



**SALE**

# 5400 Greenwood Avenue

**5400 GREENWOOD AVENUE**

North Port, FL 34287

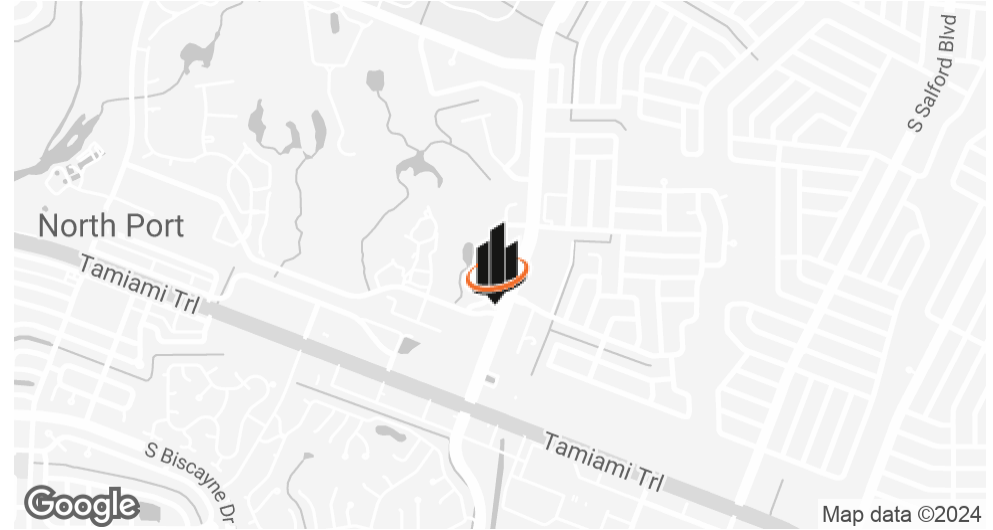
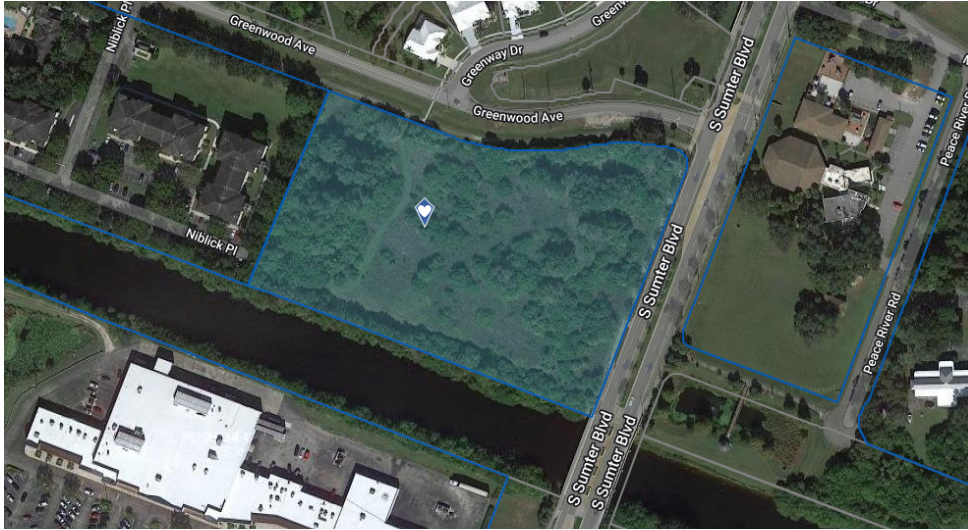
**PRESENTED BY:**

**J. CHRIS MALKIN**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,300,000
<b>LOT SIZE:</b>	5.94 Acres

## PROPERTY DESCRIPTION

Invest in the future with this exceptional property at 5400 Greenwood Avenue, North Port, FL, 34287. Boasting an RMF zoning, this prime location offers an unparalleled opportunity for a multifamily investor. Situated in the desirable North Port/Port Charlotte area, it presents the ideal canvas for a new development or expansion project. The potential is vast, promising and unlimited possibilities. Embrace the chance to shape the next chapter in residential living with this remarkable investment opportunity.

## PROPERTY HIGHLIGHTS

- - Zoned RMF for multifamily development, seller obtained approval for 119 unit Senior Housing Development, which could be reinstated with some work.
- - Ideal location in North Port/Port Charlotte area
- - Prime investment opportunity

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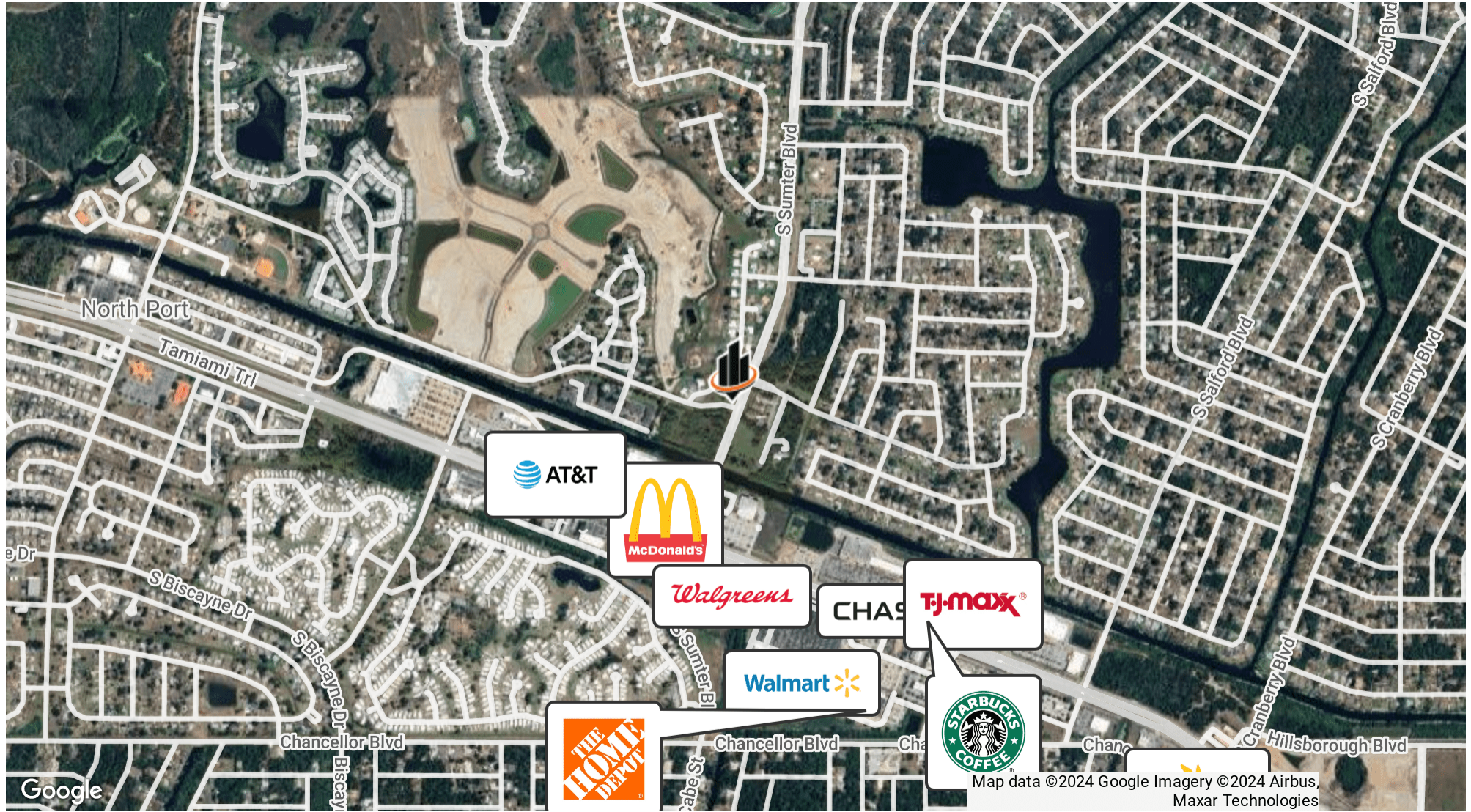
SVN | COMMERCIAL PARTNERS 2

# ADDITIONAL PHOTOS



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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

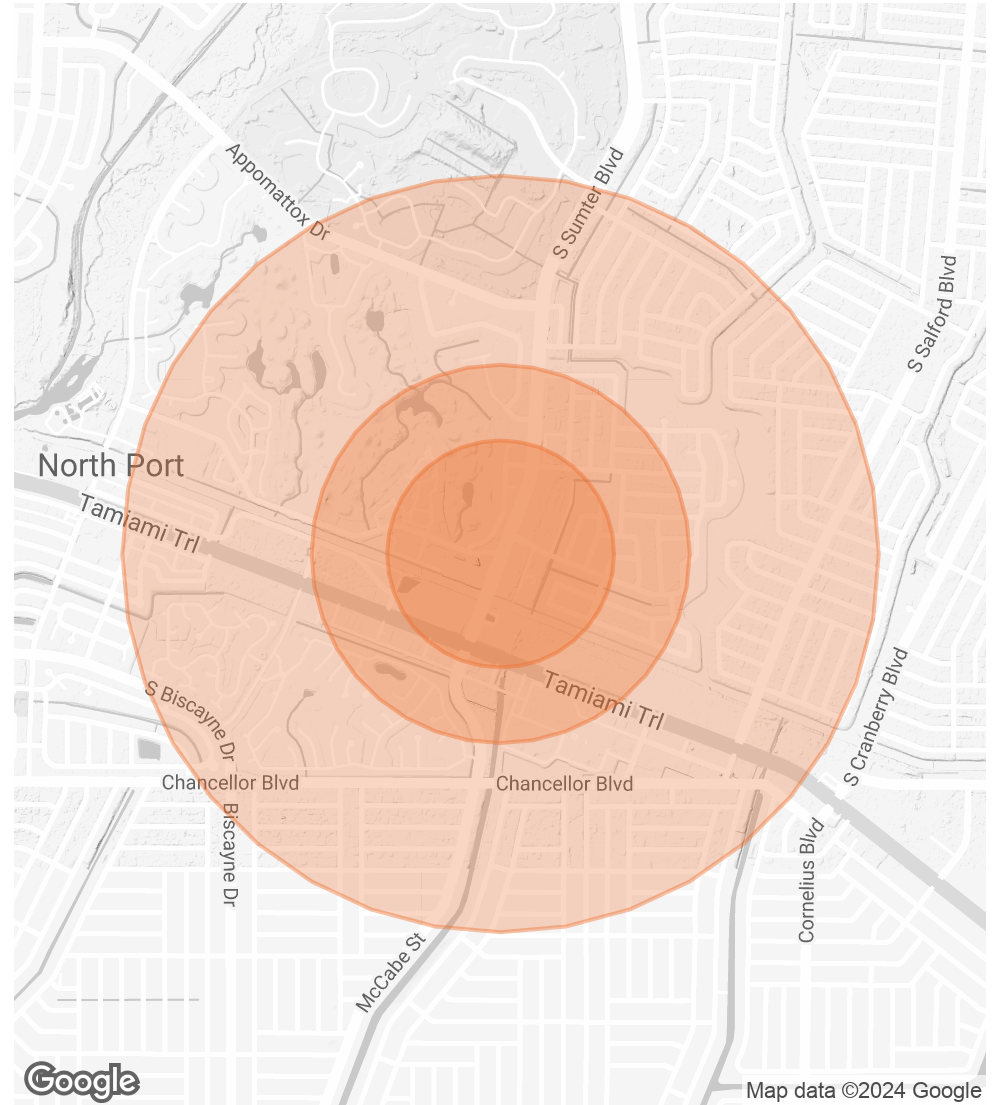
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	458	1,729	6,130
AVERAGE AGE	56	55	55
AVERAGE AGE (MALE)	55	54	54
AVERAGE AGE (FEMALE)	57	56	56

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	220	798	2,829
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$81,252	\$77,817	\$75,961
AVERAGE HOUSE VALUE	\$275,116	\$259,689	\$268,806

Demographics data derived from AlphaMap



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