

COMMERCIAL LAND FOR SALE

PRICE AND CRANBERRY BLVD

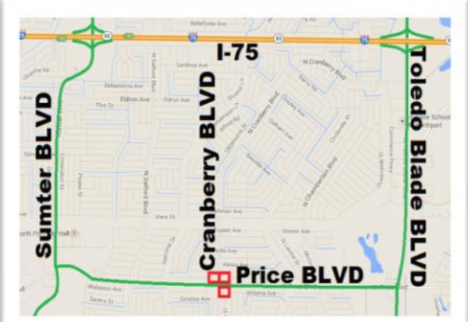
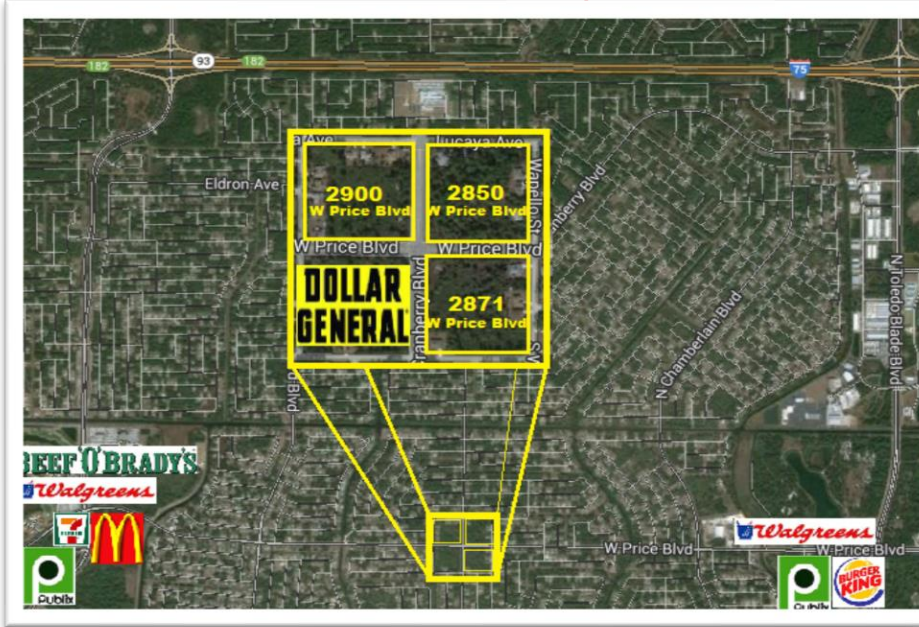
NORTH PORT, FL

WWW.HEMBRECO.COM

941-951-1776

1335 SECOND ST SARASOTA FL 34236

\$625,000.00 Each



- Currently zoned for Neighborhood Commercial High Intensity (NCH).
- Lighted intersection with roughly 20,000 Cars a day. (City has plans to widen Price Blvd.)
- Great accessibility
- Center of Community Development.
- Perfect location for commute to Sarasota and Port Charlotte.
- Dollar General located on opposite corner.

Great opportunity to purchase ~12 acres (each parcel is ~4 acres) of land ideally located in North Port with easy access from two exists Sumter Blvd and Toledo Blade. Outstanding visibility at the lighted intersection at Cranberry Blvd and Price Blvd.



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Downtown Sarasota
 1335 2nd Street
 Sarasota, FL 34236

2900 W. Price BLVD



2850 W. Price BLVD



2871 W. Price BLVD



Permitted Uses

Neighborhood Commercial High Intensity (NCH)

- **Retail Sales and Service, provided all inventory shall be stored within fully enclosed buildings whenever the facility is closed for business.**
- **Restaurant**
 - **With exterior Seating, With Drive through, Outside Entertainment**
- **Convenient Store (No Fuel)**
 - **With fuel pump**
- **Veterinary Clinic/hospital facility accommodating animal convalescence inside completely enclosable buildings.**
- **Bank and other financial institutional/ATM**
- **Laundry/dry-cleaning intake facility**
- **Essential and emergency service**
- **Personal Services**
 - **Appliance Service, Automobile quick-wash, Barber shops, Beauty Shops, Dance studios, Duplicating services, Funeral Homes**
- **Massage Establishment**
- **Photographic Studios**
- **Professional Office(s) including medical and dental office/clinic**
- **House of worship, provided the minimum parcel size shall not be less than two acres, except that houses of worship may be permitted on less than two acres provided the house of worship occupies a unit within a shopping center on a lease basis and provided the house of worship waives its right to be protected under Sec. 53-239 (B) of these regulations.**
- **Essential and emergency services**

Local Businesses

These lots located at Price Blvd and Cranberry Blvd are ideally located in the center of Northport. Price Blvd is the main road that runs East-West through the heart of the housing community. Within a 1.5 mile radius you have the following Businesses.

- **McDonalds**
- **Publix (two stores one on Toledo Blade and the other on Sumter).**
- **Mcdonald**
- **Beef O'brady's**
- **7Eleven**
- **Walgreens**
- **Burger King**
- **Buffalo Wings and Rings**
- **Advanced Auto Parts**
- **Little Caesars Pizza**
- **And More**



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