

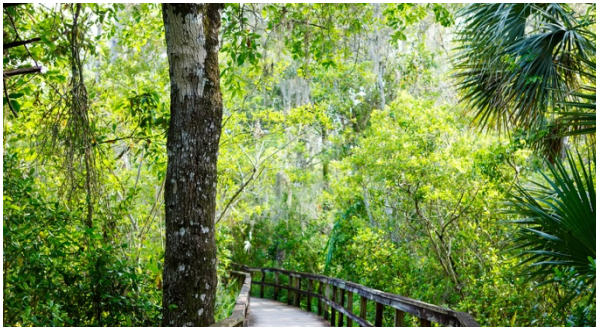


Sunbeam Plaza

– NORTH PORT, FLORIDA –



Sunbeam Plaza THE VISION



For those who enjoy being part of an up-and-coming, accessible community, the City of North Port is located in Sarasota County between Tampa and Fort Myers. The Southwest Florida city is tucked beneath a thick oak and pine canopy, rich with archeological history, beautiful natural springs, and more than 80 miles of freshwater canals.

The City's more than 62,000 population boasts a median age of 41 and is one of the youngest in the Southwest Florida region. Youth is found in more than just the nearly 10,000 school children who call North Port home. Adults here share a common sense of energy, youthfulness, and vibrancy. After all, age is just a number. It's truly how you feel.

Sunbeam Plaza will be at the center of commercial development in North Port, sitting along Tamiami Trail right in the heart of the city's retail corridor. At Konover South we are excited about the opportunity to serve such a wonderfully energetic and exciting community.

Sunbeam Plaza PROPOSED ELEVATION



*Elevations and site plans are for conceptual purposes and are subject to change.

CONTACT: JEFF WILLIAMS ♦ 772-631-4400 ♦ KONOVERSOUTH.COM

Sunbeam Plaza SITE PLAN



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Sunbeam Plaza DEMOGRAPHICS

MILES



Population



Avg. Income

1 Mile	4,222	\$79,947
3 Miles	34,081	\$68,468
5 Miles	78,367	\$66,114

MINUTES



Population



Avg. Income

5 Minutes	16,343	\$66,363
10 Minutes	53,683	\$67,629
15 Minutes	92,498	\$66,093

TRAFFIC COUNTS



33,376

Tamiami Trail

*Estimated 2018. This information was provided from government & private sources deemed to be reliable, however, it is provided without representation or warranty.

HIGHLIGHTS

- Located in North Port, an up-and-coming community in Sarasota County with more than 65,000 residents.
- Situated on Tamiami Trail, which is North Port's main retail corridor.
- Aldi and Walmart developments directly across US 41.
- 375,000 sf Publix and Hobby Lobby anchored center immediately adjacent.
- With North Port's median age in the lower 40s with many with young families, the population is the least seasonal in Southwest Florida
- The city is a business-friendly environment with a healthy infrastructure.

NATIONAL RETAILERS



IDEALLY SUITED



RETAIL



MEDICAL



RESTAURANT



FAST FOOD



BANK



HOTEL

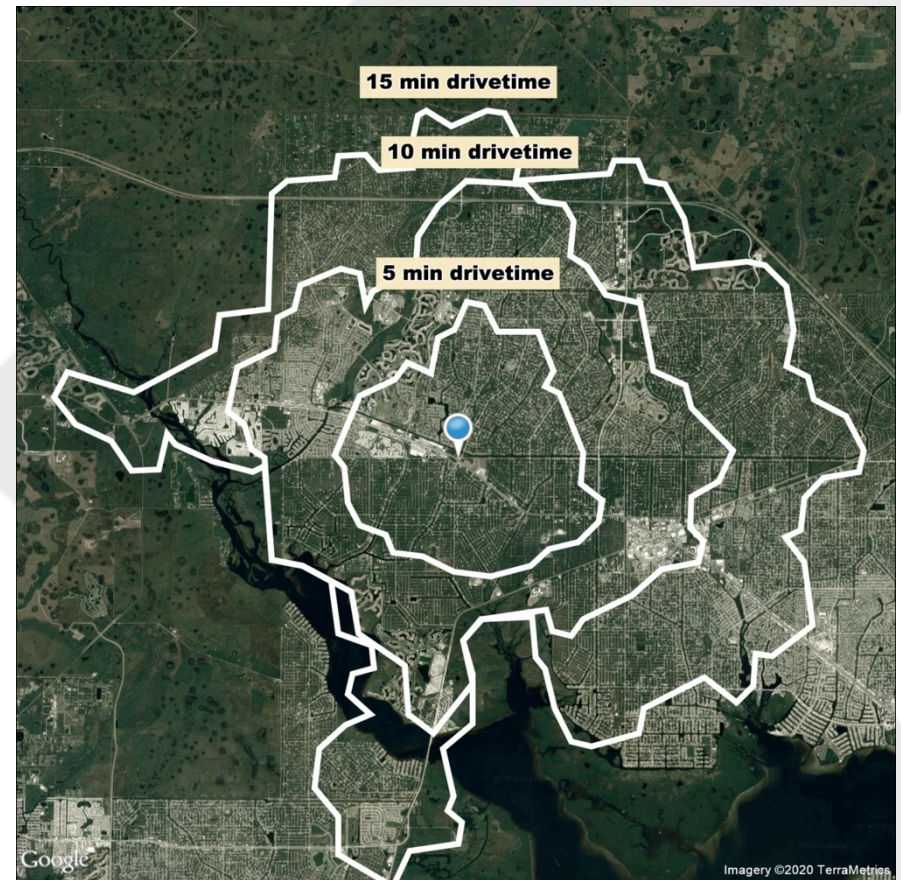
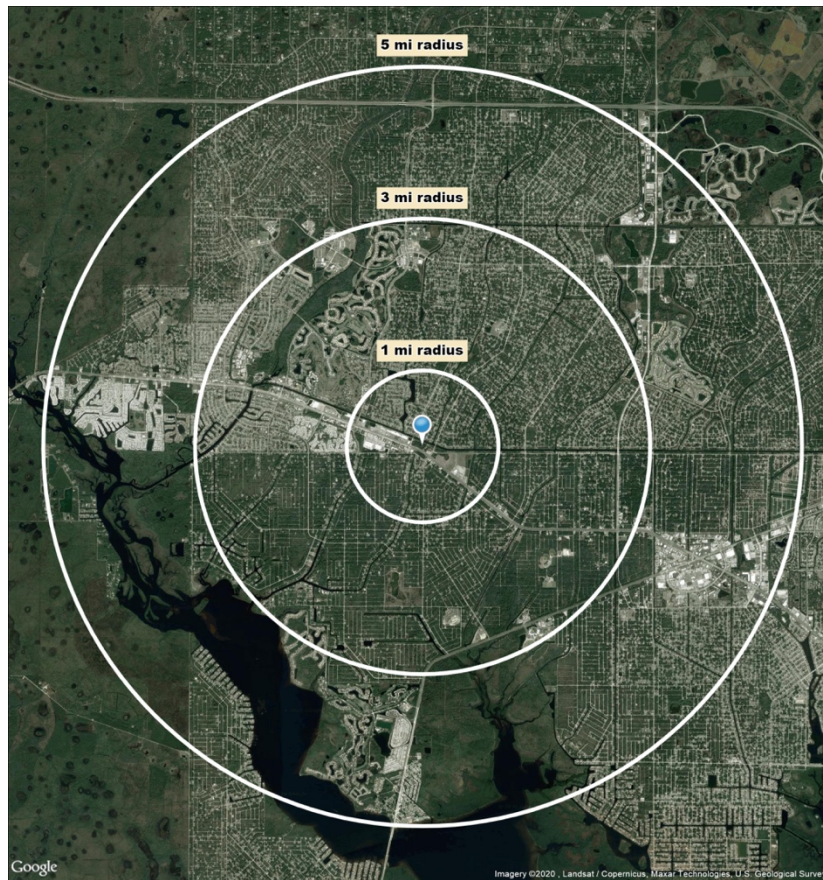


GYM

- Retail
- Medical / Dental
- Restaurants
- Fast food with drive thru
- Bank
- Hotel
- Cell Phone
- Drug store
- Gym



Sunbeam Plaza TRADE AREA MAP



Sunbeam Plaza TRADE AREA MAP



Sunbeam Plaza TRADE AREA MAP





Development. Leasing. Management. **Since 1957**

Built on a legacy of family tradition spanning three generations, Deerfield Beach, Florida-based Konover South, LLC, continues the successful track record of The Simon Konover Organization.

Konover South is a fully integrated real estate organization recognized as one of the premier real estate entities operating throughout the Southeastern United States. Established over 60 years ago, Konover South excels in real estate development, property acquisition, asset management, property management, leasing, construction and ownership.



Sunbeam
Plaza



Sunbeam
Plaza

Location

Tamiami Trail and Salford Boulevard
North Port, FL 34287

Development

Jeff Williams
772.631.4400
jwilliams@konoversouth.com

Leasing

Zachary Feldman
561.601.4474
zfeldman@konoversouth.com

Management

Jay Kanik
561.531.2991
jkanik@konoversouth.com