

NWC & NEC I-75 & SUMTER BLVD | NORTH PORT, SARASOTA COUNTY, FL

JR ANCHOR RETAIL, SMALL SHOP RETAIL & OUTPARCELS AVAILABLE



North Port, Sarasota County, FL



NWC & NEC of I-75 & Sumter Blvd

Site Characteristics

NWC I-75 & Sumter

- 32-Acre proposed retail development
- Anchored by Detwiler's Farm Market (55,000 SF) with $\pm$ 120,000 SF of Jr Anchor Retail, $\pm$ 15,000 SF Small Shop & Outparcels Available

NEC I-75 & Sumter

- 23-Acre proposed development
- 1-3 Outparcels Available
- Highly trafficked interchange in one of Florida's fastest growing markets
- Direct access off I-75
- Immediate intersection will include an 150 bed \$507,000,000 Sarasota Memorial Hospital campus



**North Port / Port Charlotte
(North of US 41 & North of Veterans Blvd)**

Households: 29,923
 Daytime Pop: 57,455
 Population: 76,762
 Average HH Income: \$103,229
 Median HH Income: \$81,584
 745 Homes Delivered Annually

Future Lots

Toledo Village 7,169 Units
Woodland 1,842 Units
Harbor View 4,034 Units
Meadow View 4,503 Units
Total: 17,548 Units

Cocoplum Village

TJ-maxx
 ROSS
 HOBBY LOBBY
 five BEL'W
 ULTA
 DICK'S bealls
 OUTLET

**South Port Charlotte
(South of US 41 & South of Veterans Blvd)**

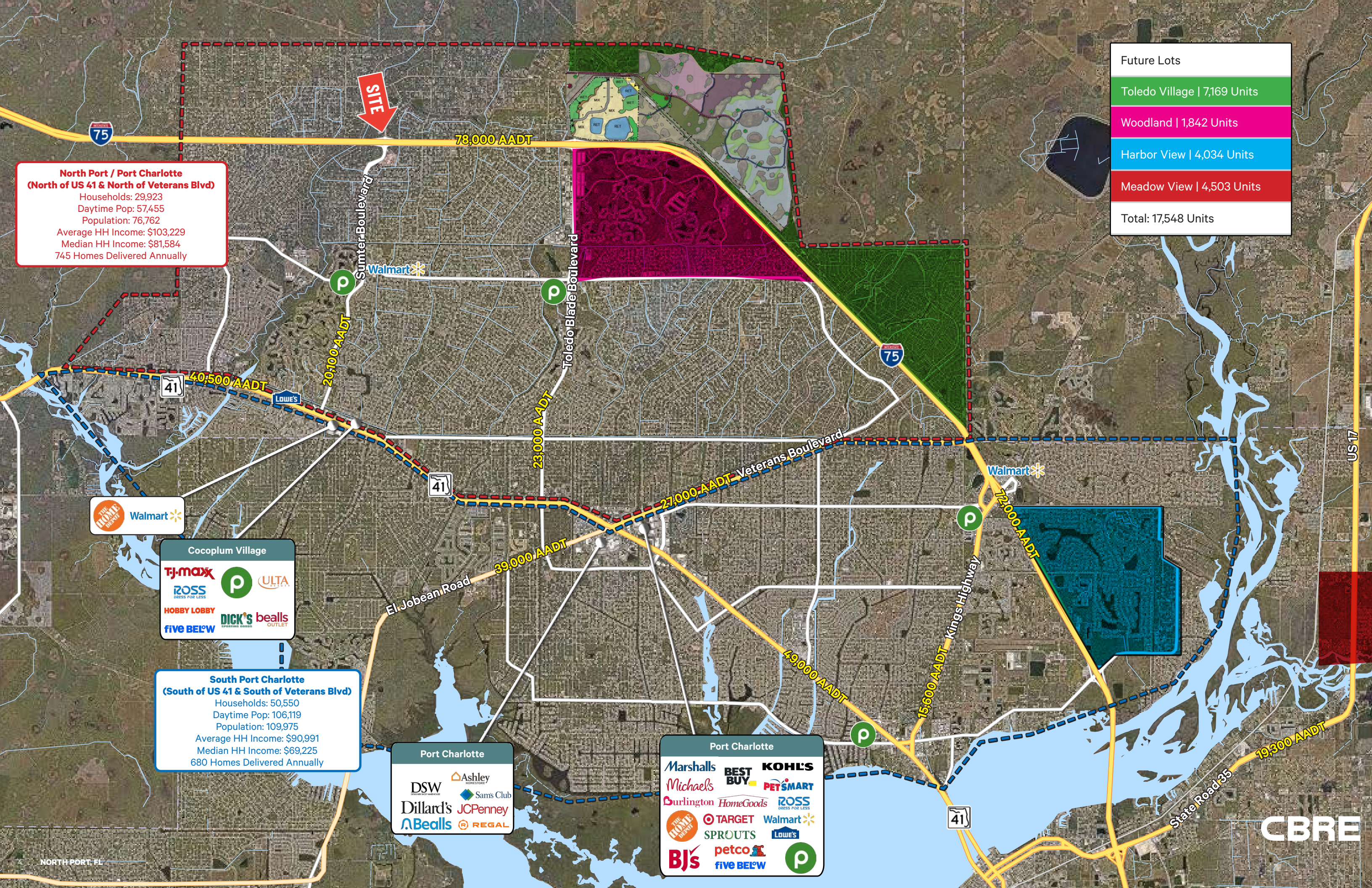
Households: 50,550
 Daytime Pop: 106,119
 Population: 109,975
 Average HH Income: \$90,991
 Median HH Income: \$69,225
 680 Homes Delivered Annually

Port Charlotte

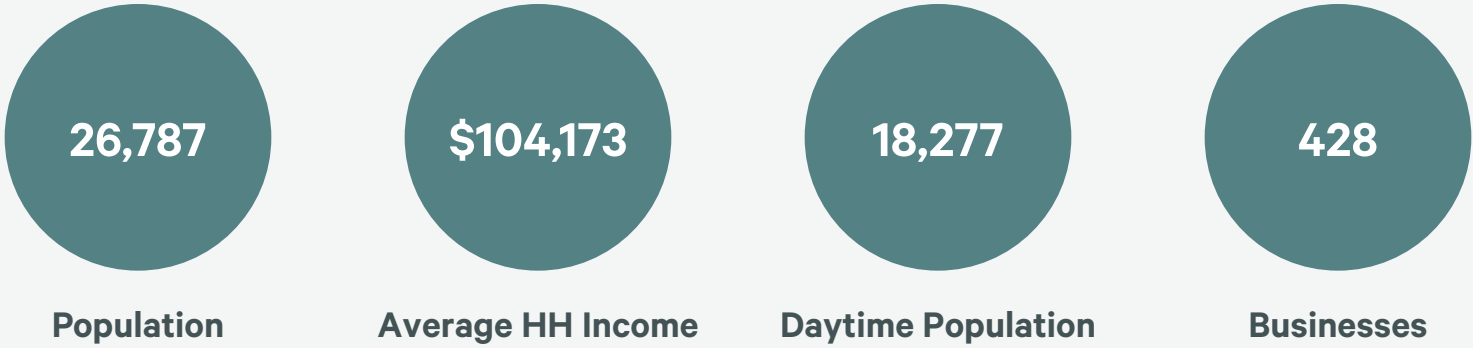
DSW
 Ashley
 Sam's Club
 Dillard's
 JCPenney
 Bealls
 REGAL

Port Charlotte

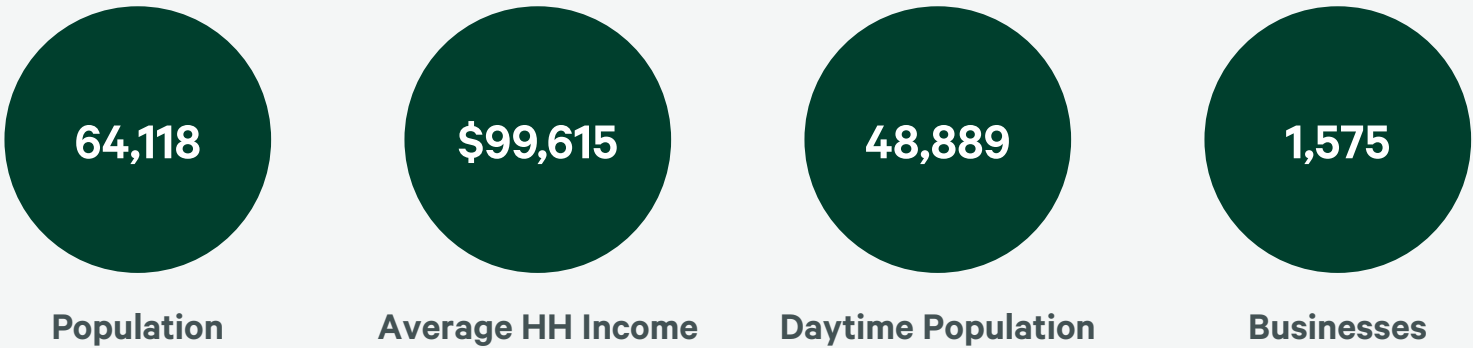
Marshalls
 Michaels
 Burlington
 HomeGoods
 TARGET
 SPROUTS
 BJ's
 BEST BUY
 PET SMART
 KOHL'S
 ROSS
 Walmart
 LOWE'S
 petco
 five BEL'W



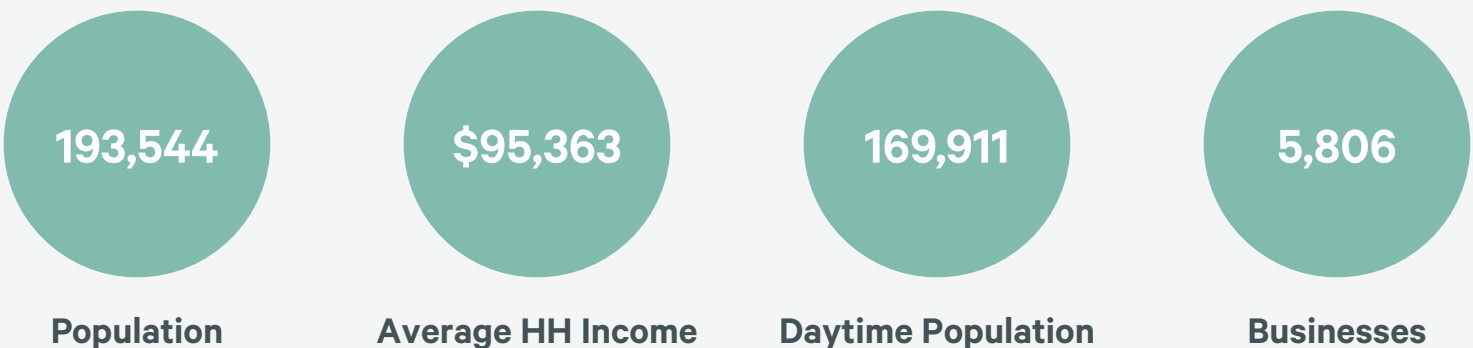
3-MILE DEMOGRAPHICS (2025)



5-MILE DEMOGRAPHICS (2025)



TRADE AREA DEMOGRAPHICS (2025)



Source: Esri

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