



# NORTH PORT PARK OF COMMERCE

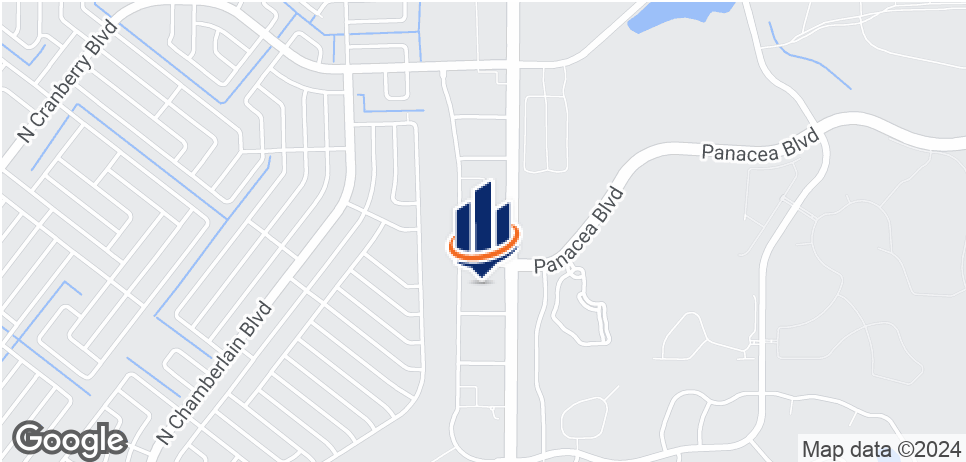
1001 INNOVATION AVENUE  
NORTH PORT, FL 34289

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$2,195,000
Lot Sizes:	Parcel 1: 2.8+/- Acres
	Parcel 2: 2.6+/- Acres
	Parcel 3: 4.6+/- Acres
	Total: 10+/- Acres

Zoning: Planned Community Development (PCD)

Market: Sarasota-Bradenton-North Port

Submarket: North Port

## PROPERTY OVERVIEW

These three parcels are located in the North Port Park of Commerce on one of the busiest corridors in North Port. Two of the parcels have frontage on Toledo Blade Boulevard just south of Exit 179 of I-75, and would be ideal for retail, office or medical office. The third parcel being a larger 4.6+/- acre parcel would be great for a corporate headquarters, flex buildings or a warehouse. Landlord would consider subdividing or combining the parcels on request.

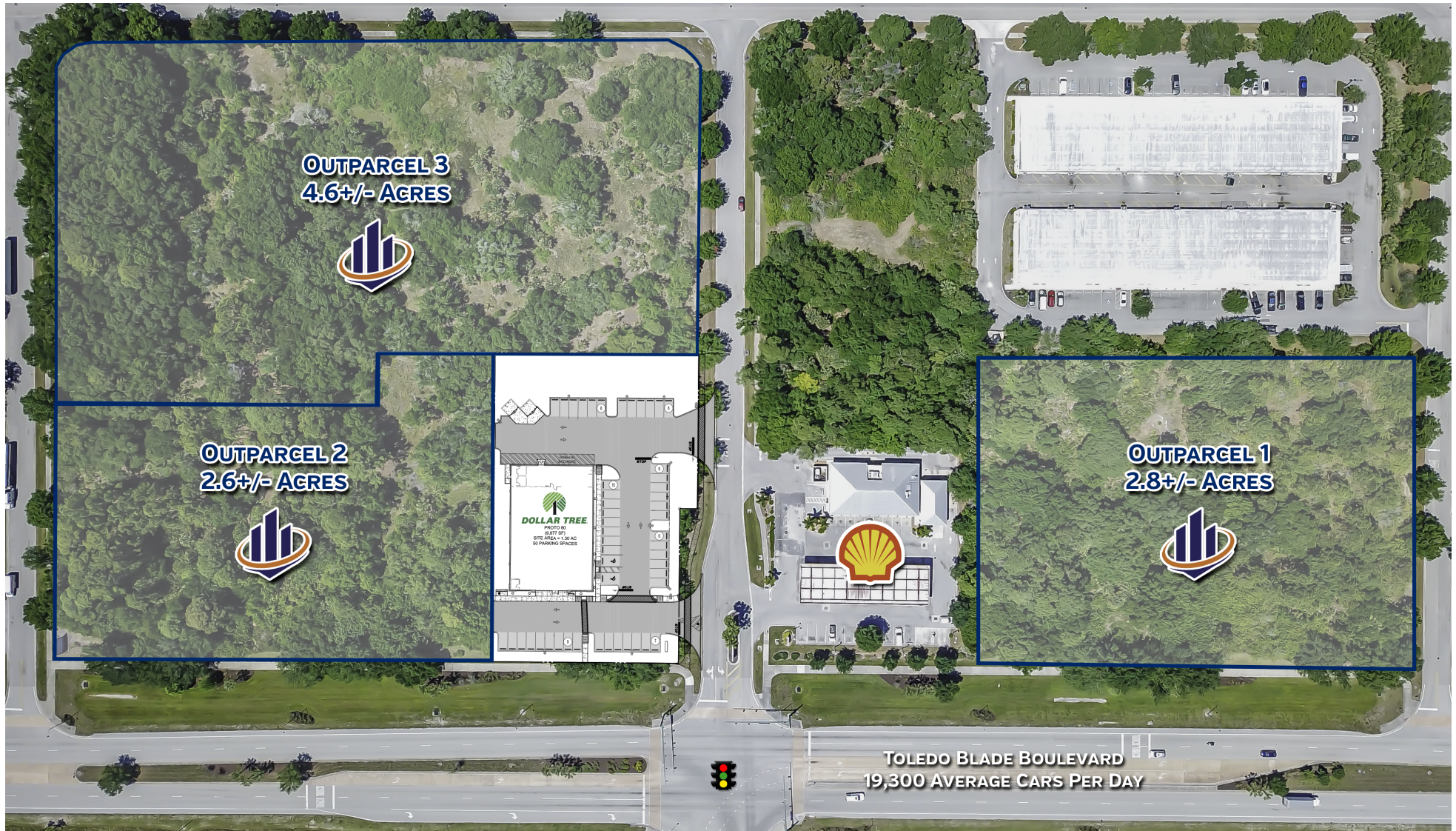
The City of North Port continues to be one of the fastest growing in the region with 3.3% population growth annually. The city has positioned itself as an inexpensive alternative to higher priced Sarasota and Venice. The North Port area has great access to those communities to the north, as well as Port Charlotte & Punta Gorda to the south, and the new massive West Villages master planned community which is the new spring training home for the Atlanta Braves.

## 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 19,300 vehicles per day.
- Less than 1 mile from Interstate-75.
- Significant amount of residential surrounding the property.
- Could be developed as retail, restaurant, office or industrial.
- A new Dollar Tree is proposed at the corner of Toledo Blade & Gateway/Panacea Blvd.



# Aerial Photo





# Property Description



## PROPERTY DESCRIPTION

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## LOCATION DESCRIPTION

Toledo-Blade Boulevard is one of only two major north-south thoroughfares in North Port that connect I-75 to U.S. 41 traversing through a massive residential area. Toledo Blade boasts the second highest traffic count in the area behind U.S. 41 with 19,300 average vehicles per day.

These commercial development parcels are well-positioned among a significant number of residential communities, as well as office, medical office, industrial and retail in close proximity. They are situated less than a mile south of Interstate 75 at a signalized intersection, and just the north of the intersection of Toledo Blade Boulevard & Price Boulevard. This area is the epicenter of new commercial development that includes a new Publix, Heartland Dental, Wawa, Auto Zone and Jiffy Lube.



# Land Lots



Lot #	Size [AC]	Price/Acre	Sale Price	Status	Description
1	2.8	\$248,214	\$695,000	Sold	Two parcels combined totaling 2.8+/- acres at the intersection of Innovation Ave & Toledo Blade Blvd. Frontage on Toledo Blade. Can be divided into two 1.4+/- acre parcels.
2	2.6	\$288,461	\$750,000	Sold	Replat just south of a proposed Dollar Tree totaling 2.6+/- acres at the intersection of Executive Ave & Toledo Blade Blvd. Retail, office or industrial site.



# Land Lots



Lot #	Size [AC]	Price/Acre	Sale Price	Status	Description
3	4.6	\$163,043	\$750,000	Sold	Assemblage of three parcels totaling 4.6+/- acres in the North Port Park of Commerce. The lot is bound by Gateway Ave to the North, Commerce Parkway to the West and Executive Ave to the South. Great site and location for corporate office, flex space units or whse.



# Aerial Photos



Parcel 1: 2.8+/- Acre Parcel - North of Shell Gas Station w/ Toledo Blade Frontage



Parcels 2&3: 7.2+/- Acres Between Gateway Ave (N) & Executive Ave (S)

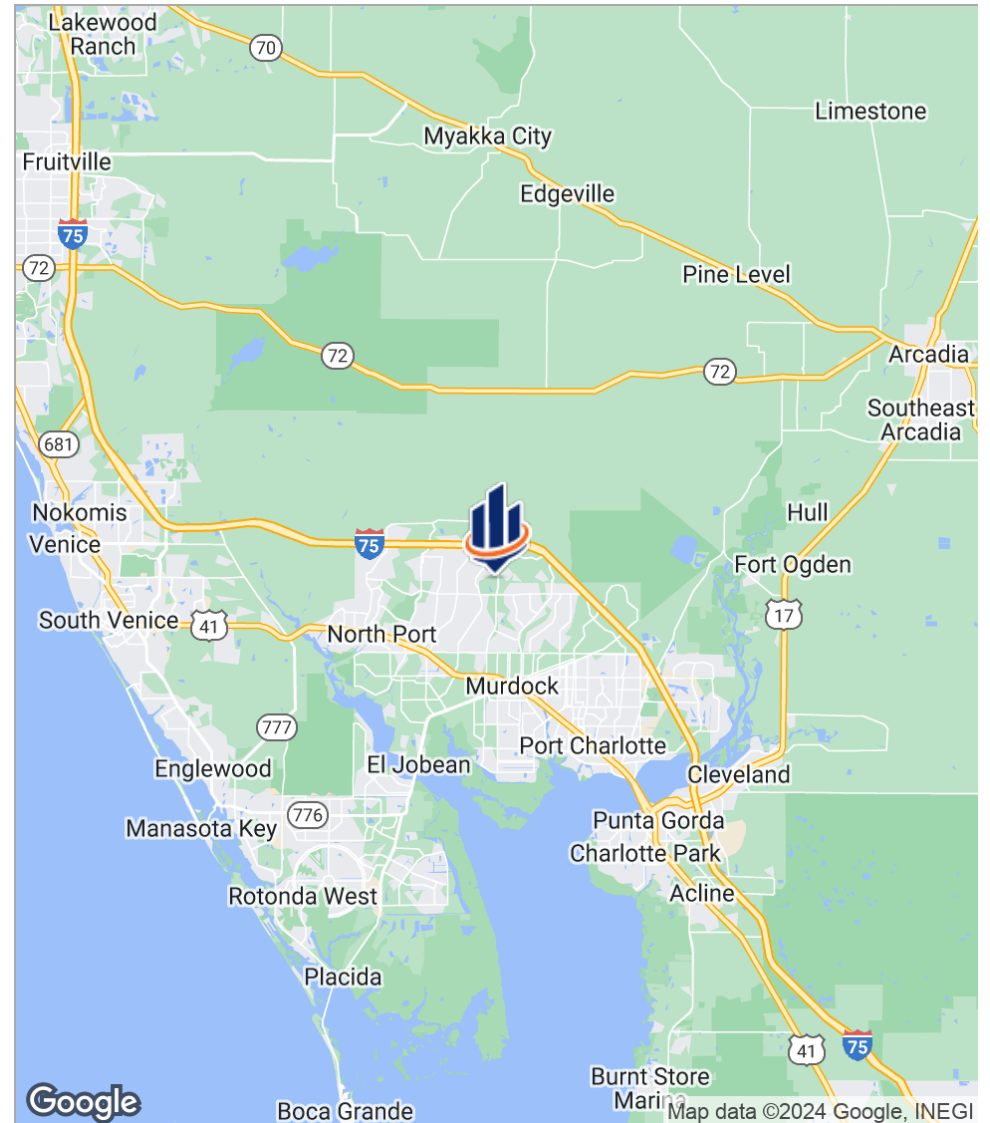
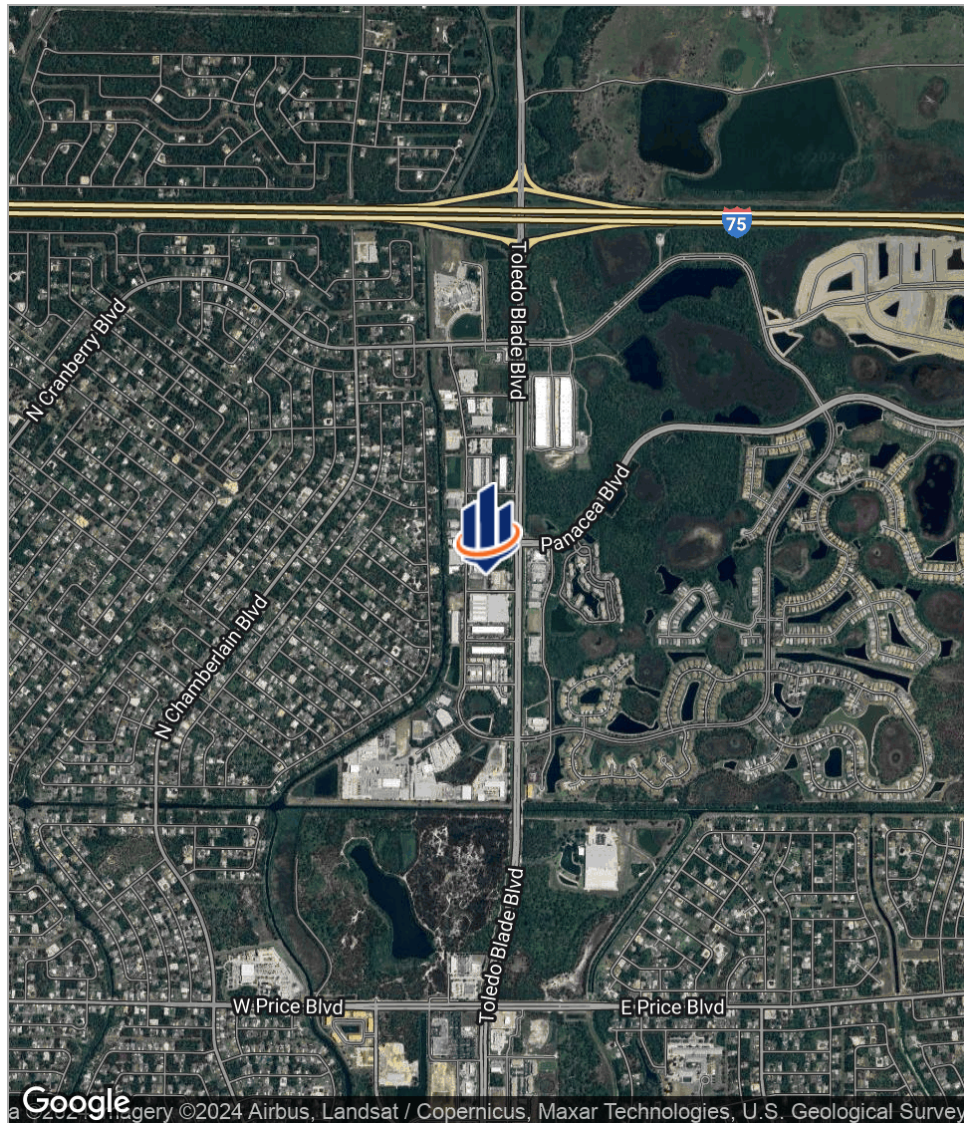


# Retailer Map



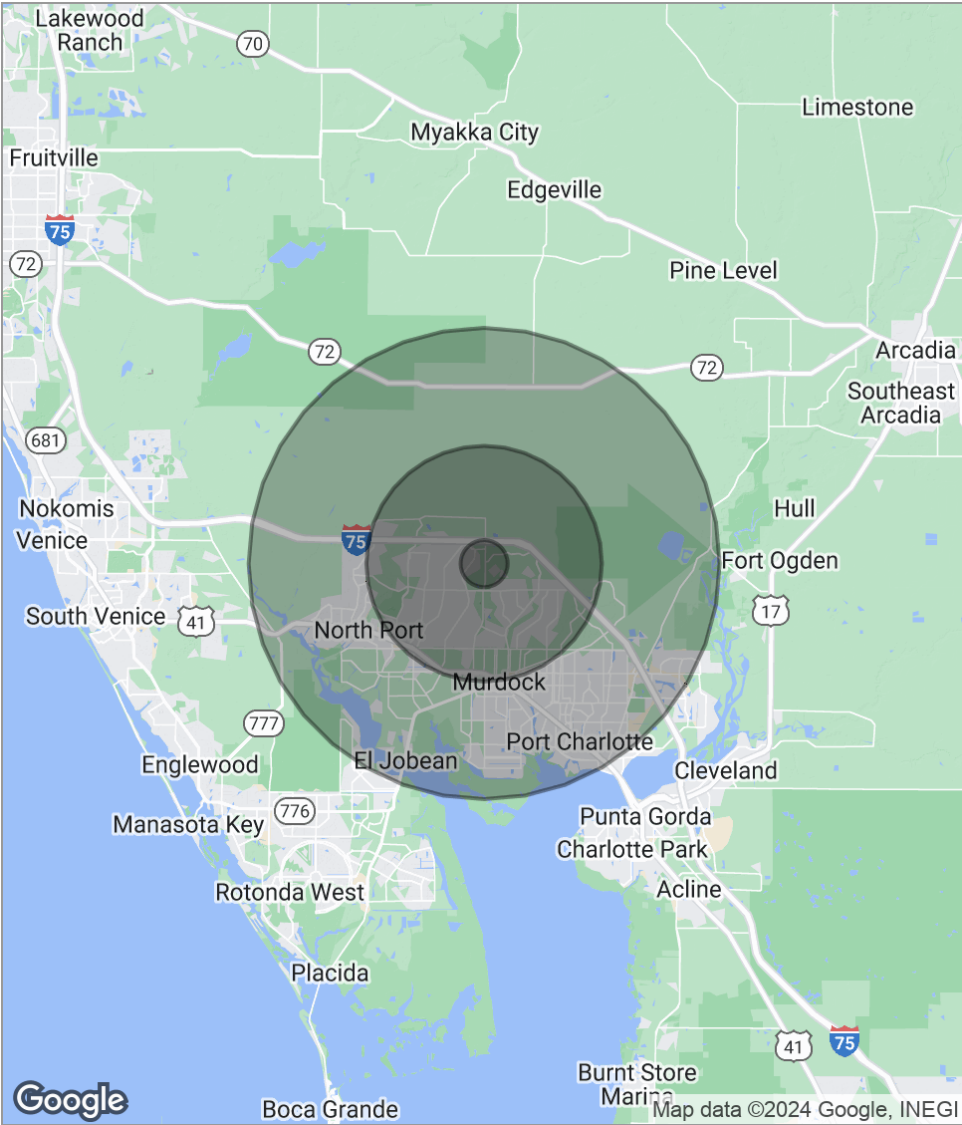


# Location Maps





# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,070	39,824	142,661
Median age	36.9	41.9	47.7
Median age [Male]	36.1	40.7	45.8
Median age [Female]	37.2	42.4	48.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	743	15,377	60,317
# of persons per HH	2.8	2.6	2.4
Average HH income	\$62,238	\$59,787	\$55,127
Average house value	\$212,861	\$220,639	\$206,102

\* Demographic data derived from 2020 ACS - US Census



# 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 Manatee, Sarasota and Charlotte Counties. With over thirty 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 \$350 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 in Sarasota since 2011.

Tony has been very active in the Realtor® community which includes being the 2022 President of the Realtor® Association of Sarasota and Manatee (RASM), 2016 President of the Commercial Investment Division of RASM, and 2023 President of the RASM Realtor® Charitable Foundation. He is also a Florida Realtors® Board Member and serves on their Public Policy Committee, Florida CCIM Committee Chair, and will be Chair of the Florida Realtors® Commercial Alliance in 2025.

Awards & Accolades include 2016 Commercial Realtor® of the Year, 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 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 \$100 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 Bradenton and enjoys playing golf and spending time on the water.