# NORTH PORT COMMERCIAL TRACT

## 2000 S TOLEDO BLADE BLVD, NORTH PORT, FLORIDA 34288

**FOR SALE**

TCG

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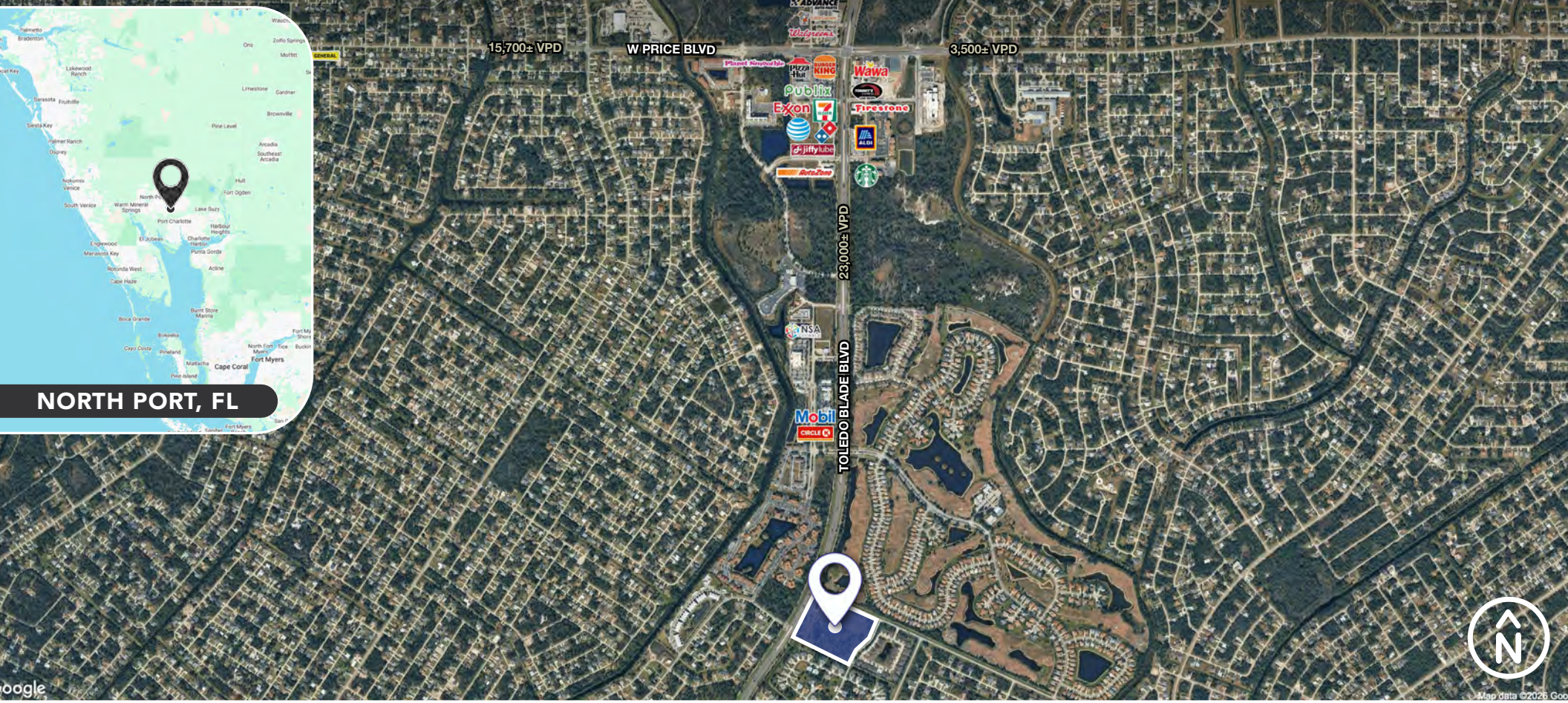


## 2026 DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| AVERAGE H.H INCOME | $96,808 | $119,742 | $106,924 |
| POPULATION | 5,786 | 42,093 | 95,172 |
| EMPLOYMENT DENSITY | 804 | 15,176 | 27,357 |

## PROPERTY DETAILS

| | |
|---|---|
| PRICE | Call for Details |
| AVAILABLE | 15.97± Acres |
| ZONING | CTNP |
| LOCATION | Located at 2000 S Toledo Blade Blvd at Woodhaven Dr in North Port, this 15.97-acre CTNP-zoned commercial tract sits in Sarasota County. |

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TrinityCRE.com
9450 Corkscrew Palms Cir • Suite 101 • Estero, FL 33928
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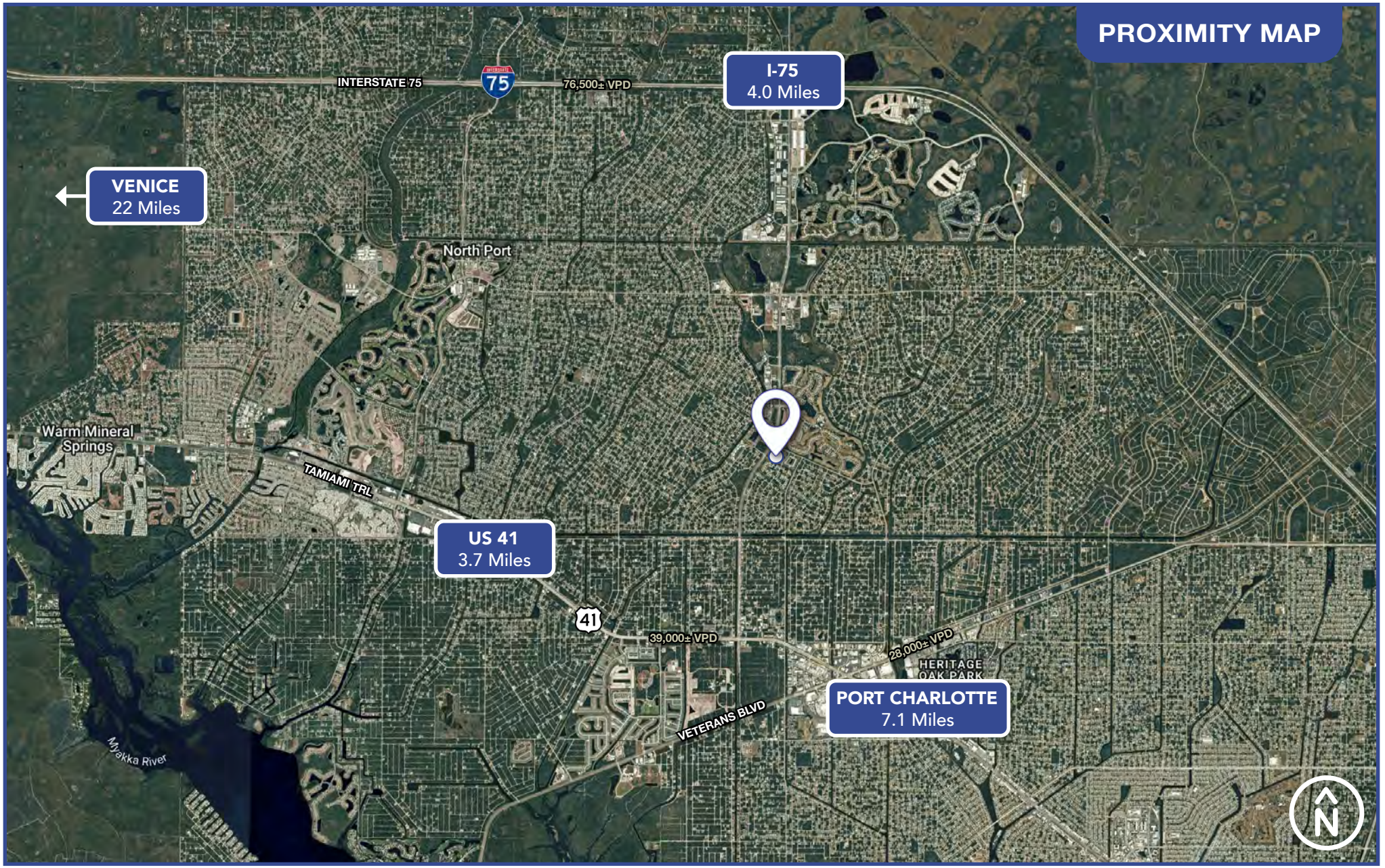



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# NORTH PORT, FLORIDA

**North Port is Sarasota County's largest city by land area and a fast-growing residential and commercial hub along Florida's Gulf Coast.**

**90,000+**
Residents

**970±**
Residents per square mile

**$747.5M**
Retail sales in 2022

**28.7%**
Growth from 2020 to 2025

VISIT Sarasota COUNTY

***"A Natural Oasis of Modern Momentum."***

*VISIT SARASOTA COUNTY*
*North Port destination guide*

North Port is one of the fastest-growing communities in southern Sarasota County, driven by residential expansion, commercial development, healthcare investment, and a growing employment base. With more than 100 square miles, the city offers room for future growth across many uses.

Regional connectivity is supported by Interstate 75 and U.S. 41/Tamiami Trail, with commercial activity concentrated at Sumter Boulevard and Toledo Blade Boulevard. These corridors connect North Port to Sarasota, Venice, Port Charlotte, Punta Gorda and Fort Myers, while providing convenient access throughout the Gulf Coast.

North Port's growing population continues to fuel demand for retail, medical, professional services, construction, and light industrial uses. Investment in healthcare, infrastructure, and mixed-use development is helping expand the city's economic base and strengthen its role as a major growth center in Southwest Florida.