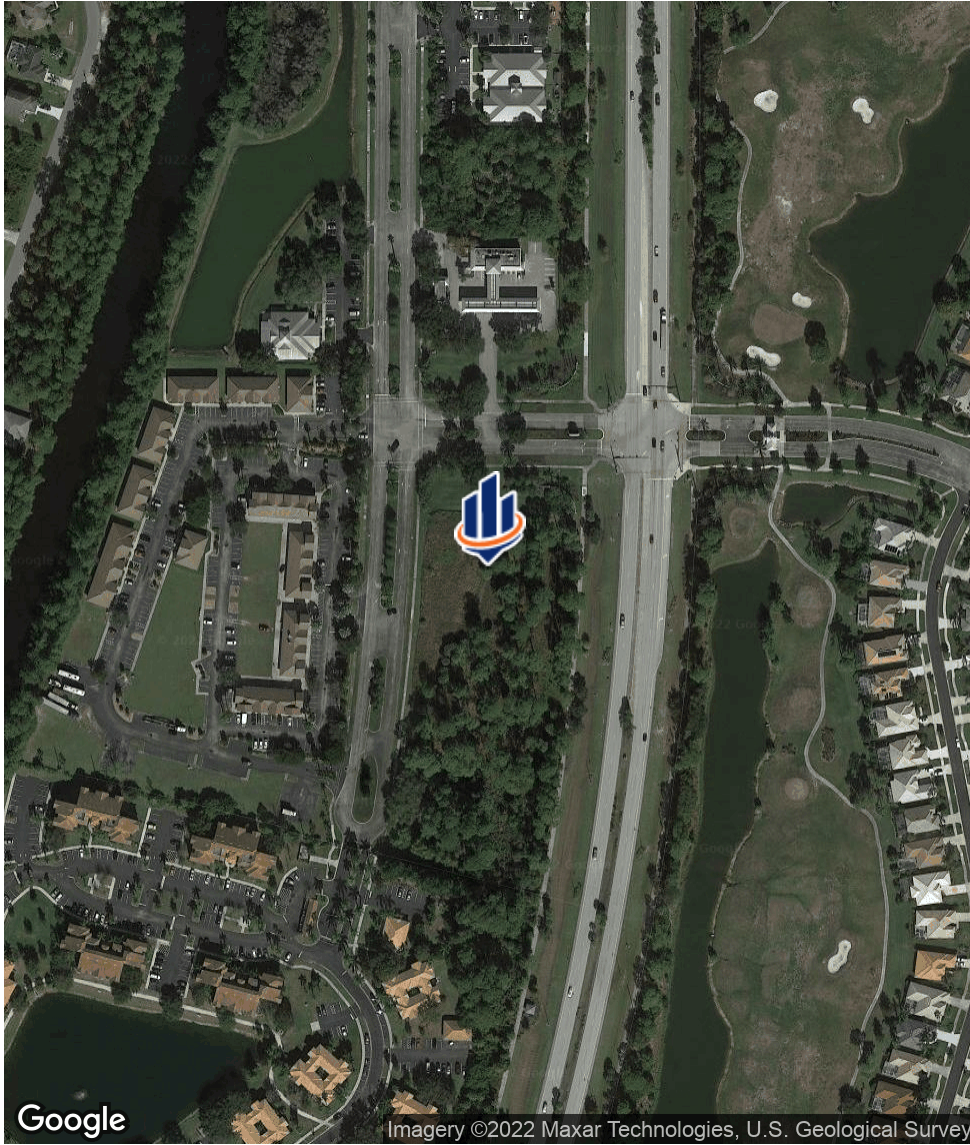
SITE PLAN



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LOCATION MAP



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

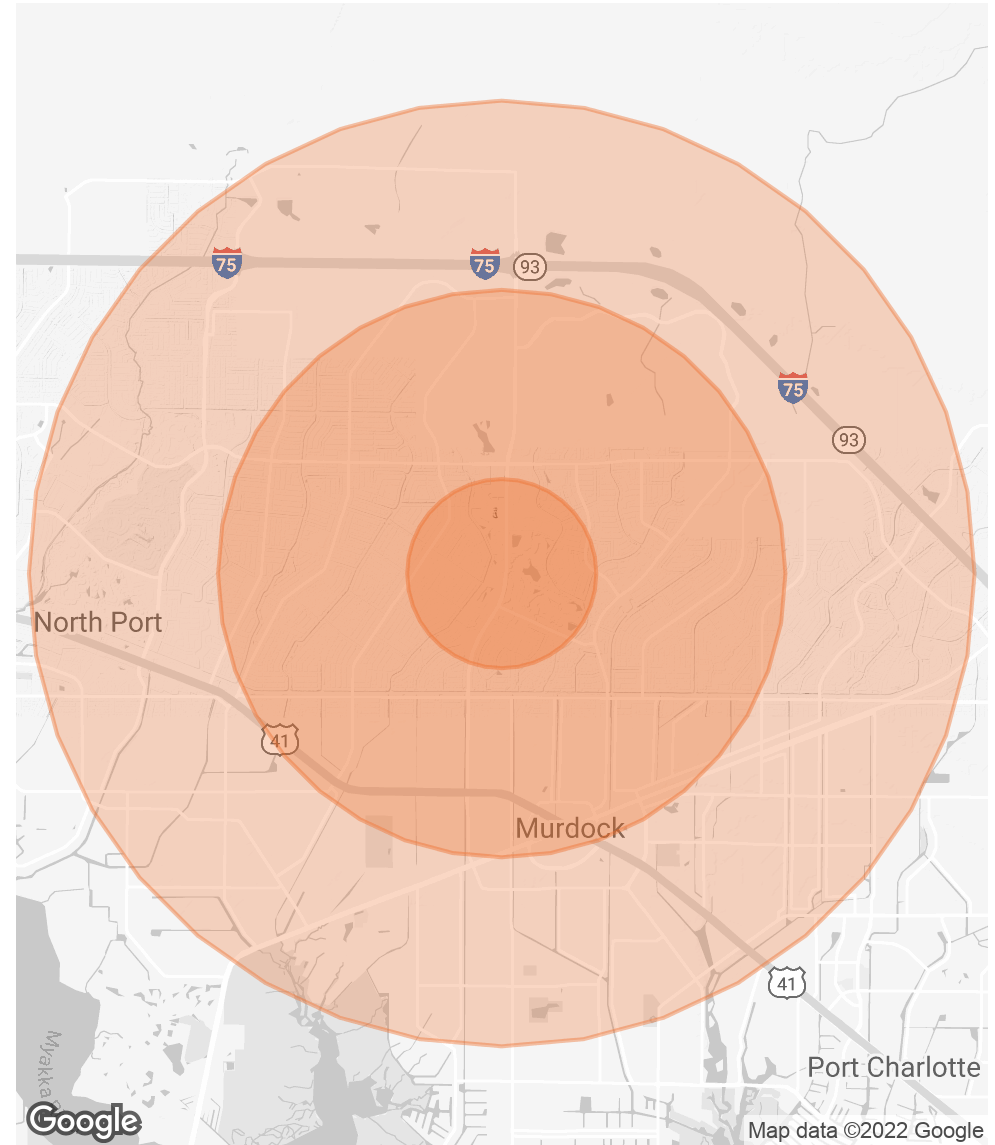
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,148	30,609	60,660
AVERAGE AGE	47.6	44.9	50.1
AVERAGE AGE (MALE)	44.6	44.3	48.6
AVERAGE AGE (FEMALE)	46.8	43.5	50.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,754	12,165	26,806
# OF PERSONS PER HH	2.4	2.5	2.3
AVERAGE HH INCOME	\$73,766	\$84,758	\$71,078
AVERAGE HOUSE VALUE	\$362,956	\$273,444	\$265,838

* Demographic data derived from 2020 ACS - US Census



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ALL ADVISOR BIOS



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Sarasota, FL 34236

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 Manatee, Sarasota and Charlotte Counties. With over twenty five years of commercial real estate experience exclusively in this area, he has numerous sales and leasing transactions with a career sales volume in excess of \$250 Million.

Prior to joining SVN, Tony served as a 12-year veteran Commercial Broker for Michael Saunders & Company in Sarasota. He specialized in land and development, but also handled office and industrial buildings, retail, and apartment complexes. Previous to that he served as a Land Broker for Brown Real Estate in Bradenton, Florida, but he began his real estate career here on the Sun Coast as a real estate appraiser.

Tony will be the 2022 President of the Realtor® Association of Sarasota and Manatee (RASM). In 2016 he was President of the Commercial Investment Division of RASM, and he also won the 2016 Commercial Realtor® of the Year awarded by them. RASM has also awarded him the Presidents Award in 2019, and Distinguished Service Award in 2020. He is recognized annually by SVN International as a top ranking producer nationwide winning the Achiever Award, President's Award, and the coveted Partner's Circle Award. In 2018 he was ranked #1 in the State of Florida and #8 in the World with SVN.



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Matt Fenske

Advisor
SVN | Commercial Advisory Group

Matt Fenske serves as Advisor for SVN Commercial Advisory Group in Sarasota, Florida. Matt's primary focus is on vacant land, as well as office and industrial sales. Matt has been involved in over \$40 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 Alpha Tau Omega National Leadership Development Fraternity and completed numerous internships at high-end private golf courses across the United States.

Matt grew up in New Hampshire, before moving to Bradenton over ten years ago. Matt currently resides in Downtown Sarasota and enjoys playing golf and spending time on the water.

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