

# TOLEDO PRICE COMMONS

## North Port, Florida

Toledo-Price Common is an 18 acre retail development project located in North Port, Florida; which is centrally located between Venice and Port Charlotte in Southwest Florida. The project is situated at the SW corner of Price and Toledo-Blades Blvd, a strong retail corridor that is less than 1 mile from the I-75 Interchange. The site provides for 120,000 SF of big-box space, 15,000 SF of medical space, and an 18,000 SF strip center facing Toledo Blade. The property offers multiple ingress/egress points and ample parking. Adjacent to the site is a Publix store. Peripheral retail and restaurants currently surround the intersection.

North Port is a rapidly-growing municipality that accounts for nearly 13% of Sarasota County's population. 5,000 Residential building permits were issued in 2006, with nearly 10,000 residential units now in the planning stages.

North Port offers a stable and educated workforce pool, (3) area colleges, and a desirable quality of life.



### DEMOGRAPHICS

	2.5 mi	5 mi	10mi
Population	23,073	39,582	142,298
Median Income	\$46,696	\$55,298	\$52,468
Employees	10,428	19,353	70,492

Sarasota County pop. Est 2009 700,241  
 North Port Avg. Annual Growth Rate 17.9%  
 Traffic Counts on Toledo Blades 16,554



NORTH

170,500 SF FLOOR AREA  
973 PARKING SPACES

**TOLEDO PRICE COMMONS**  
**CONCEPTUAL SITE PLAN**

3/26/07

