

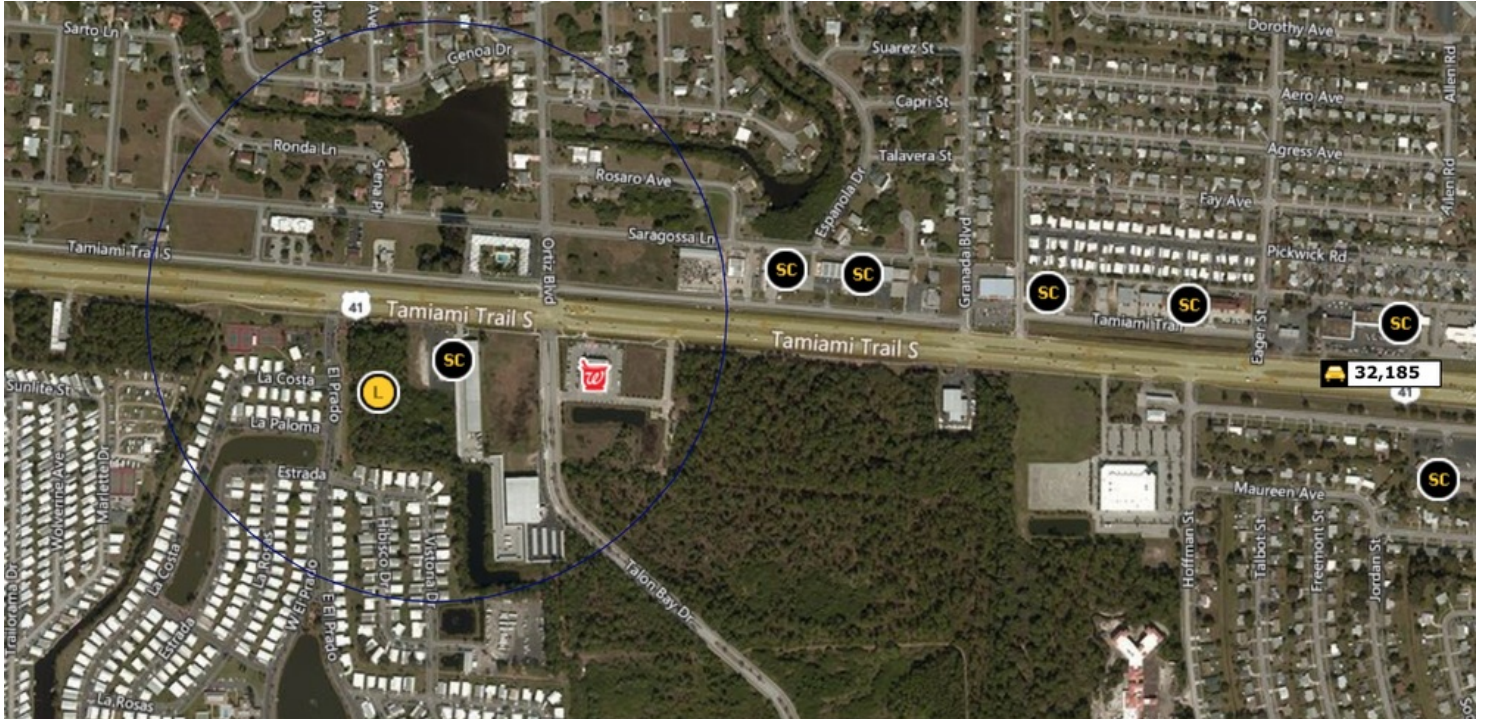


PORTFOLIO OF 2 ASSETS FOR SALE

12500 TAMIAMI TRAIL
NORTH PORT, FL 34287

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Property Summary



OFFERING SUMMARY

Sale Price:	Price upon request.
Lot Size:	6.85 Acres
Zoning:	CN RE1
Market:	North Port - Sarasota
Submarket:	Venice & Port Charlotte
Price / SF:	-

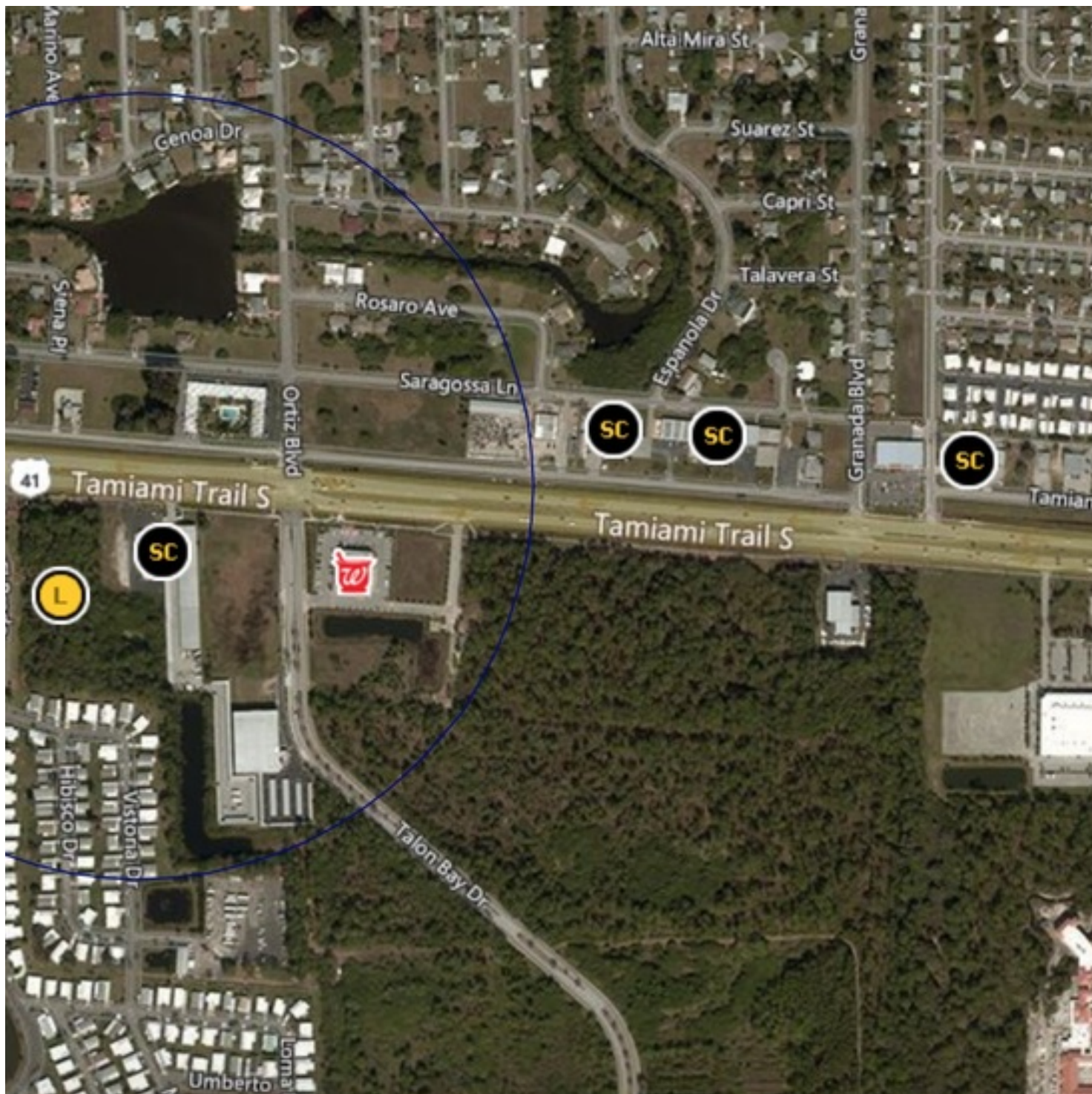
PROPERTY OVERVIEW

4 acres vacant, 2.83 acres occupied by commercial building. EASY ACCESS & EGRESS FROM US 41, EXCEPTIONAL FRONTAGE AND VISIBILITY. DIRECT US 41 ACCESS ACROSS FROM WARM MINERAL SPRINGS. THIS PROPERTY IS THE GATEWAY TO NORTH PORT'S MIRACLE MILE. WITH OVER 6 ACRES TO BUILD ON. EXCELLENT DEMOGRAPHICS AND TRAFFIC COUNT.

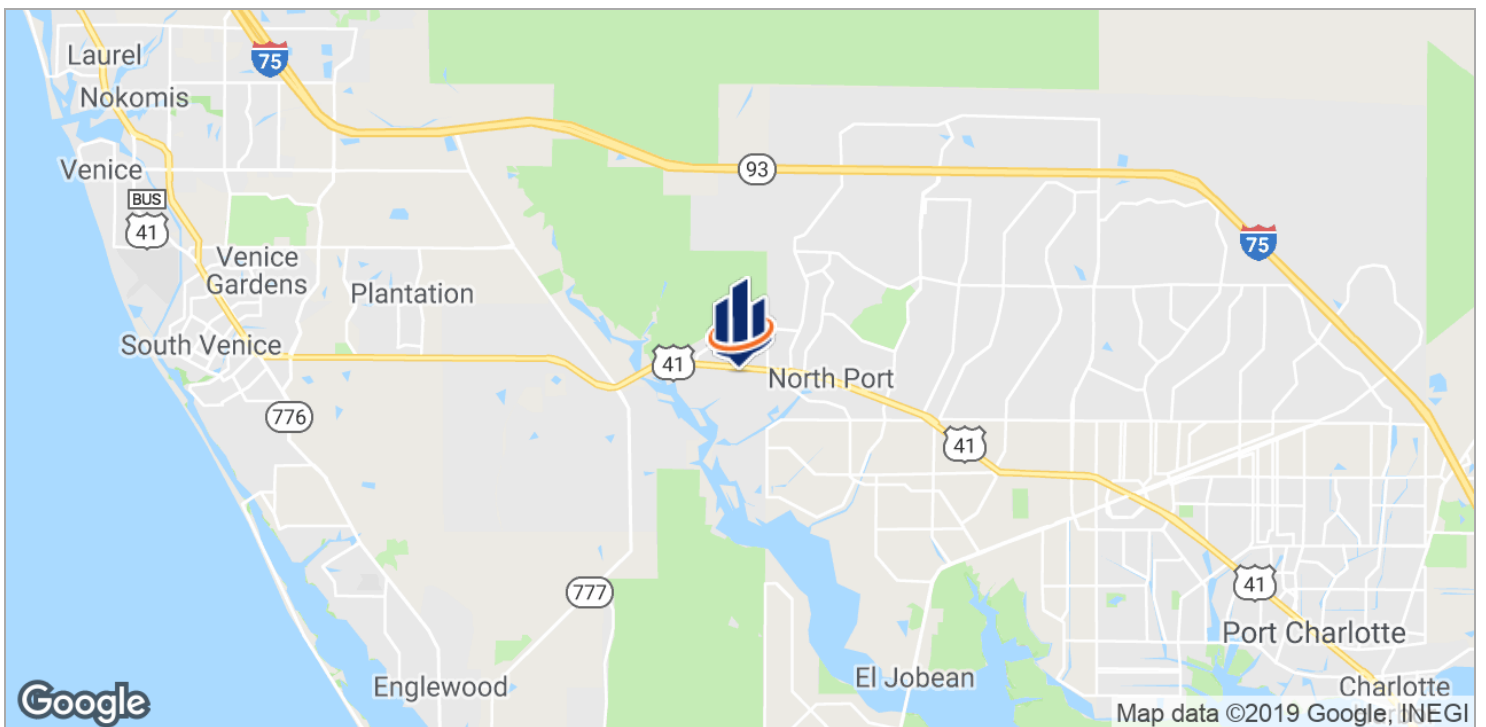
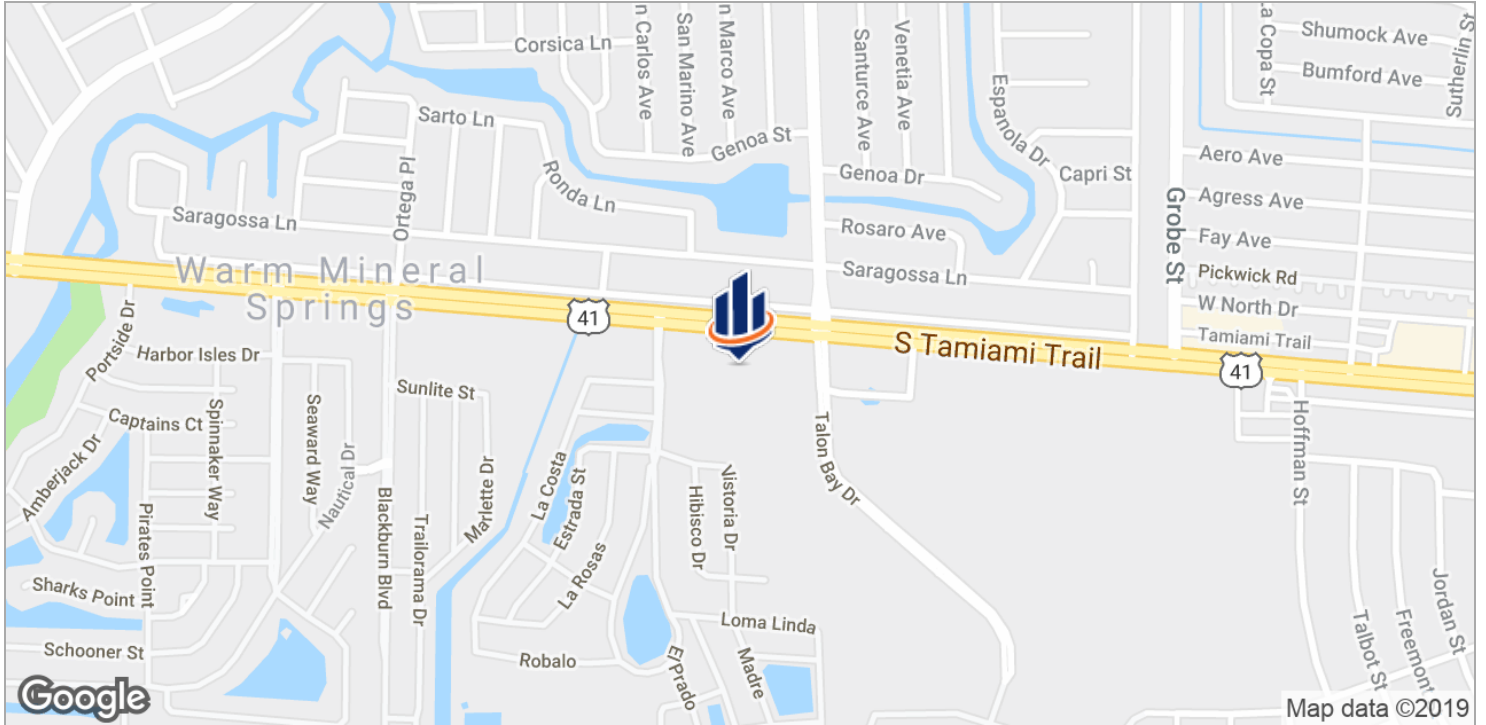
PROPERTY HIGHLIGHTS

- DIRECT US 41 ACCESS
- ACROSS FROM WARM MINERAL SPRINGS
- GATEWAY TO NORTH PORT'S MIRACLE MILE
- OVER 6 ACRES

Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,990	21,235	42,417
Median age	63.2	55.6	52.7
Median age (Male)	58.6	52.1	50.0
Median age (Female)	64.9	57.6	54.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,054	9,962	18,965
# of persons per HH	1.9	2.1	2.2
Average HH income	\$46,263	\$50,056	\$54,813
Average house value	\$137,496	\$147,997	\$169,337

* Demographic data derived from 2010 US Census



Traffic Count Profile

12500 Tamiami Trl S, North Port, Florida, 34287
Drive Time (10/22/18, 5:38 PM GMT-04:00): 5, 10, 15 minute radii

Prepared by Esri
Latitude: 27.04682
Longitude: -82.26280

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.54	Granada Blvd	Suarez St (0.06 miles S)	1997	1,200
0.65	Ortiz Blvd	Majorca Pl (0.03 miles S)	1998	1,400
0.77	Tamiami Trl	Eager St (0.06 miles W)	2005	31,000
1.03	Toledo Rd	Mallorca Ave (0.03 miles N)	1998	450
1.41	Wawana Rd	Tomaso Rd (0.09 miles NE)	1997	550
2.24	W River Rd	Tamiami Trl (0.14 miles NW)	1998	9,800
2.49	Tamiami Trl	W River Rd (0.19 miles E)	2005	20,400
3.31	N River Rd	Myakka Blvd (0.73000002 miles NW)	1998	12,000
4.14	S River Rd	Winchester Blvd (0.81 miles SW)	1998	9,800
4.40	I-75	Ponce de Leon Blvd (0.61000001 miles W)	1997	38,000
5.06		(0.0 miles)	2005	5,000
5.14		(0.0 miles)	2005	2,000
5.17		(0.0 miles)	2005	5,000
5.18	Tamiami Trl	Pembroke Dr (0.04 miles E)	2001	26,000
5.43	Jobean Rd	Cornelius Blvd (0.27000001 miles SW)	2005	27,500
5.50	W River Rd	Carl Martin Ave (0.01 miles NW)	1998	11,000
5.68	Center Rd	Rockley Blvd (0.69 miles W)	1998	2,800
5.70	I-75	N Sumter Blvd (0.75 miles W)	2005	55,000
5.98	Rockley Blvd	Governors Green Dr (0.13 miles N)	1998	3,000
6.37	Tamiami Trl	Barger Dr (0.03 miles W)	2005	34,000
6.41	Woodbridge Dr	Carnoustie Dr (0.03 miles SE)	1997	2,400
6.49	I-75	S Moon Dr (0.06 miles E)	2005	54,500
6.49	N Toledo Blade Blvd	Bobcat Trl W (0.15000001 miles N)	1998	5,100
6.52	N River Rd	I-75 (0.34999999 miles N)	1998	8,200
6.57	Tamiami Trl	Toledo Blade Blvd (0.17 miles W)	2005	40,500
6.63	El Jobean Rd	River Beach Dr (0.08 miles N)	2005	26,164
6.64	E Venice Ave	Lee Rd (0.09 miles E)	1998	3,400
6.68	El Jobean Rd	Como St (0.07 miles SW)	2001	18,600
6.74	I-75	N River Rd (0.09 miles W)	2005	5,100
6.78	Center Rd	Fieldstone Dr (0.11 miles E)	1998	8,200

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 1963 to 2018. Over 25% of the counts were taken between 2010 and 2018 and over 77% of the counts were taken between 2000 and 2018. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2018 Kalibrate Technologies (Q2 2018).



Executive Summary

12500 Tamiami Trl S, North Port, Florida, 34287
 Drive Time (10/22/18, 5:38 PM GMT-04:00): 5, 10, 15 minute radii

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	5 minutes	10 minutes	15 minutes
Population			
2000 Population	8,753	18,909	41,061
2010 Population	9,965	26,415	67,367
2018 Population	10,782	29,095	78,379
2023 Population	11,399	30,916	84,354
2000-2010 Annual Rate	1.31%	3.40%	5.08%
2010-2018 Annual Rate	0.96%	1.18%	1.85%
2018-2023 Annual Rate	1.12%	1.22%	1.48%
2018 Male Population	47.7%	47.7%	48.0%
2018 Female Population	52.3%	52.3%	52.0%
2018 Median Age	57.9	57.4	55.1

In the identified area, the current year population is 78,379. In 2010, the Census count in the area was 67,367. The rate of change since 2010 was 1.85% annually. The five-year projection for the population in the area is 84,354 representing a change of 1.48% annually from 2018 to 2023. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 57.9, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	89.6%	89.6%	90.1%
2018 Black Alone	4.9%	5.1%	4.6%
2018 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2018 Asian Alone	1.0%	1.2%	1.4%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	1.7%	1.4%	1.5%
2018 Two or More Races	2.4%	2.3%	2.1%
2018 Hispanic Origin (Any Race)	8.5%	7.3%	7.4%

Persons of Hispanic origin represent 7.4% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 29.7 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	4,294	8,819	18,466
2010 Households	4,860	12,147	29,547
2018 Total Households	5,182	13,259	34,292
2023 Total Households	5,474	14,065	36,899
2000-2010 Annual Rate	1.25%	3.25%	4.81%
2010-2018 Annual Rate	0.78%	1.07%	1.82%
2018-2023 Annual Rate	1.10%	1.19%	1.48%
2018 Average Household Size	2.07	2.19	2.28

The household count in this area has changed from 29,547 in 2010 to 34,292 in the current year, a change of 1.82% annually. The five-year projection of households is 36,899, a change of 1.48% annually from the current year total. Average household size is currently 2.28, compared to 2.27 in the year 2010. The number of families in the current year is 23,263 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



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Median Household Income			
2018 Median Household Income	\$38,752	\$43,285	\$52,160
2023 Median Household Income	\$44,018	\$50,229	\$58,610
2018-2023 Annual Rate	2.58%	3.02%	2.36%
Average Household Income			
2018 Average Household Income	\$51,576	\$59,355	\$69,707
2023 Average Household Income	\$61,485	\$71,070	\$83,315
2018-2023 Annual Rate	3.58%	3.67%	3.63%
Per Capita Income			
2018 Per Capita Income	\$24,087	\$27,245	\$30,517
2023 Per Capita Income	\$28,663	\$32,548	\$36,439
2018-2023 Annual Rate	3.54%	3.62%	3.61%

Current median household income is \$52,160 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$58,610 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$69,707 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$83,315 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$30,517 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$36,439 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	5,416	10,898	22,227
2000 Owner Occupied Housing Units	3,702	7,776	16,320
2000 Renter Occupied Housing Units	592	1,042	2,146
2000 Vacant Housing Units	1,122	2,080	3,761
2010 Total Housing Units	6,547	15,966	37,821
2010 Owner Occupied Housing Units	3,633	9,459	23,753
2010 Renter Occupied Housing Units	1,227	2,688	5,794
2010 Vacant Housing Units	1,687	3,819	8,274
2018 Total Housing Units	7,006	17,506	43,550
2018 Owner Occupied Housing Units	3,881	10,414	28,037
2018 Renter Occupied Housing Units	1,301	2,845	6,254
2018 Vacant Housing Units	1,824	4,247	9,258
2023 Total Housing Units	7,373	18,436	46,223
2023 Owner Occupied Housing Units	4,225	11,363	30,878
2023 Renter Occupied Housing Units	1,249	2,702	6,021
2023 Vacant Housing Units	1,899	4,371	9,324

Currently, 64.4% of the 43,550 housing units in the area are owner occupied; 14.4%, renter occupied; and 21.3% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 37,821 housing units in the area - 62.8% owner occupied, 15.3% renter occupied, and 21.9% vacant. The annual rate of change in housing units since 2010 is 6.47%. Median home value in the area is \$199,708, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.43% annually to \$236,427.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

The Elders

Dominant Tapestry Segment

55.9
Median Age

KEY FACTS

84,008
Total Population

\$202,543
Median Home Value

1.8%
2010-17 Pop Growth Rate

2,685
Businesses

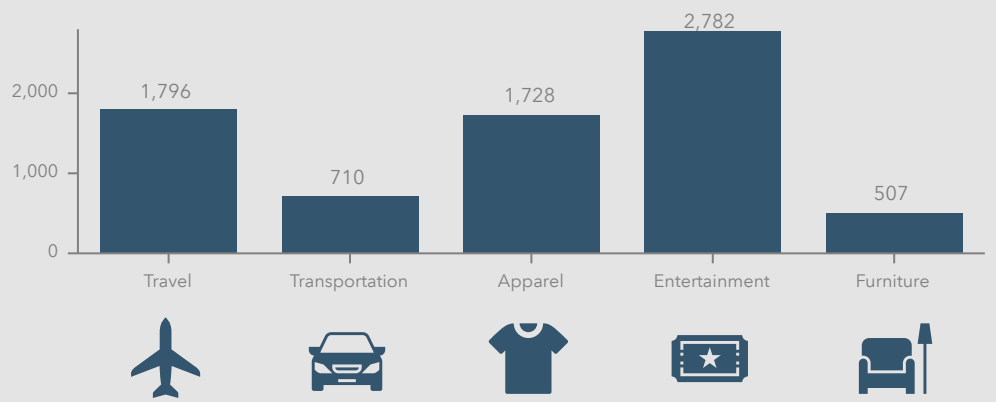
75,599
Daytime Population

\$30,751
Per Capita Income

2.3
Avg Household Size

\$51,799
Median Household Income

KEY SPENDING FACTS (\$)



Disclaimer

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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.

Advisor Bio & Contact 1

RAY BRUNNER

Senior CRE Advisor

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PROFESSIONAL BACKGROUND

Ray Brunner's career covers over forty years in Senior Management positions, real estate leasing and development.

Most notably GAP Stores where he held various positions including VP of Merchandising & Design and General Manager of GAP KIDS, Esprit Europe where he was President of European Retail operations and oversaw the development and roll out of company owned retail stores, Adidas America where he served as President of retail operations and executed a retail roll out for company owned stores, Eddie Bauer where he was VP of Real Estate and Store Operations, and DWR where he was a member of the founding team and served as President and CEO. His background provides an in-depth understanding of land and building acquisition for both retail locations and distribution facilities. He is considered an expert at retail site selection and growth strategies.

In the last three years he has transacted over \$30,000,000 in business and currently manages over \$70,000,000 in active listings.

EDUCATION

Education: Attended Western Connecticut State College and did his graduate work at UCLA.

MEMBERSHIPS & AFFILIATIONS

Life Member of Mensa.

Member of the Presidents Association of the American Management Association.