

3.6 AC SITE

WEST PRICE BOULEVARD

S TOLEDO BLADE BOULEVARD

\$1,250,000

Contact us:

Steve Lannon

Senior Asset Manager

727 442 7094

steve.lannon@colliers.com

colliers.com/steve.lannon

Fred Kolb, MBA, CCIM

Director

239 985 8081

fred.kolb@colliers.com

colliers.com/fred.kolb

Jim Garinger, CCIM, SIOR

Executive Managing Director

239 985 8072

jim.garinger@colliers.com

colliers.com/jim.garinger

FOR SALE | 2245 Bobcat Village Center Road, North Port | FL

3.6 ± Acre Vacant Parcel North Port, FL

Available for sale a 3.6± acre vacant land parcel with Toledo Blade Boulevard visibility. Part of Bobcat Village which is a mixed use project of commercial & professional uses. Located within close proximity to Suncoast Technical College, Sarasota Memorial Hospital Emergency Care, Florida Cancer Specialist and Publix anchored Shoppes at Price Crossing.

Colliers International
13241 University Drive | Suite 101
Fort Myers, FL 33907
P: 239 418 0300
colliers.com/southwestflorida



Accelerating success.

Overview

Site:	3.6± acres / 156,816 SF
Zoning:	Planned Community Development (PCD) - City of North Port
Uses:	Retail, Office and Medical
Utilities:	All utilities to site, natural gas at site & off-site storm water management lake
Location:	Located in Bobcat Village Professional Center in the heart of rapidly growing North Port

Highlights

Prime Location:	Less than 5 minutes from I-75 (Exit 179), close to area schools, churches and residential developments
Traffic:	W. Price Blvd - 14,100 Toledo Blade Blvd - 17,400
Visibility:	Highly visible from Toledo Blade Blvd
Area Retail:	Bobcat Village, The Shoppes at Price Crossing, The Shoppes at North Port, Publix, Walgreen's, Burger King, Auto Zone, 7 Eleven. Within minutes of Port Charlotte Town Center, Heritage Plaza, Target, WalMart, Home Depot and Lowe's
Access:	Easy ingress/egress from Toledo Blade Blvd via Bobcat Village Center Road. Directly across from the Bobcat Trail residential community

Demographics

	1-mile	3-mile	5-mile	7-mile
Population:	3,903	33,415	70,958	124,439
Median HH Income:	\$53,403	\$53,326	\$49,951	\$47,030
Median Age:	38.4	39.4	44.9	48.2
Daytime Population:	511	5,107	22,031	30,665

AREA 5-MILE DEMOGRAPHICS



Current Population
(2017)
70,958



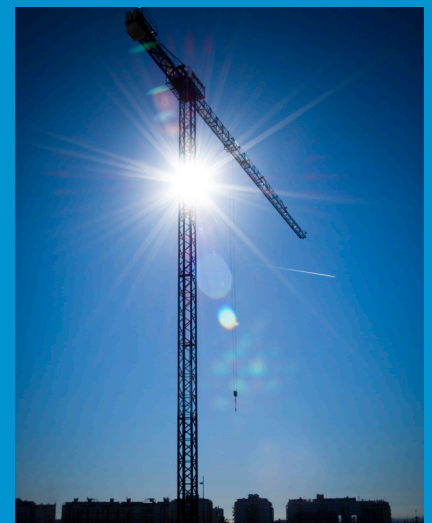
Projected Population
(2022)
76,329



Average Household Income (2017)
\$63,205



Projected Average Income (2022)
\$74,142





Contact us:

Steve Lannon
Senior Asset Manager
727 442 7094
steve.lannon@colliers.com
colliers.com/steve.lannon

Fred Kolb, MBA, CCIM
Director
239 985 8081
fred.kolb@colliers.com
colliers.com/fred.kolb

Jim Garinger, CCIM, SIOR
Executive Managing Director
239 985 8072
jim.garinger@colliers.com
colliers.com/jim.garinger

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2018. All rights reserved.



Accelerating success.