

# Improved 1.14 Acre Commercial Outparcel

12630 Tamiami Trl S, North Port, FL 34287

Land For  
Sale



## VIDEO

### Property Description

Opportunity to acquire an improved 1.14± acre commercial outparcel with 178 feet of frontage along Tamiami Trail. The property benefits from exposure to more than 36,000 vehicles per day and offers direct right-in/right-out access from US-41, along with connectivity to the adjacent signalized intersection at Talon Bay Drive.

The site has been filled and includes off-site stormwater retention, utilities stubbed to the property line, existing access drives and FDOT-improved access lanes—providing a strong foundation for future development. Potential uses include general retail, restaurant or quick-service restaurant, medical or professional office, financial institution, car wash and automotive-related concepts, subject to applicable zoning and governmental approvals. Conceptual site plans illustrating several development possibilities are available.

This is a strong opportunity for an owner-user, developer or investor seeking a highly visible commercial site within North Port's expanding US-41 corridor.

### OFFERING SUMMARY

|               |             |
|---------------|-------------|
| Sale Price:   | \$2,250,000 |
| Available SF: | 49,585 SF   |
| Lot Size:     | 1.14 Acres  |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 3,694    | 12,433   | 24,752   |
| Total Population  | 7,360    | 26,773   | 57,648   |
| Average HH Income | \$64,279 | \$82,306 | \$92,266 |



### Loyd Robbins

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3580 S. Tuttle Ave  
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# 178' of Frontage on US-41

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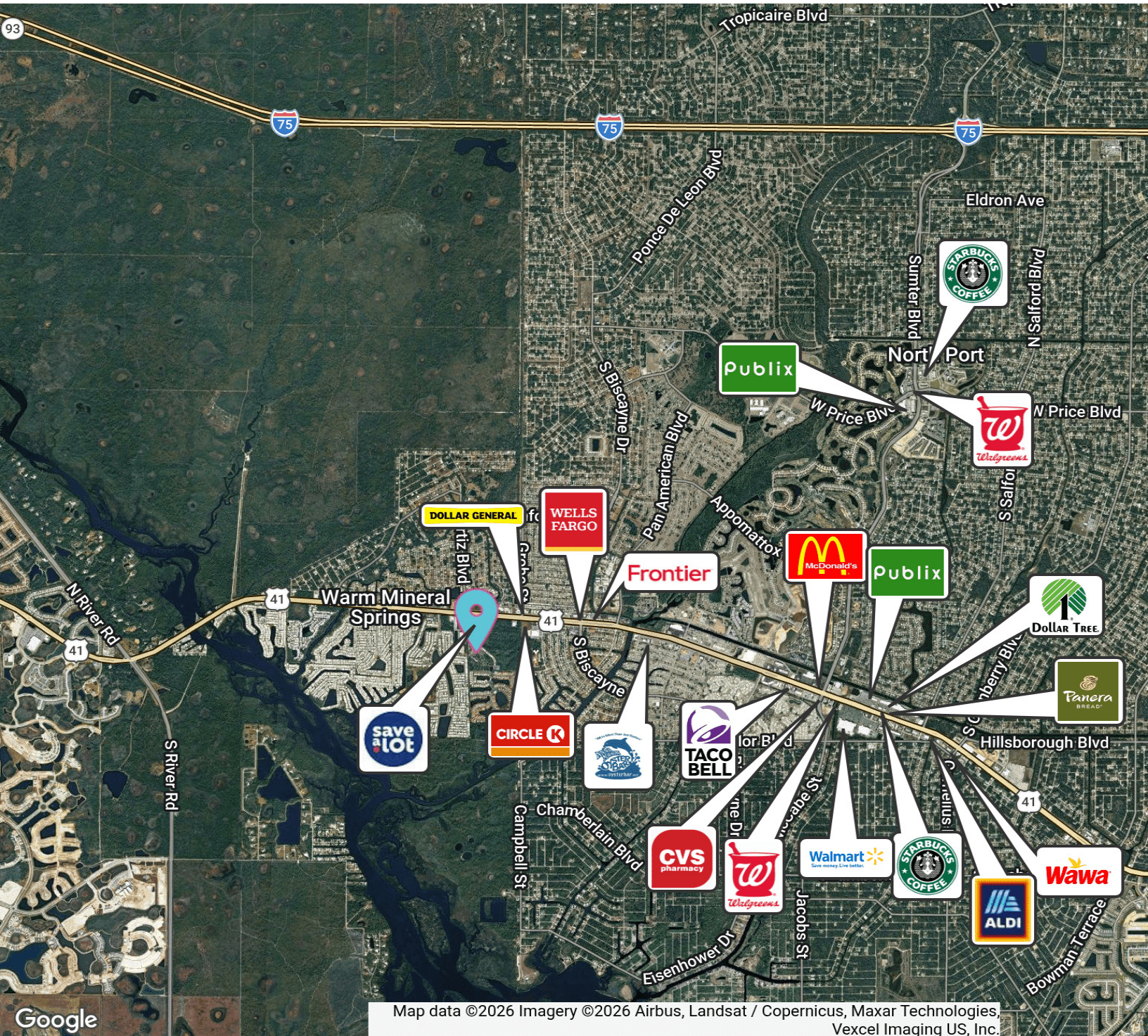
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# Rapidly Developing Area

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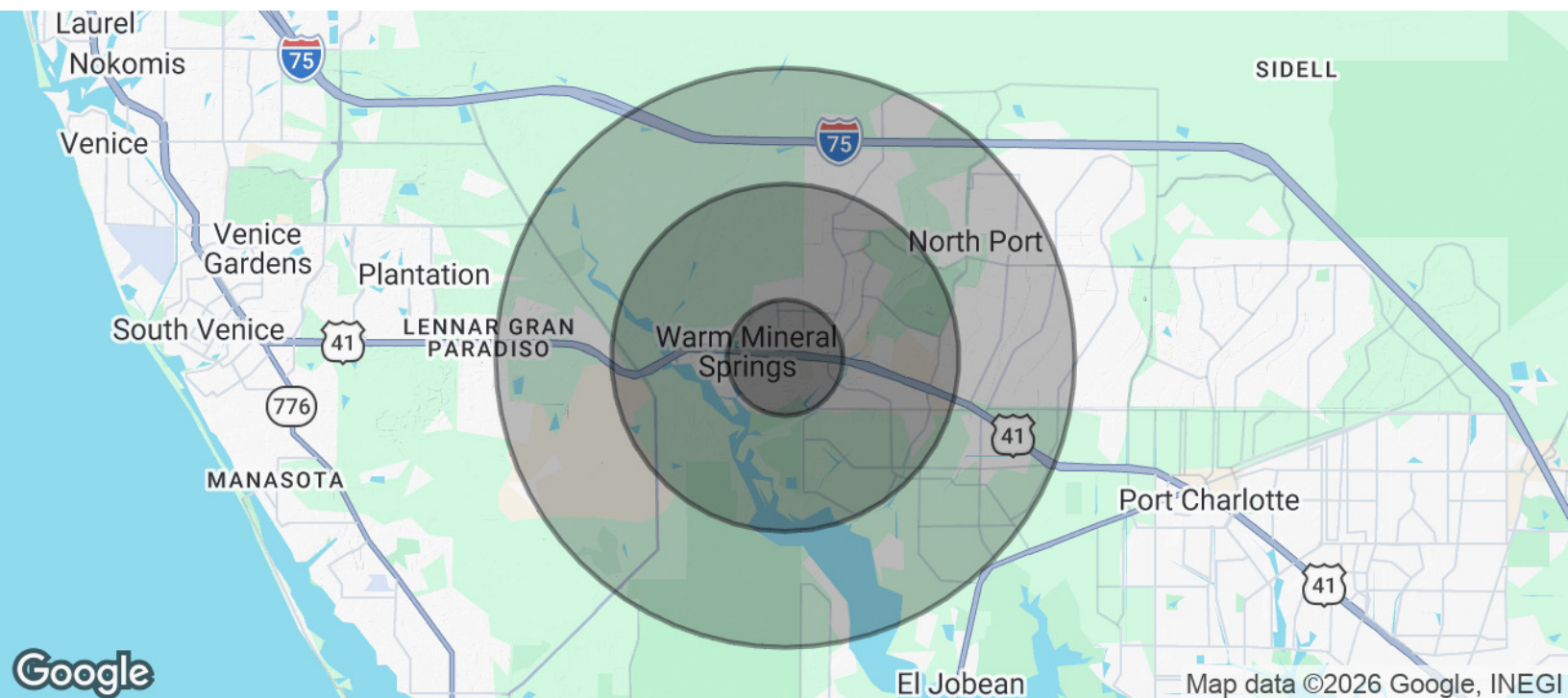


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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 7,360  | 26,773  | 57,648  |
| Average Age          | 57     | 54      | 51      |
| Average Age (Male)   | 56     | 53      | 50      |
| Average Age (Female) | 57     | 55      | 51      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,694     | 12,433    | 24,752    |
| # of Persons per HH | 2         | 2.2       | 2.3       |
| Average HH Income   | \$64,279  | \$82,306  | \$92,266  |
| Average House Value | \$247,569 | \$287,702 | \$325,668 |

2020 American Community Survey (ACS)



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