

OFFERING MEMORANDUM

5600 PEACE RIVER ROAD

North Port, FL 34287

PRESENTED BY:

DIANE LAWSON, CCIM

O: 941.780.6136

diane.lawson@svn.com

FL #BK581055

MIKE MIGONE CCIM

O: 941.487.6986

mike.migone@svn.com

FL #BK399768





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The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

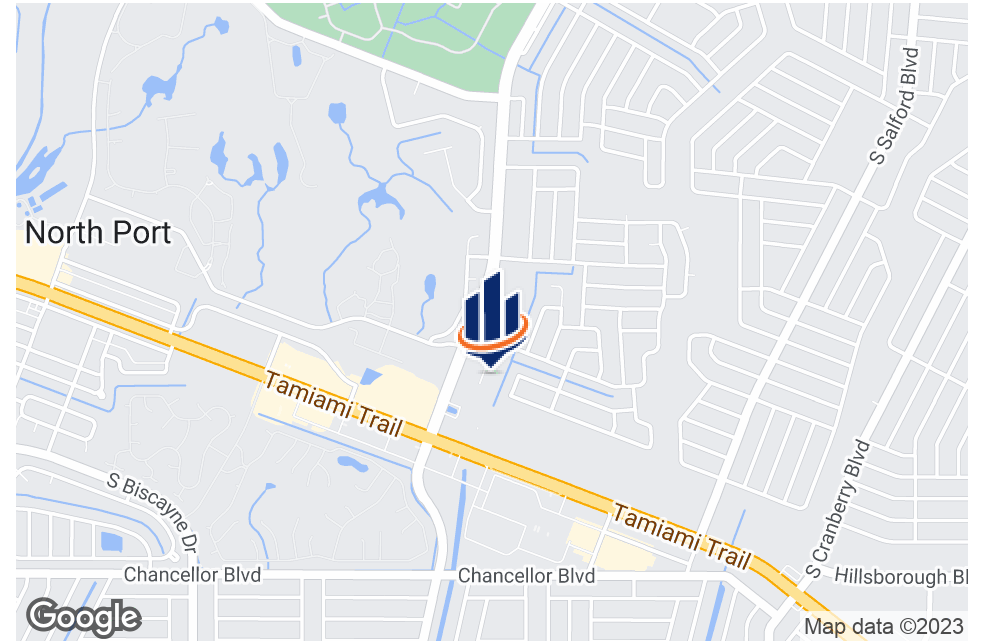
This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SECTION 1

PROPERTY INFORMATION





OFFERING SUMMARY

SALE PRICE:	\$1,550,000
BUILDING SIZE:	5,265 SF
LOT SIZE:	157,184 SF
PRICE / SF:	\$294.40
YEAR BUILT:	1994
ZONING:	CG
MARKET:	North Port
SUBMARKET:	SW Florida
APN:	1001160002
VIDEO:	View Here

PROPERTY OVERVIEW

Beautiful property close to everything in North Port. Free standing building surrounded by majestic oak trees. Light and bright with many windows throughout and vaulted ceilings along with a screened in lanai ideal for outdoor lunches and events. Bonus, the property has approximately 1.6 acres of additional land ideal that could allow for future expansion. Ideal use could be for a private school or recreational center with excess land for outdoor recreation.

PROPERTY HIGHLIGHTS

- Free standing beautiful building
- Extra acreage for potential expansion
- Vaulted ceilings
- Beautiful setting with oak trees surrounding
- Screened Lanai
- Close to 41/Sumter



LOCATION INFORMATION

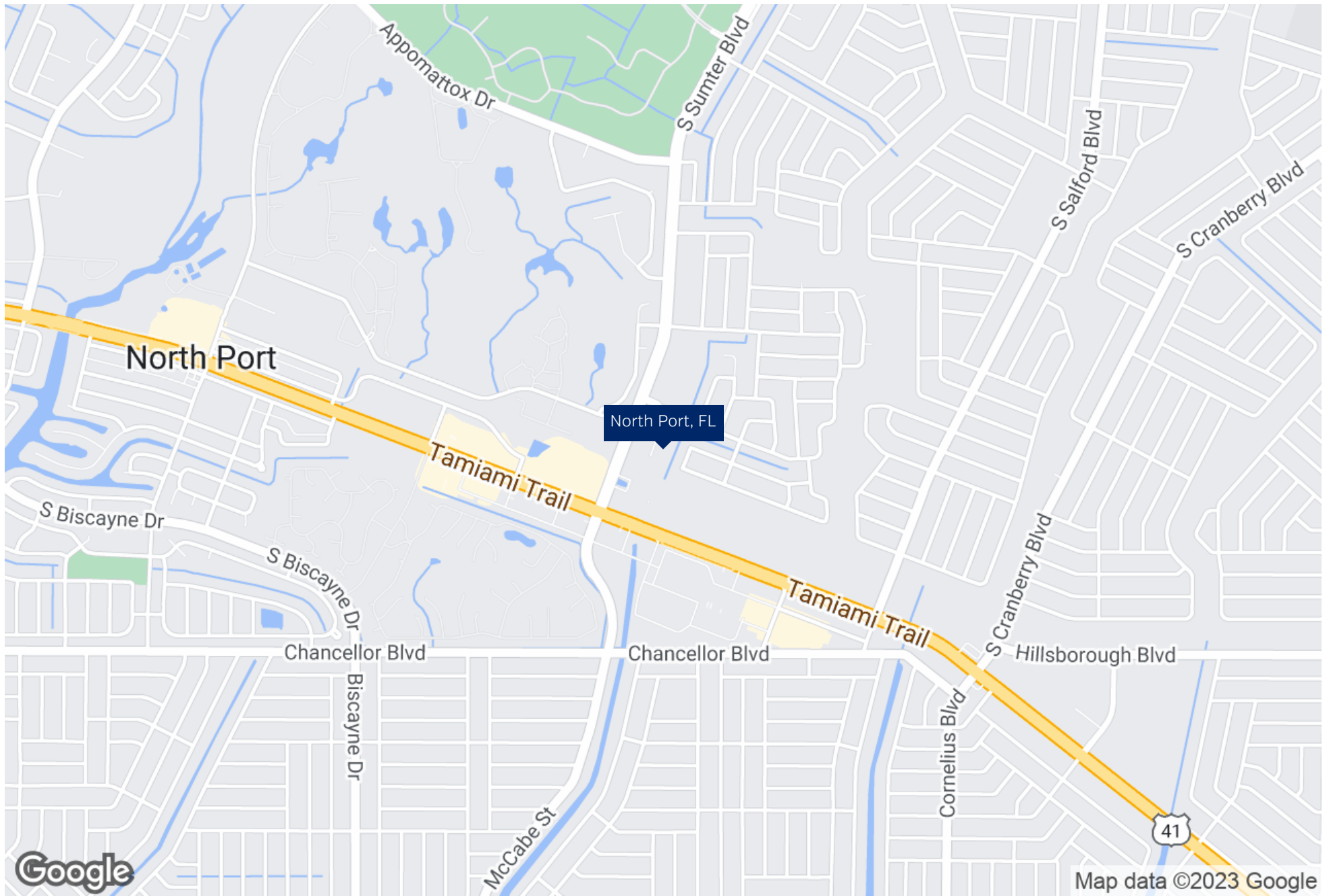
STREET ADDRESS	5600 Peace River Road
CITY, STATE, ZIP	North Port, FL 34287
COUNTY	Sarasota
MARKET	North Port
SUB-MARKET	SW Florida
SIDE OF THE STREET	South
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	I-75
NEAREST AIRPORT	Sarasota Bradenton International Airport

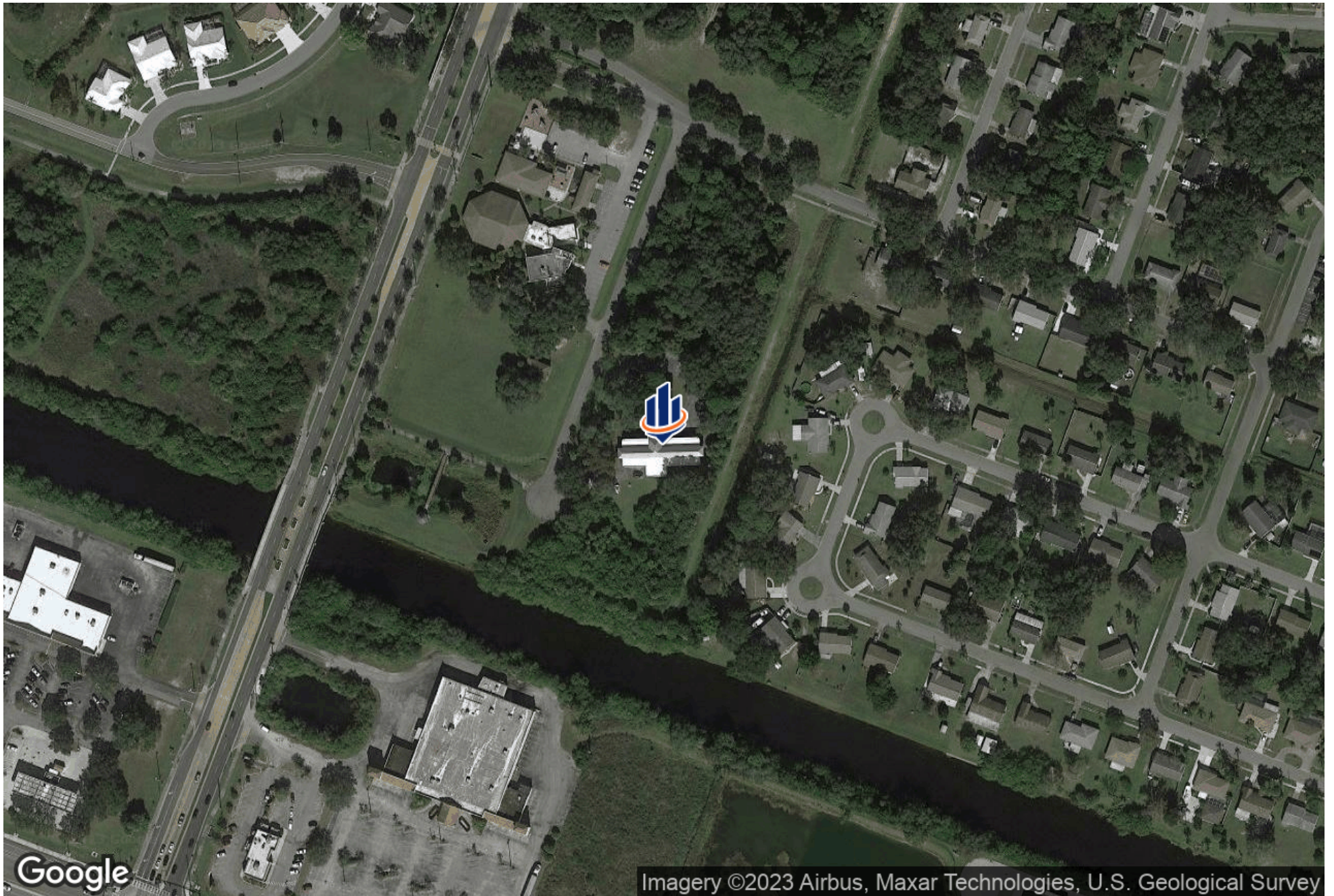


BUILDING INFORMATION

BUILDING SIZE	5,265 SF
BUILDING CLASS	B
TENANCY	Single
CEILING HEIGHT	16 ft
MINIMUM CEILING HEIGHT	10 ft
NUMBER OF FLOORS	1
YEAR BUILT	1994
GROSS LEASABLE AREA	6,946 SF
LOAD FACTOR	1.31
CONSTRUCTION STATUS	Existing
CONDITION	Excellent







SECTION 2

DEMOGRAPHICS



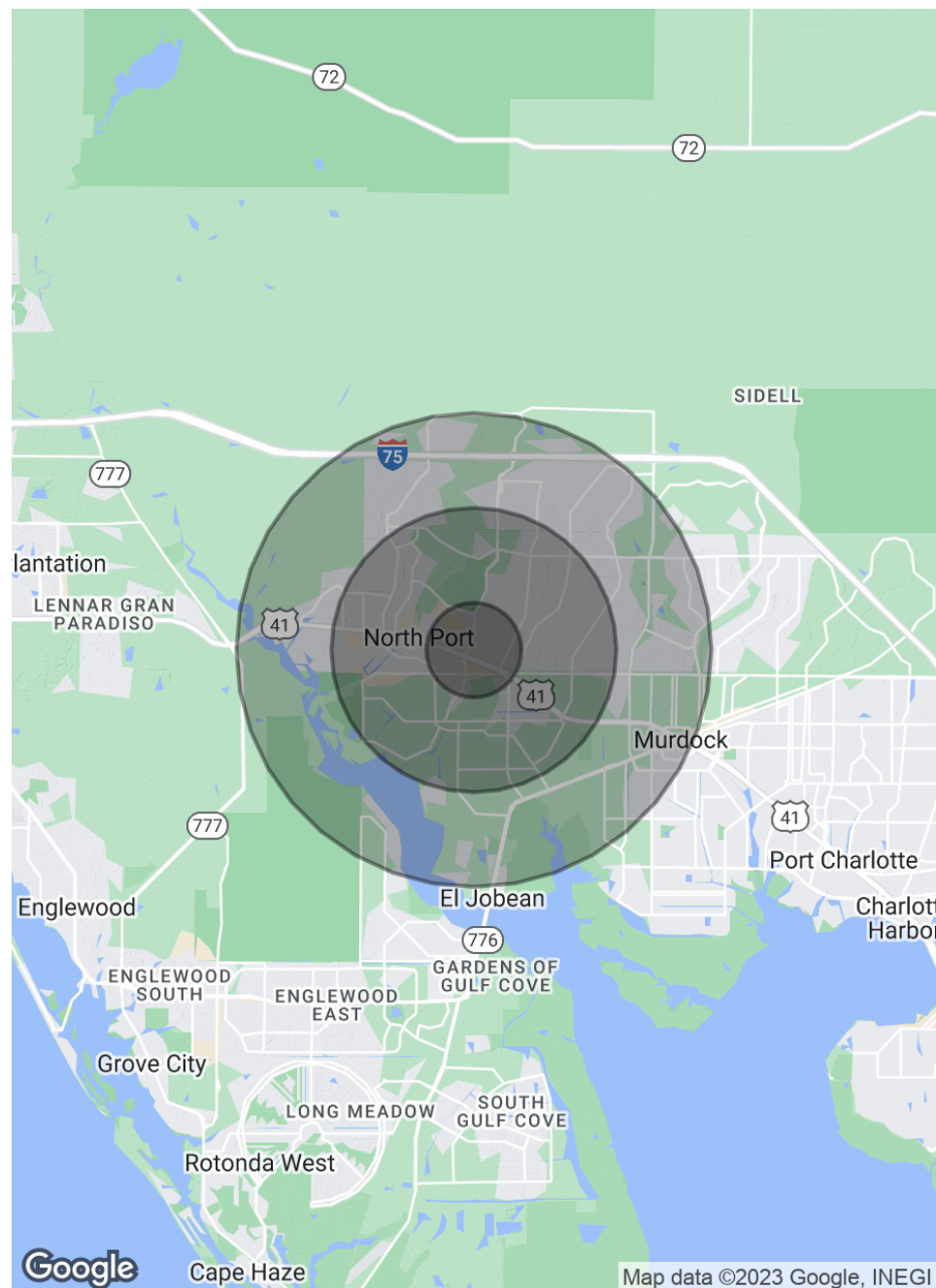
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,380	23,652	53,460
AVERAGE AGE	52.9	50.1	49.0
AVERAGE AGE (MALE)	49.3	47.0	46.5
AVERAGE AGE (FEMALE)	54.6	51.7	50.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,932	10,137	22,884
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$52,155	\$55,322	\$55,522
AVERAGE HOUSE VALUE	\$124,348	\$167,972	\$177,252

* Demographic data derived from 2020 ACS - US Census





DIANE LAWSON, CCIM

Senior Advisor

diane.lawson@svn.com

Direct: 941.780.6136 | **Cell:** 941.780.6136

FL #BK581055

PROFESSIONAL BACKGROUND

Diane Lawson has been in the commercial real estate industry for over 27 years, specializing in the sales and leasing of office and retail space. Starting out in property management and leasing she has extensive experience in managing over 750,000 sf of office space and closed over 500 lease transactions. In 2005 she was recognized as one of Gulf Coast Business Review's Top 40 under 40 for her expertise in this industry in Sarasota and Manatee counties. She holds a broker's license and is one of only 6% of commercial brokers nationwide to be honored as a Certified Commercial Investment Member (CCIM) designee.

Diane lives in Bradenton and enjoys spending time with family, traveling and enjoying the gulf waters and beaches.

EDUCATION

Eckerd College, BA

Certified Commercial Investment Member

MEMBERSHIPS

Realtor Association of Sarasota and Manatee Counties

Florida Realtors

National Association of Realtors

Sarasota Chamber of Commerce

CCIM

International Counsel of Shopping Centers

SVN | Commercial Advisory Group

1626 Ringling Boulevard, Suite 500

Sarasota, FL 34236

941.387.1200



MIKE MIGONE CCIM

Senior Investment Advisor

mike.migone@svn.com

Direct: 941.487.6986 | **Cell:** 941.812.7437

FL #BK399768

PROFESSIONAL BACKGROUND

Mike Migone, a Senior Investment Advisor for SVN | Commercial Advisory Group, has essentially grown up in the real estate industry, thanks to his father who was a successful Broker in Miami, Florida for decades. Mike's professionalism, integrity and passion for commercial real estate, has consistently made him a Top Advisor. He ranked 1st in sales in the State of Florida in 2019 and 9th in the World for SVN and 10th in 2021 in the State and 33rd Internationally. With extensive experience in listing and selling several commercial asset types, his specialties include the acquisition and development of multi-family properties, where he excels in site identification and the assessment of deal structuring and cost analysis. He was designated a Certified Land Specialist by SVN with over \$100 Million Dollars in total land sales volume. With an equally strong track record in medical office, retail, and land for all facets of development. Garnered by his CCIM designation; his advanced financial and market analysis and keen sense of investment approach, has led to a loyal client roster.

Mike grew up in Miami and relocated to Sarasota in 1991. He and his wife Cindy, enjoy the arts and are proud supporters /volunteers of several organizations. Exploring the area parks with their pup and spending time with their family is something treasured, as priceless.

EDUCATION

Associates Degree in Business Administration at Broward College. CCIM 2008

MEMBERSHIPS

CCIM, GRI, Suncoast Community Church

SVN | Commercial Advisory Group
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