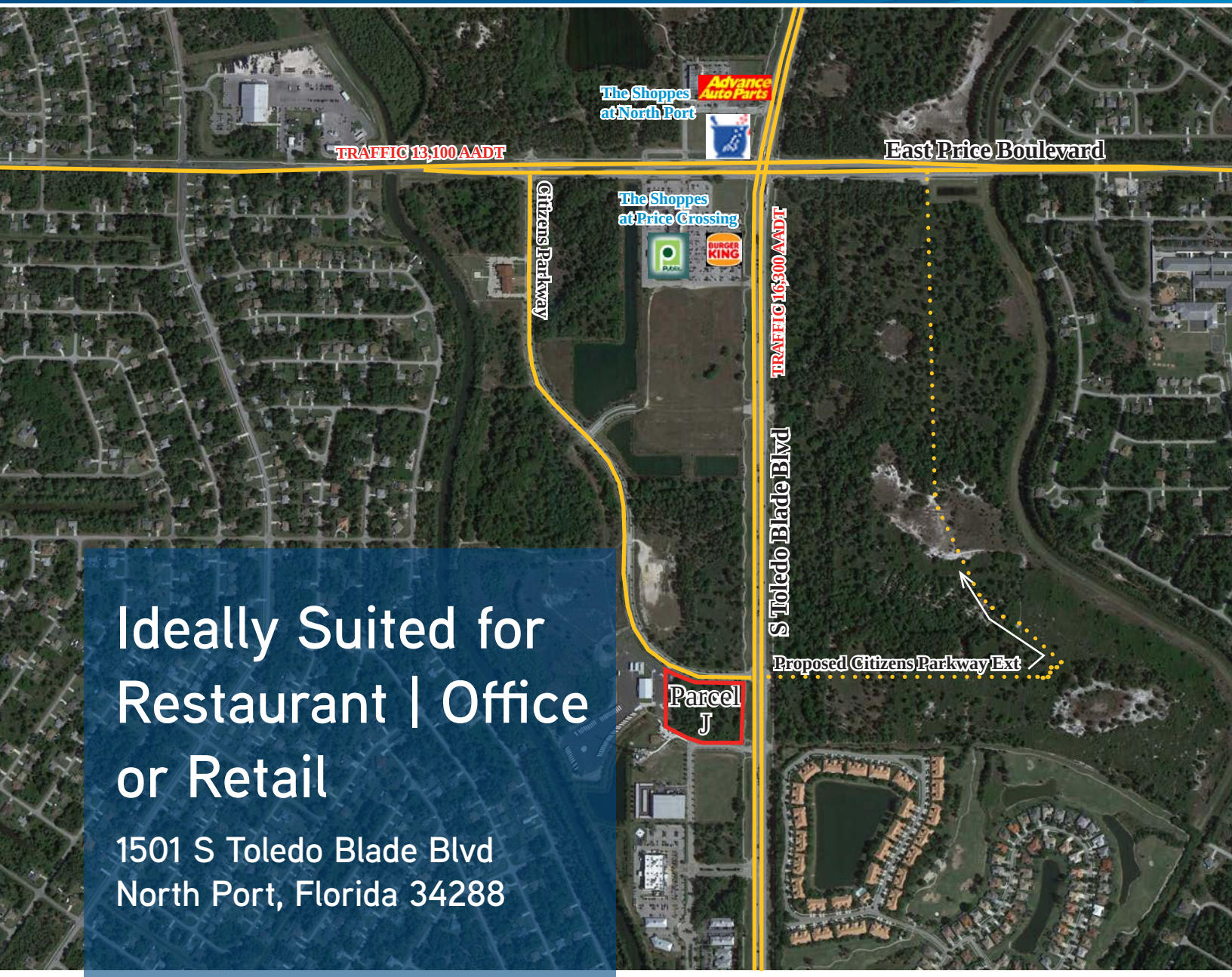


Ideally Suited for Restaurant | Office or Retail

1501 S Toledo Blade Blvd
North Port, Florida 34288

FRED KOLB, MBA, CCIM
239 985 8081
fred.kolb@colliers.com

CHRISTOPHER LEONARD, CCIM
727 443 0607
chistopher.leonard@colliers.com

JIM GARINGER, CCIM, SIOR
239 985 8072
jim.garinger@colliers.com

Colliers INTERNATIONAL
Southwest Florida

COLLIERS INTERNATIONAL SOUTHWEST FLORIDA
13241 University Drive, Suite 101
Fort Myers, FL 33907
www.colliers.com

PROPERTY HIGHLIGHTS | PARCEL J

- 4.0± acre site offered for sale located in the southwest quadrant of Toledo Blade Boulevard and Citizens Parkway in the city of North Port, Sarasota County
- Excellent location for ***development***
- Interstate 75 & the proposed Sarasota County Technical College and Library is less than 2-miles to the north
- The Sarasota Memorial Hospital Emergency Room & Health Care Center is located less than 1-mile south of the Toledo Blade/Price intersection
- North Port has reestablished their Economic Development Program and has incentives to offer

OFFERED FOR $900,000

FOR SALE > Development Site

Site Size

- 4.0± acres

Frontage (approx):

- 400 feet on Toledo Blade Boulevard

Utilities:

- Water and waste water: City of North Port (water and waste water exist along Toledo Blade Blvd and Price Blvd)
- Cable: Comcast
- Electric: FP & L (Florida Power and Light)
- Telephone: Verizon

Existing Zoning Designation:

Planned Community Development (PCD)
The City of North Port established 8 Activity Centers, this land is located in Activity center 5 (AC-5). AC-5 is planned as a mixed use development.

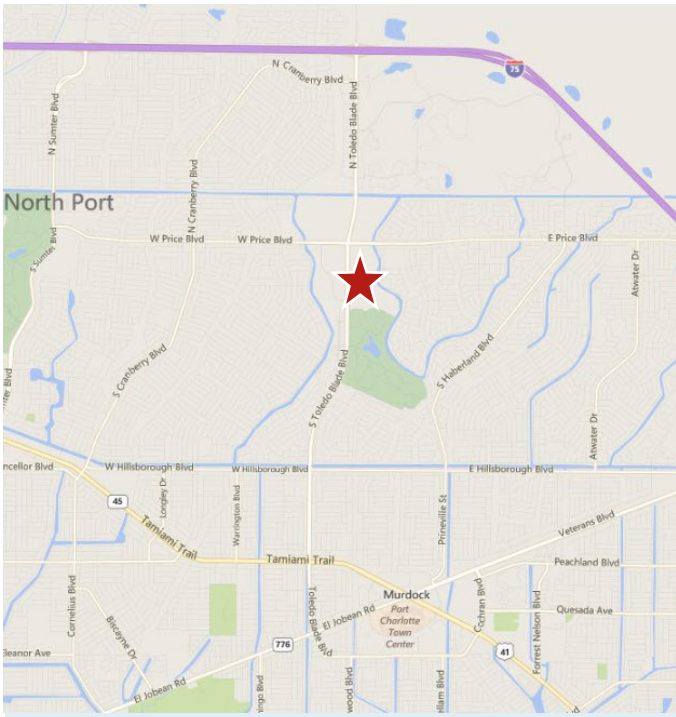
Traffic Counts (FDOT 2014):

16,300 CPD on Toledo blade Blvd

13,100 CPD on West Price Blvd

Parcel	Tax ID#
J	0985-02-0010

Join fast growing and progressive ***North Port***, recipient of accolades from numerous publications and organizations such as Money magazine, CNN Money, Forbes Magazine, Nerdwallet.com, Wallethub.com, American Lung Association, etc. for its ***quality of life*** and ***business friendly*** atmosphere.



CONTACT US

FRED KOLB, MBA, CCIM
239 985 8081
fred.kolb@colliers.com

CHRISTOPHER LEONARD, CCIM
727 443 0607
christopher.leonard@colliers.com

JIM GARINGER, CCIM, SIOR
239 985 8072
jim.garinger@colliers.com

This document/email 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). © 2016. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Colliers INTERNATIONAL
Southwest Florida

COLLIERS INTERNATIONAL
SOUTHWEST FLORIDA
13241 University Drive, Suite 101
Fort Myers, FL 33907
www.colliers.com