

7060 SUMTER CROSSING DR

North Port, FL 34287



850.933.5899



PROPERTY DESCRIPTION

Premier Commercial Group presents a prime 0.56+/- acre outparcel for sale in the thriving North Port market. Positioned at 7060 Sumter Crossing Dr., North Port, FL, this highly visible site is priced at \$600,000, with build-to-suit options available.

Strategically located next to a major national tenant, this parcel benefits from strong traffic exposure and a rapidly growing commercial corridor. Ideal for retail, QSR, medical, or professional office development, this property offers a rare chance to establish a presence in one of Florida's fastest-growing communities. Don't miss out on this exceptional investment opportunity. Contact Premier Commercial Group today for more details!

OFFERING SUMMARY

Sale Price:	\$600,000
Lot Size:	0.56 +/- AC
Traffic Count:	39,500 cars/day

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,137	34,135	94,621
Total Population	4,967	82,163	214,961
Average HH Income	\$76,211	\$88,906	\$89,799

PROPERTY HIGHLIGHTS

- Prime Location – Positioned in a high-growth area of North Port, FL, with excellent visibility and access.
- Development Potential – 0.56+/- acre outparcel with build-to-suit options available, ideal for retail, medical, or office use.
- Strong Neighboring Tenant – Adjacent to a newly leased space

SEAN FEHELEY

305.609.8698

sfeheley@teampcg.com

PREMIER COMMERCIAL GROUP

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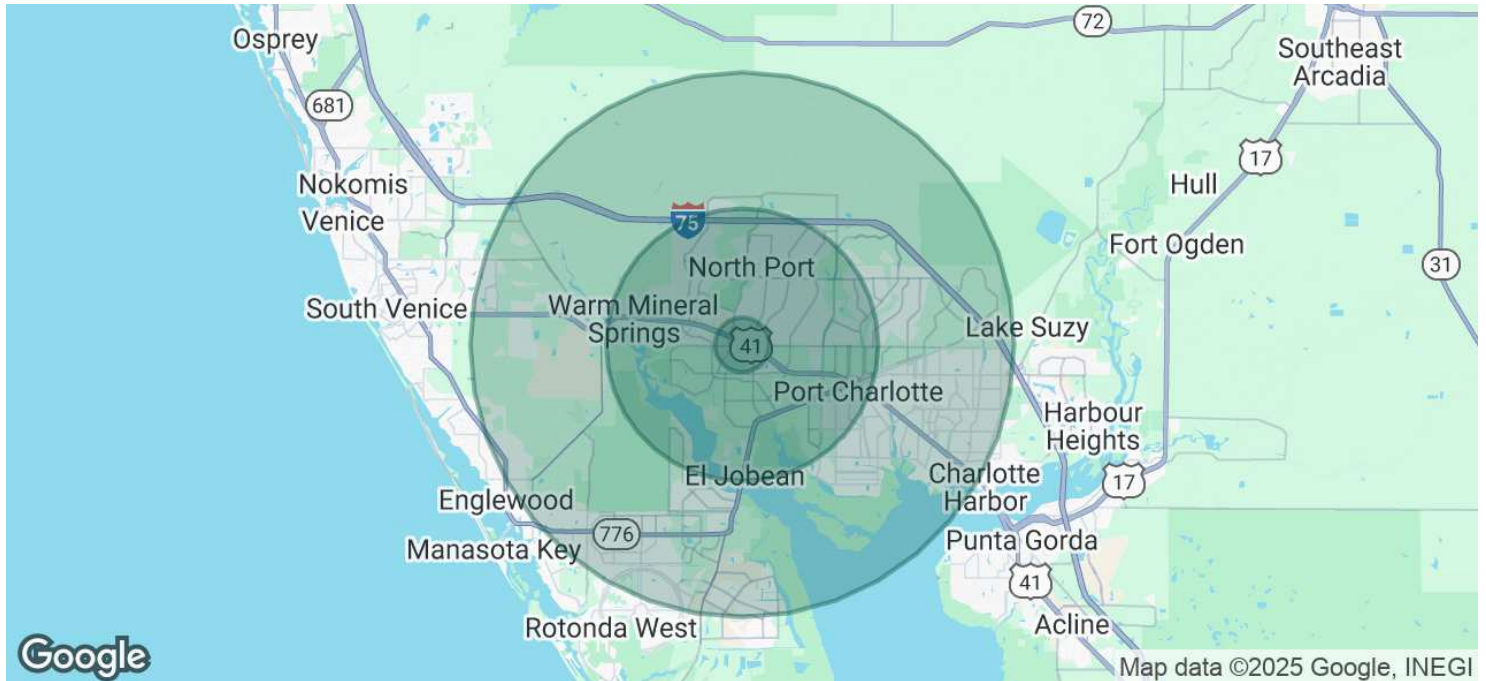
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,967	82,163	214,961
Average Age	52	49	52
Average Age (Male)	51	48	52
Average Age (Female)	53	50	53

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,137	34,135	94,621
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$76,211	\$88,906	\$89,799
Average House Value	\$294,417	\$328,676	\$352,927

Demographics data derived from AlphaMap

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