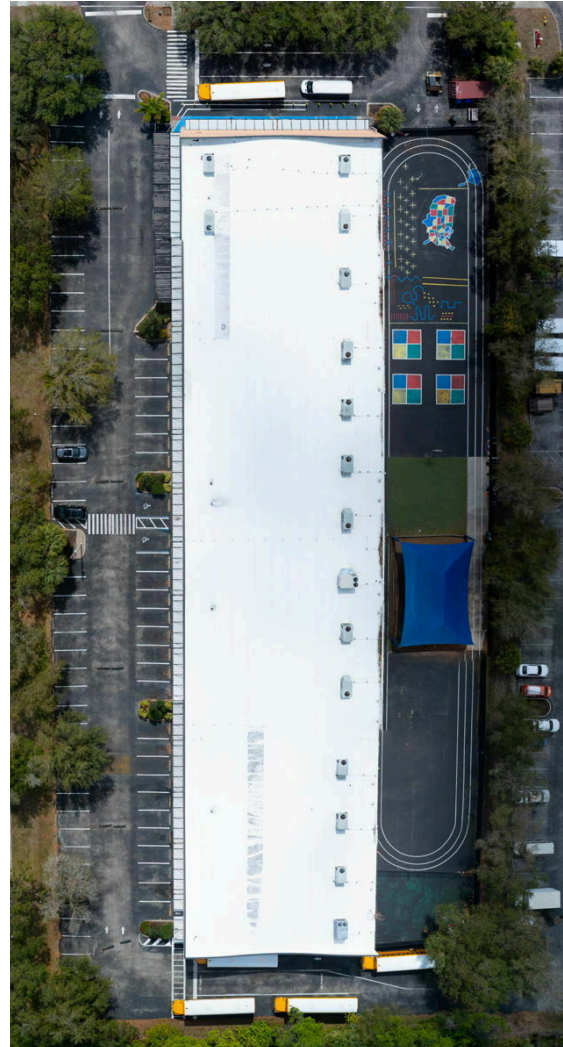
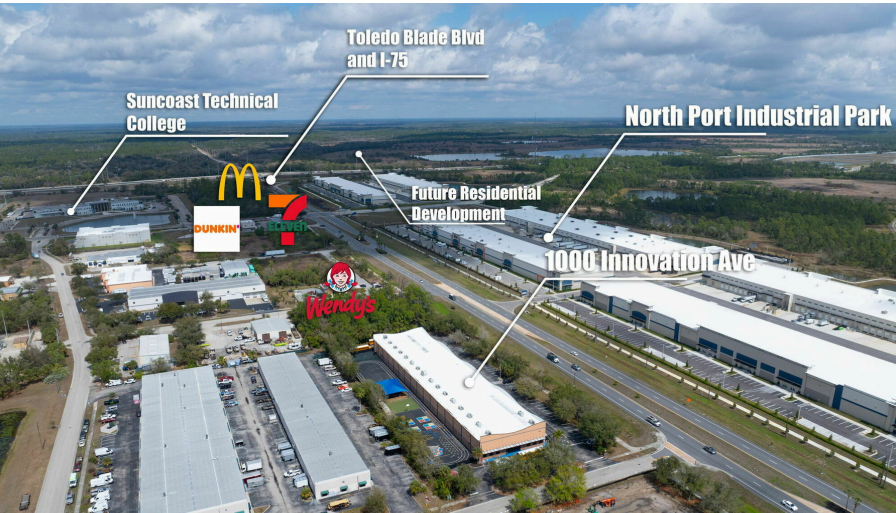


1000 INNOVATION AVE

1000 INNOVATION AVE | North Port, FL, 34289

developnorthportfl.gov

AVAILABLE FOR SALE/LEASE
36,000 SF FREESTANDING
INSTITUTIONAL SPACE



PROPERTY HIGHLIGHTS

- 36,000 SF freestanding institutional building on 2.87 acres
- Turnkey for childcare, education, or institutional use
- Flexible layout with 33 classrooms and large common areas
- ±5,900 SF auditorium and lunchroom with prep kitchen
- 85 on-site parking spaces with expansion potential
- Located along Toledo Blade Blvd near I-75 (Exit 179)
- Positioned within a high-growth commercial and residential corridor
- Zoned AC-4 allowing a wide range of commercial and institutional uses