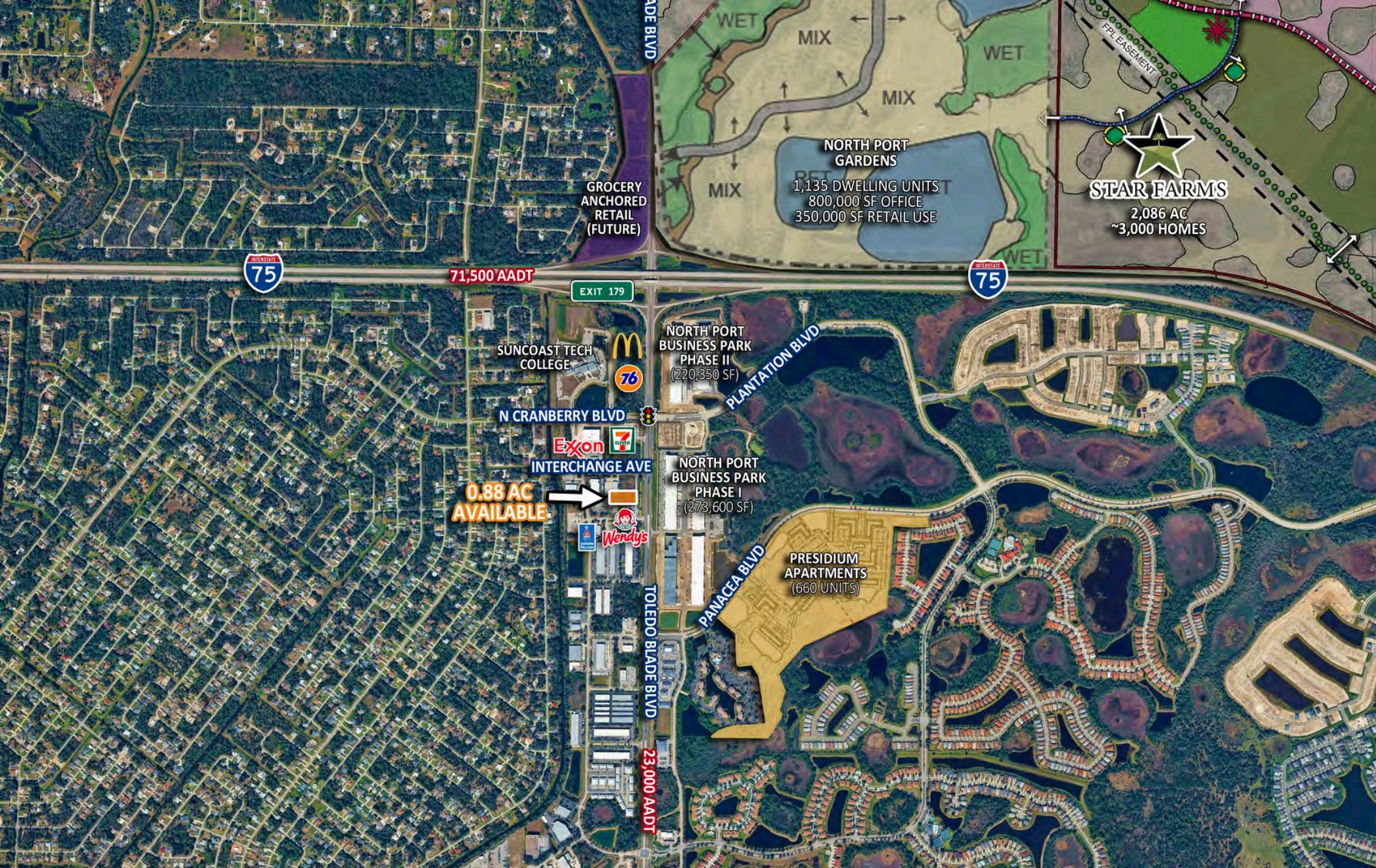




1614 Colonial Blvd #101
Fort Myers, FL 33907

LOCRE.COM

DENSE COMMERCIAL I-75 INTERCHANGE

1001 INTERCHANGE AVE | NORTH PORT, FL 34289

RETAIL PAD FOR LEASE

1-75 INTERCHANGE RETAIL PAD

1001 Interchange Ave | North Port, FL 34289

0.88± AC Retail Pad For Lease



PROPERTY HIGHLIGHTS

- 0.88 AC pad site next to Wendy's
- Prominently located along Toledo Blade Blvd., half-mile south of I-75
- North Port has ranked among the fastest-growing cities in the U.S., with continued population growth projected through 2026
- Site prep underway now for Star Farms Village - a 2,086-acre, ~3,000-home community up North Toledo Blade Blvd.
- Across the street from Benderson's North Port Business Park (550,000+ SF class-A industrial/flex space)
- Additional retail development planned at both the NEC and NWC of I-75 & Toledo Blade Blvd., anchored by grocery, fast food, hospitality, and fuel/convenience uses



RETAIL PAD



FOR LEASE



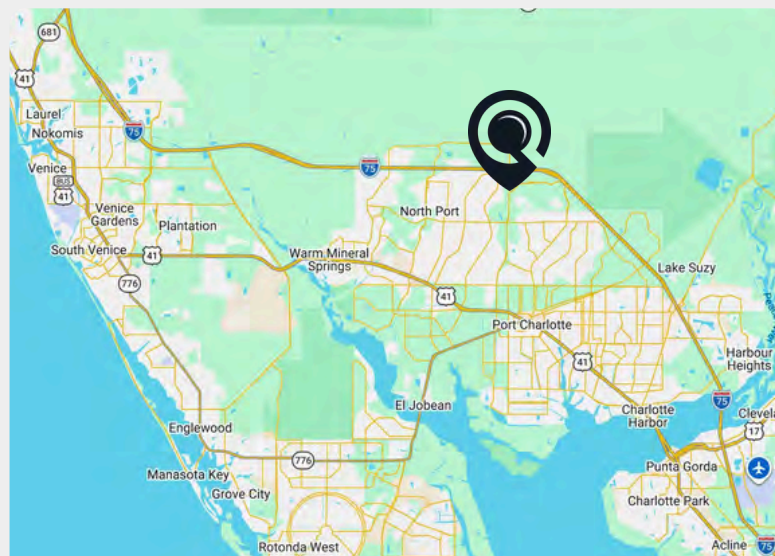
CALL FOR RATES



0.88± AC SITE



**ZONED PCD
(PLANNED COMMUNITY DEVELOPMENT)**



GOOGLE MAP



5-MILE POPULATION
61,564



5-YEAR INCREASE
2.3%



5-MILE INCOME
\$120,000



5-MILE EMPLOYEES
10,329

1-75 INTERCHANGE RETAIL PAD

1001 Interchange Ave | North Port, FL 34289

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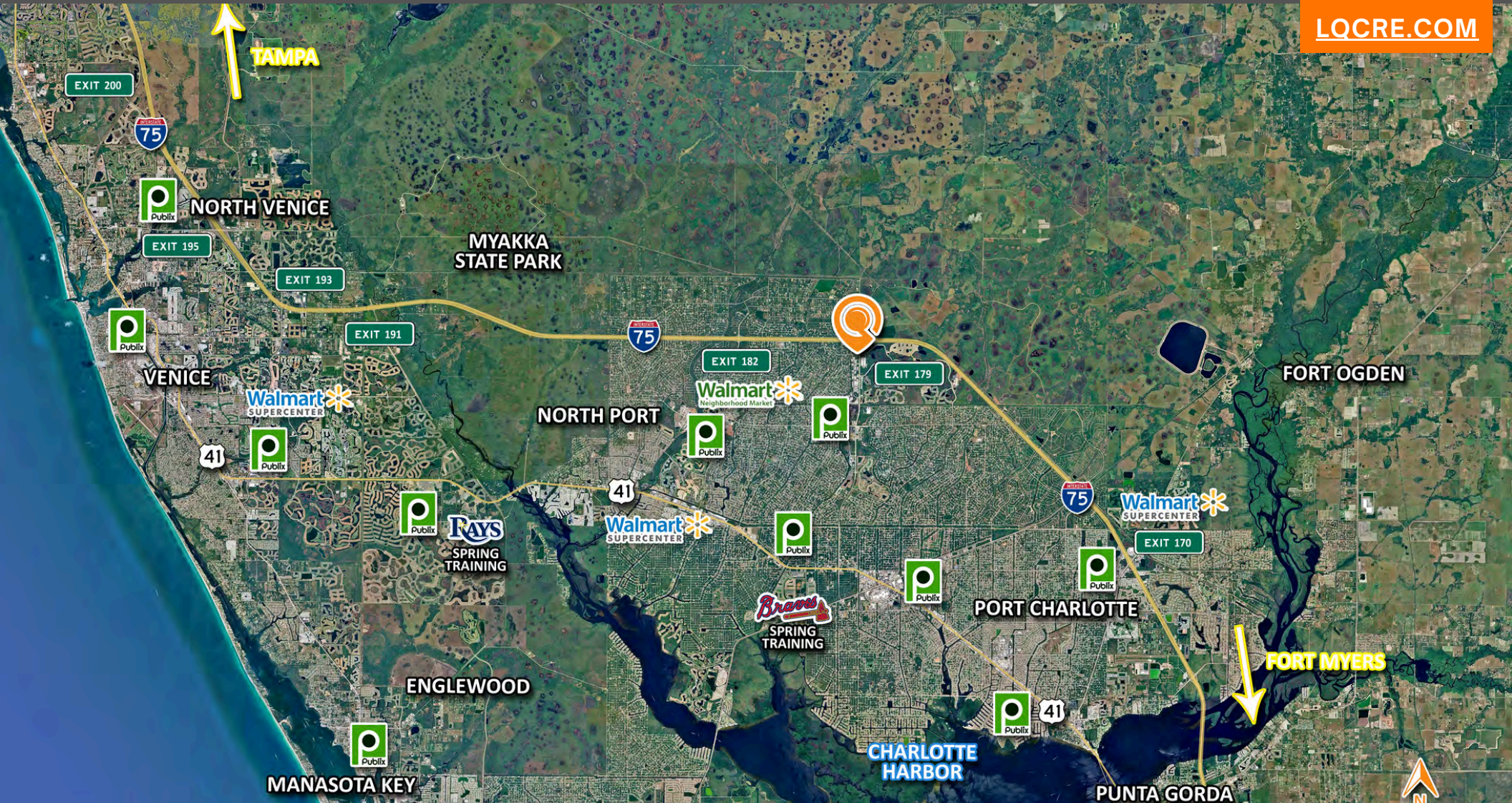


1-75 INTERCHANGE RETAIL PAD

1001 Interchange Ave | North Port, FL 34289
0.88± AC Retail Pad For Lease


LQ Commercial
REAL ESTATE SERVICES

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LQ Commercial
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Information obtained from owner(s) or sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. Property is subject to change or withdraw without notice.