



Extended Reach

US-41 SARASOTA COUNTY SITE 3.0 AC | DEVELOPMENT SITE

12580 Tamiami Trail S | North Port, FL 34287



**CALL FOR
PRICE**

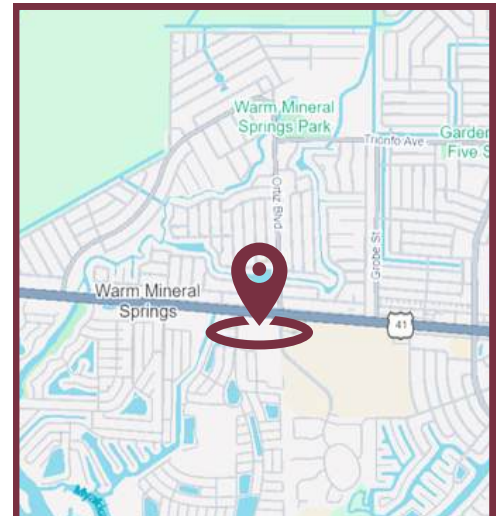


**TRAFFIC COUNT
39,000 VPD**



**PAD SIZE
3.0 AC**

- 3 AC site for sale along dominant US-41 in North Port, Sarasota County.
- Signalized hard corner with excellent visibility and strong access.
- Zoned for general commercial development.
- Over 2.5% recent population growth, with 2.3% more by 2029.
- Minutes from retail hubs including Cocoplum Village Shops and Murdock Circle.
- Tax map: <https://tinyurl.com/u4kj5euk>



MAP VIEW



VIDEO TOUR



5-MI POPULATION
57,330



5-YEAR POP. INCREASE
2.3%



5-MI AVG HH INCOME
\$97,528

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Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.



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