



OFFERING MEMORANDUM

5 PRIME COMMERCIAL SPACES ON US-41

Units # **101, 102, 103, 309, 310**

5920 Pan American Boulevard,
North Port, FL 34287

Presented by
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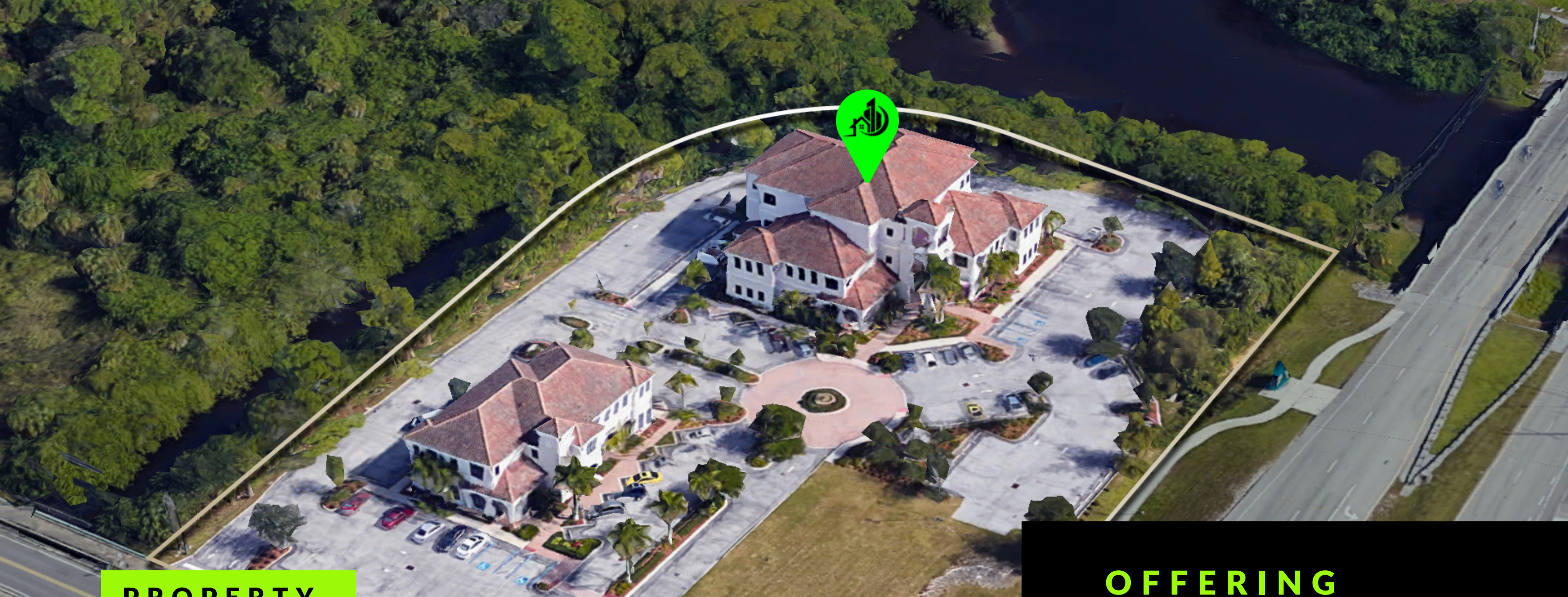


StellarMLS

PROPERTY INFORMATION

AVAILABLE UNITS

101, 102, 103, 309, 310



PROPERTY

5920 Pan American Boulevard spaces from 1,397 SF to 4,000 SF of commercial office space within a well-maintained building on a 2.77-acre site with direct frontage on US-41. Built in 2007, the space features central air, durable block construction, and a flexible layout ideal for medical, professional office, or retail use. This location provides strong visibility and accessibility in North Port.

LOCATION

Positioned along the highly trafficked US-41 in the heart of North Port, this property offers exceptional visibility and accessibility within one of Southwest Florida's fastest-growing commercial corridors. The site benefits from strong daily traffic counts and immediate access to major roadways, including convenient connectivity to Interstate 75 via Exit 182. Surrounded by expanding residential communities, retail centers, dining options, and medical services, the area continues to experience significant population and business growth, making it an ideal location for professional and service-oriented users.

OFFERING SUMMARY

FOR LEASE:

#101: 1,397 SF | \$26,543 /year

#102: 3,786 SF | \$71,934 /year

#103: 4,000 SF | \$76,000 /year

#309: 1,984 SF | \$37,696 /year

#310: 1,709 SF | \$32,471 /year

+ \$6 CAM/Month in all units

Address: 5920 Pan American Blvd,
North Port, FL 34287

Parcel ID: 0997005065

Lot Size: 2.77 Acres

Asset Type: Office



HIGHLIGHTS

- **Prime Highway Frontage:** Excellent visibility and exposure along US-41 with strong daily traffic counts.
- **Flexible Space:** Ideal for medical, professional office, or retail users seeking adaptable layouts.
- **Strategic Growth Location:** Situated in rapidly expanding North Port with increasing population and commercial demand.
- **Convenient Regional Access:** Quick connectivity to Interstate 75 and surrounding Southwest Florida markets.





RENOVATIONS UNDERWAY

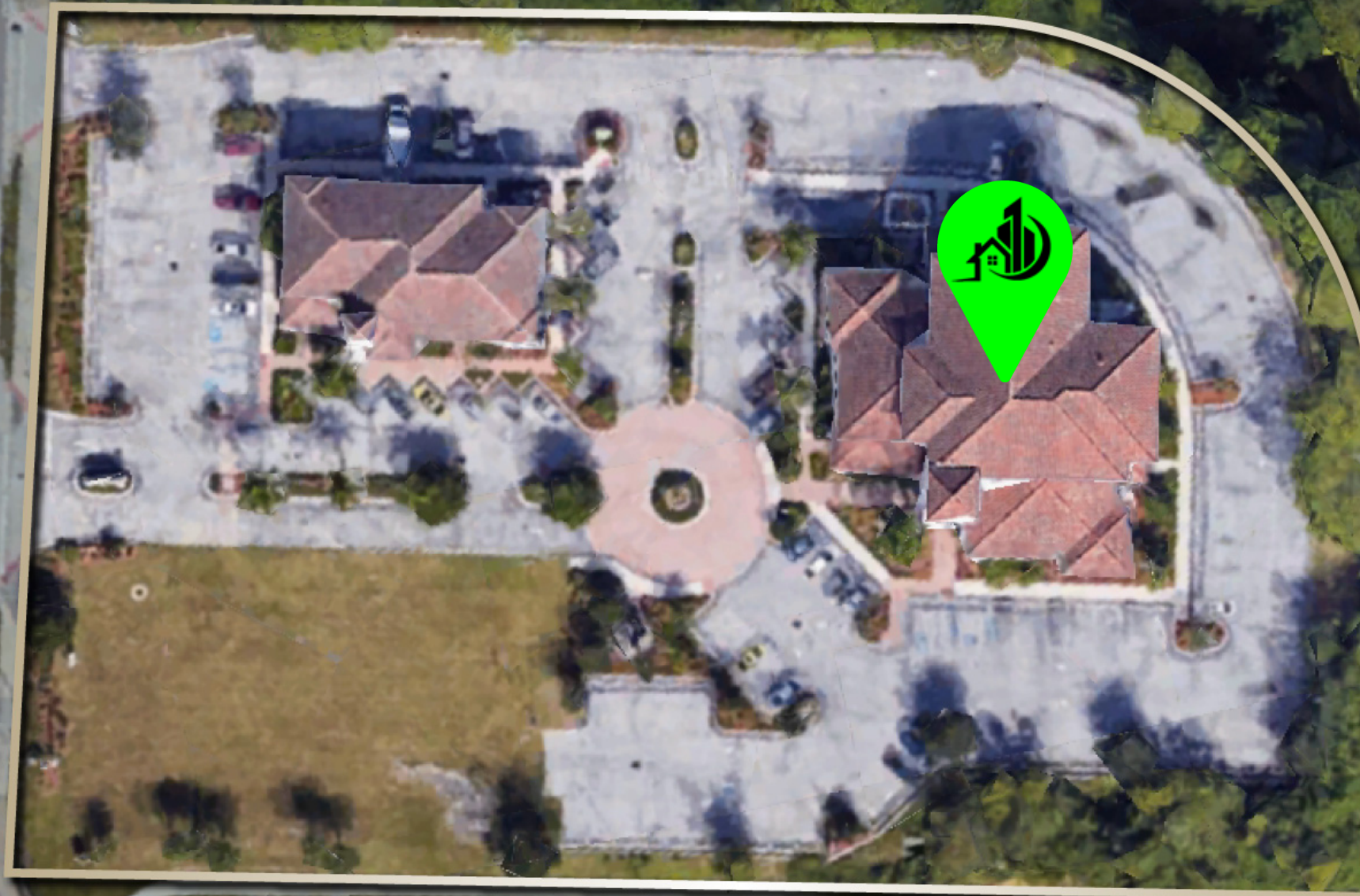




Google Earth

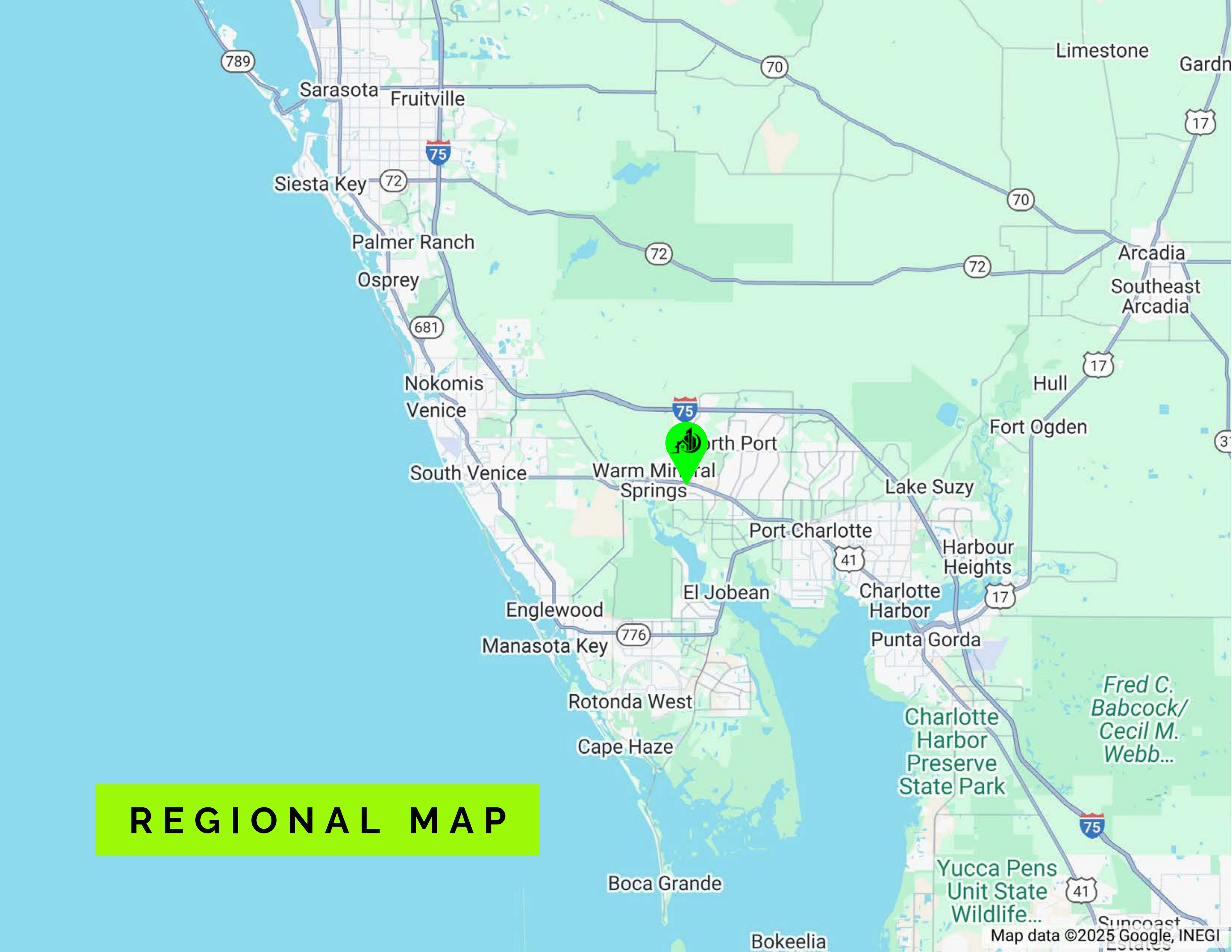
LOCATION INFORMATION

just off U.S. Highway 41 | access to I-75 | minutes from downtown North Port |
Prime location for professional services office or medical development.



(+/-)40,500 AADT

Google E



REGIONAL MAP



LOCATION MAP



EZ LIQUOR
Liquor store



Anna Berenstein



Gaborne
Sustainable Medical



Bitcoin Depot -
Bitcoin ATM

41

41

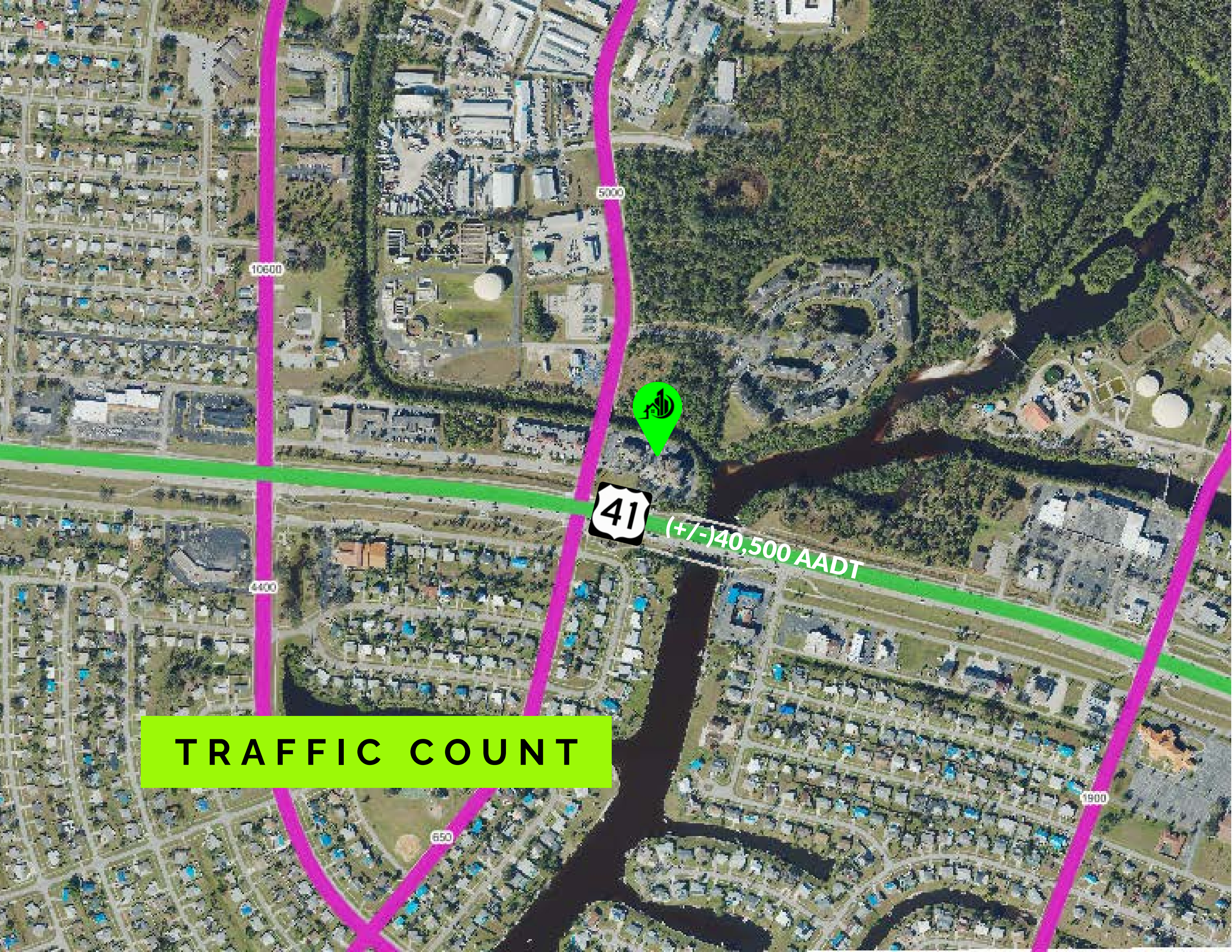
Blue Star Park



41

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AERIAL MAP



TRAFFIC COUNT

41

(+/-)40,500 AADT

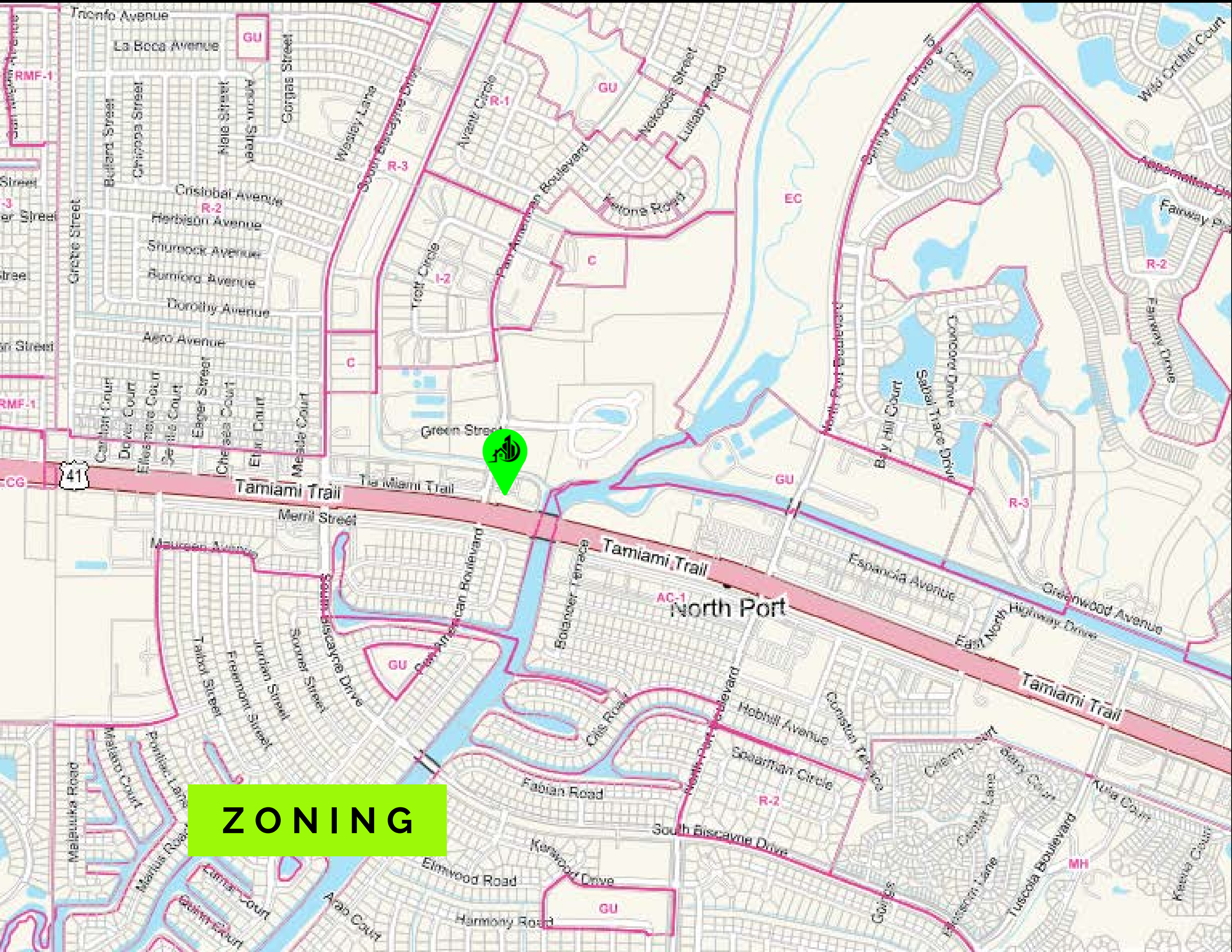
10600

5000

4400

650

1900



ZONING





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Jesse Ialuna has established a strong reputation for getting deals done. From multi-million dollar commercial projects to high-end residential properties and prime land opportunities, he is a trusted advisor to many entrepreneurs, business owners, and real estate investors. Mr. Ialuna moved to Southwest Florida in 2004.

From his early years in New England, he has an extensive family background going back 3 generations in construction, real estate, and development in New England as well as SWFL. He got his early start in the business world and rose to VP of sales for CSE, a national digital marketing firm based out of Punta Gorda FL. That background and extensive knowledge of Internet marketing strategies have given his real estate clients a clear advantage.

Mr. Ialuna is known by many to be a real estate powerhouse in both commercial and residential, in part due to his dedication to helping property owners and investors reach their goals, paired with his unrelenting hard work. **Jesse has received multiple awards and has been ranked “Best of Zillow”.**

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