

Offering Memorandum



HANLEX NORTH PORT

3085 W PRICE BLVD, NORTH PORT, FL 34286



www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

The property at 3085 W Price Blvd consists of two fully entitled commercial pads totaling 2.68± acres, inclusive of the on-site retention area. The primary pad totals 1.78± acres and is approved for up to 12,800 SF of commercial space, while the second pad totals 0.31± acres and is approved for 3,300 SF. With entitlements secured and retention infrastructure already in place, the site offers a streamlined development opportunity with reduced upfront costs and timelines for retail, medical, or service-oriented users.

LOCATION DESCRIPTION

The property at 3085 W Price Blvd is located at the signalized intersection of Price Boulevard and Cranberry Boulevard within one of North Port's fastest-growing commercial corridors. Surrounded by expanding residential growth and established national retailers, the site benefits from strong visibility, accessibility, and daily consumer traffic. Continued retail and infrastructure expansion along the Price Boulevard corridor continues to strengthen the area as a growing destination for neighborhood-serving retail and commercial development.

MUNICIPALITY

City of North Port

PROPERTY SIZE

2.68 Acres

ZONING

CTNP

PARCEL ID

0982041713

PRICE

\$885,000

BROKER CONTACT INFO

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Aerial (West)



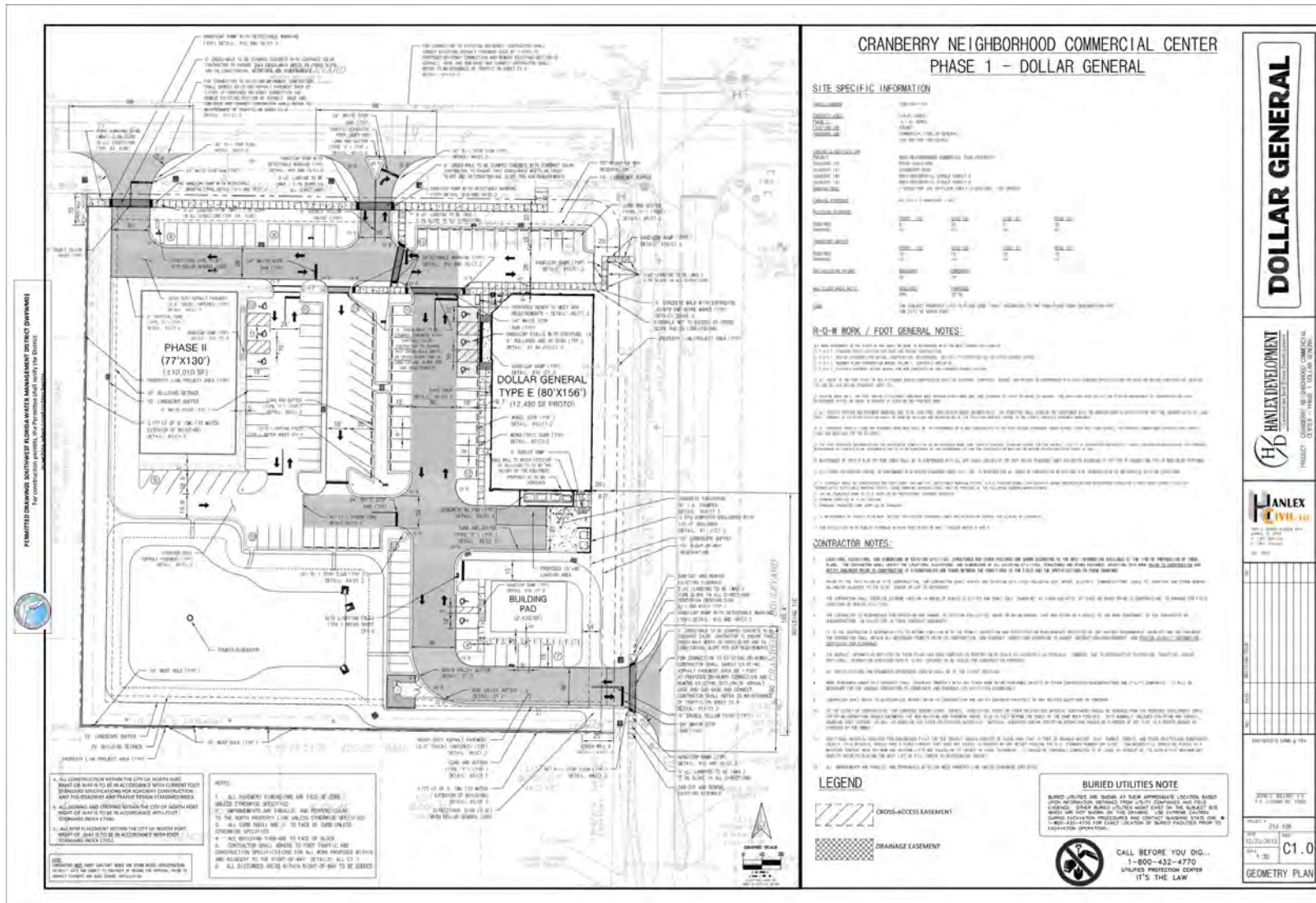
Aerial (South)



Aerial Overview



Site Plans



Drone Video



Demographics Map & Report

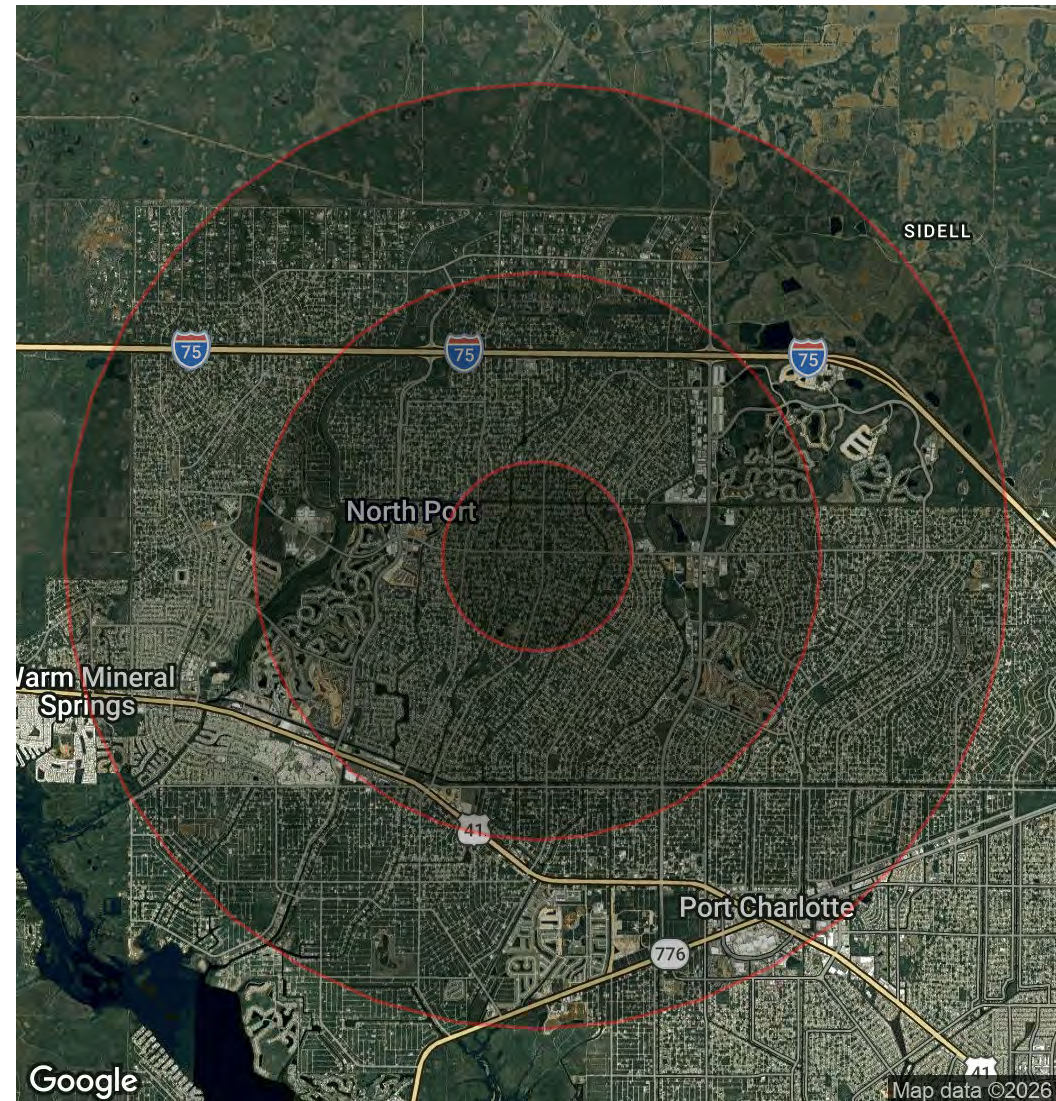
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,983	44,050	75,656
Average Age	43.7	46.6	46.7
Average Age (Male)	41.8	45.2	44.7
Average Age (Female)	48.5	48.1	48.1

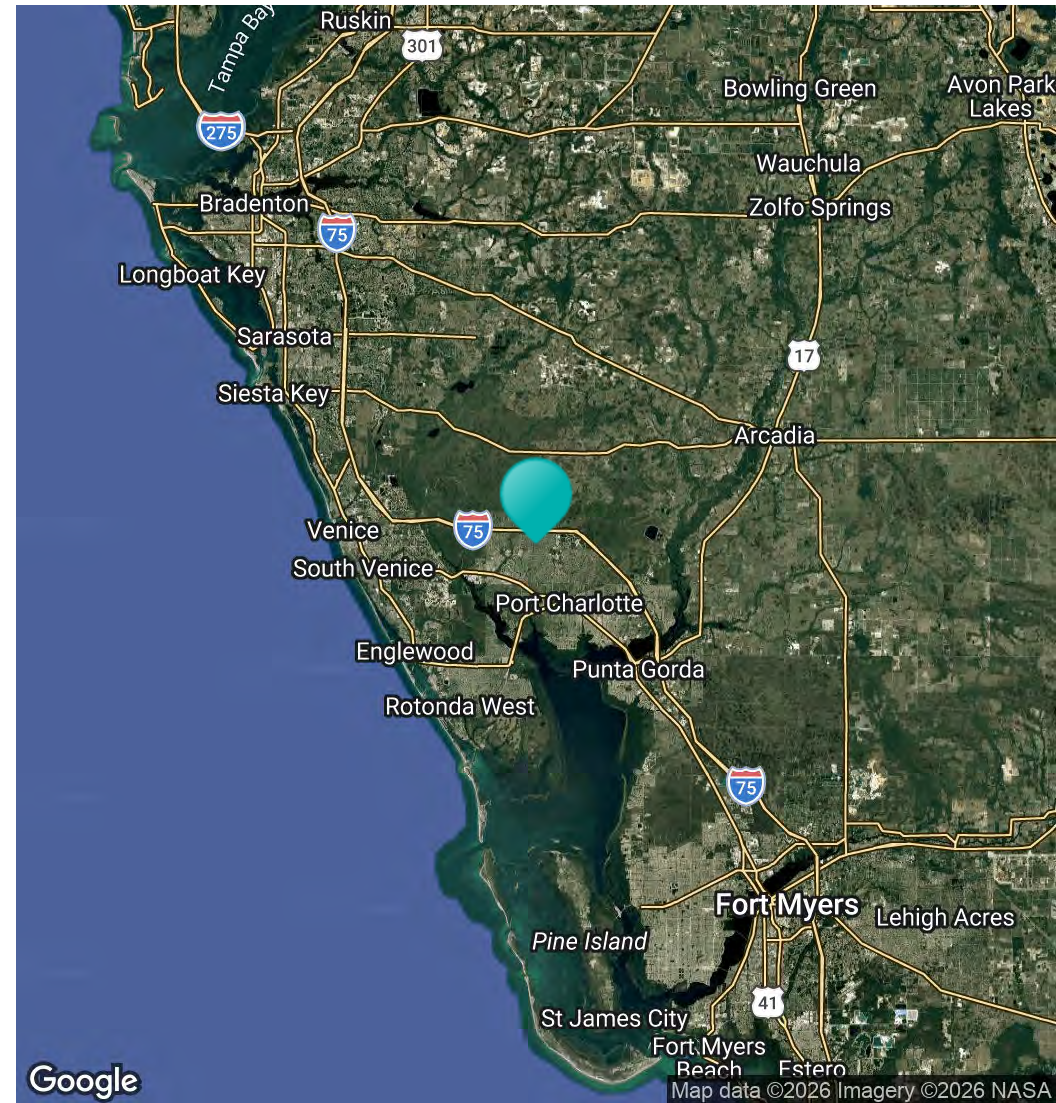
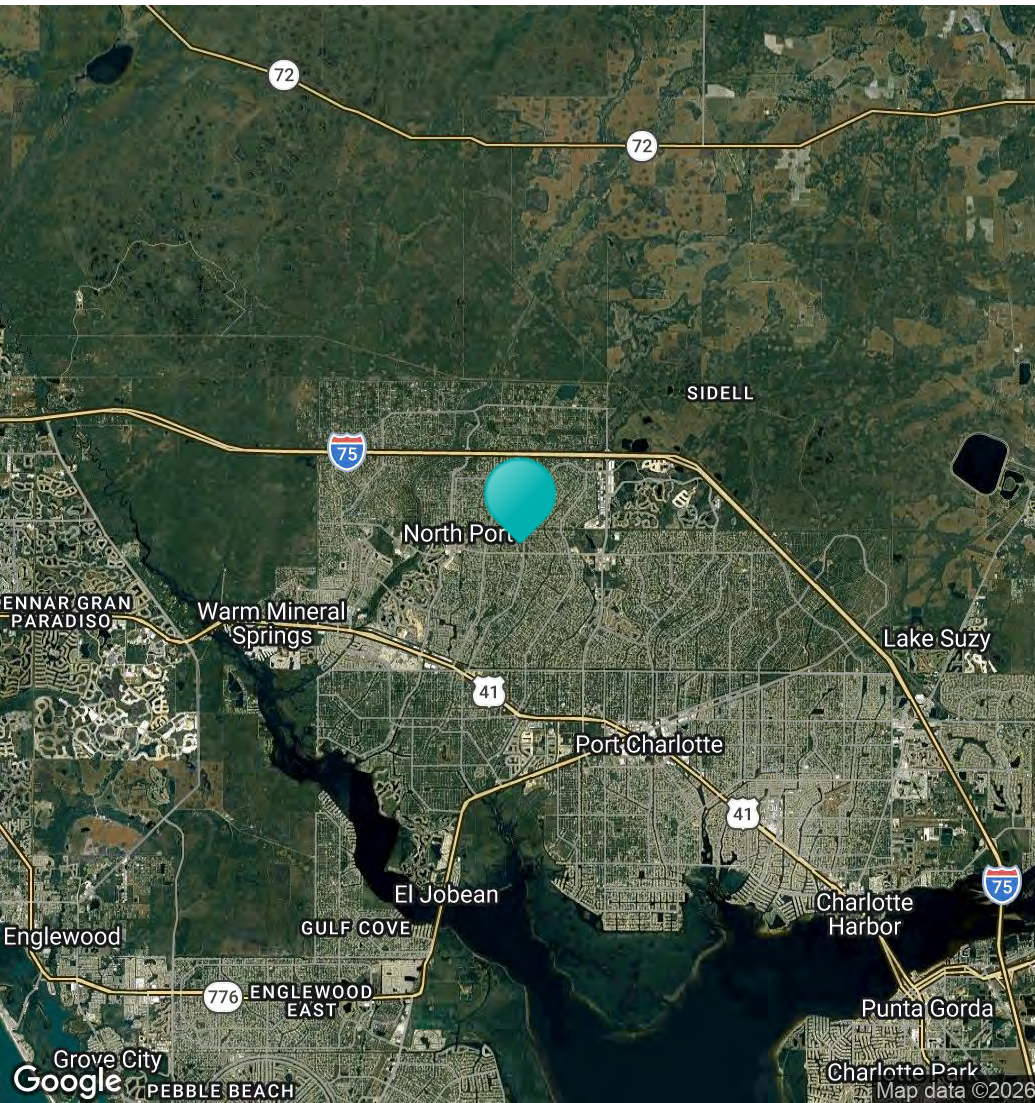
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,230	16,700	28,935
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$112,124	\$96,247	\$98,049
Average House Value	\$306,040	\$310,169	\$311,748

2023 American Community Survey (ACS)



Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.



Your Advisors



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Questions | Give us a call or drop us an email



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