



North Port Multi-Purpose Sports Facility

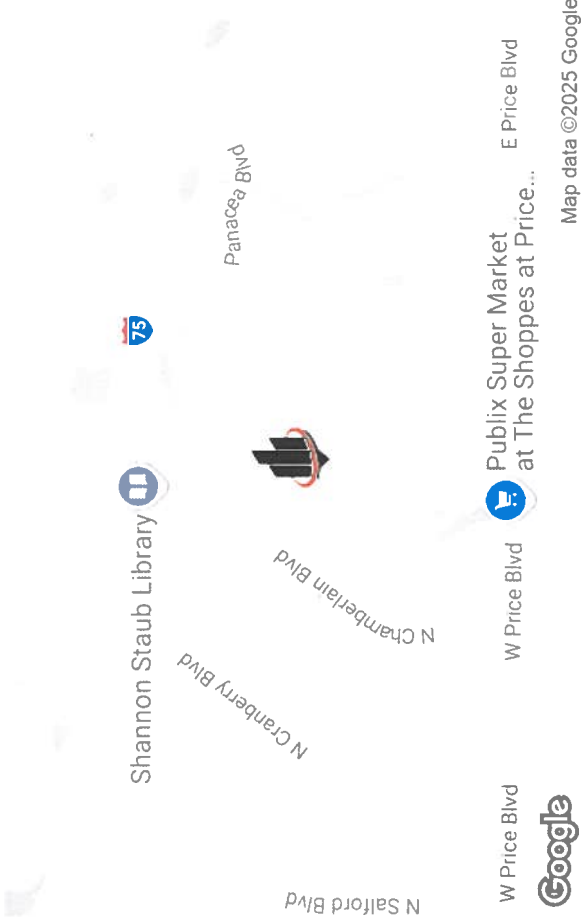
2597 SYCAMORE STREET, NORTH PORT, FL 34289

PRESENTED BY:

TONY VELDKAMP, CCIM
O: 941.487.6990
tonyveldkamp@svn.com
FL #BK576074

MATT FENSKE
O: 941.487.3794
matt.fenske@svn.com
FL #SL3373336

PROPERTY DETAILS & HIGHLIGHTS



PRICE		\$6,000,000	
APN	1116030070		
BUILDING SIZE	16,212 SF		
LOT SIZE	1.77 Acres		
TRAFFIC COUNT	23,000 AADT		
YEAR BUILT	2013		
ZONING	City of North Port - Activity Center 4		



- Well-maintained, high-performance athletic facility
- Hardwood court floor suitable for basketball, volleyball, pickleball and more
- Excellent visibility from Toledo Blade Boulevard and Sycamore Street, with easy access to I-75
- Fenced lot with ample on-site parking
- Flexible Activity Center zoning allows for a variety of uses

PROPERTY DESCRIPTION

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This multi-purpose sports facility, located in the rapidly growing city of North Port, offers 16,212 square feet of versatile space suitable for a wide range of uses. The main entrance opens into a full-sized basketball/volleyball court featuring hardwood floors, roll-out bleachers, ceiling-suspended folding basketball goals, and an electronic scoreboard.

Adjacent to the court are multiple rooms currently used as a weight room, classrooms, and locker rooms, providing additional flexibility for a variety of activities.

The property is highly visible from both Toledo Blade Boulevard and Sycamore Street. It sits on a fenced lot with ample parking and convenient accessibility, with the main entrance positioned directly off the roadway for improved traffic flow.

Zoned for Activity Center use, the property allows for a wide range of possibilities, including a church, school, sports facility, craft brewery, food hall, and more.



LOCATION DESCRIPTION

This property is located in North Port, Florida, along the rapidly expanding Toledo Blade Boulevard, a primary north-south thoroughfare connecting Interstate 75 to U.S. 41.

North Port is one of the fastest-growing cities in the nation, currently ranked as the second fastest-growing in the United States, with a population increase of 29.67% since 2020. The city is experiencing robust commercial development, particularly in the healthcare, hospitality, and industrial sectors.

Notable projects in the area include the proposed 180-unit upscale apartment complex Serenity at North Port, Arbor Oaks by Pulte Homes, a 190-acre master-planned community with resort-style amenities, The Strand at Cedar Cove, a 244-home neighborhood with a pool, basketball court, and community amenities, as well as the \$450 million Sarasota Memorial Hospital currently under construction on North Sumter Boulevard.

Toledo Blade Boulevard is also home to several large industrial employers, including Dakin Comfort, Tervis, Town and Country Industries, MTI Equipment, Raymond Building Supply, and King Plastic Corporation.

With excellent accessibility and over 27,000 households in the surrounding area, this site is ideally positioned to serve North Port's rapidly growing community.

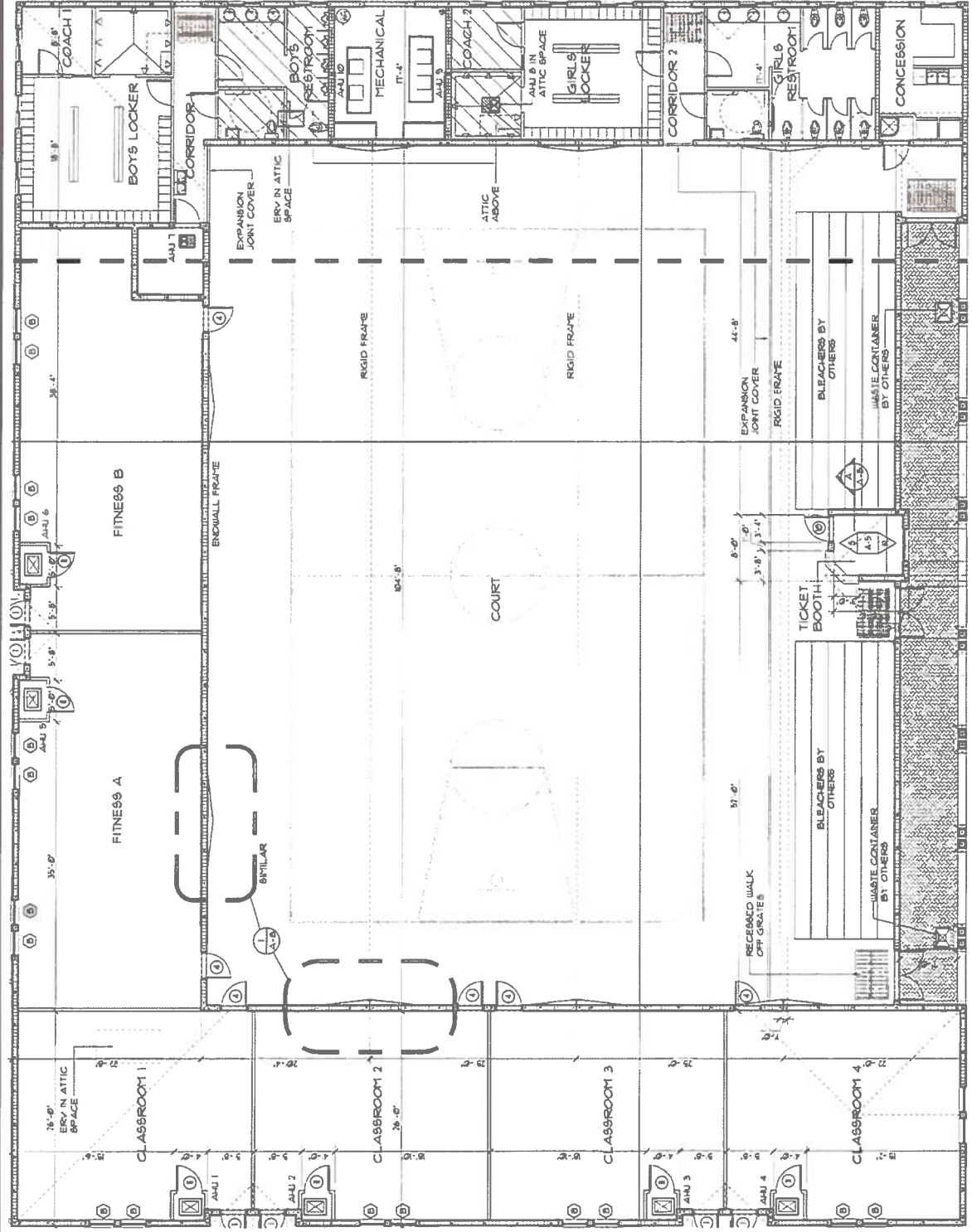


ABOVE AERIAL





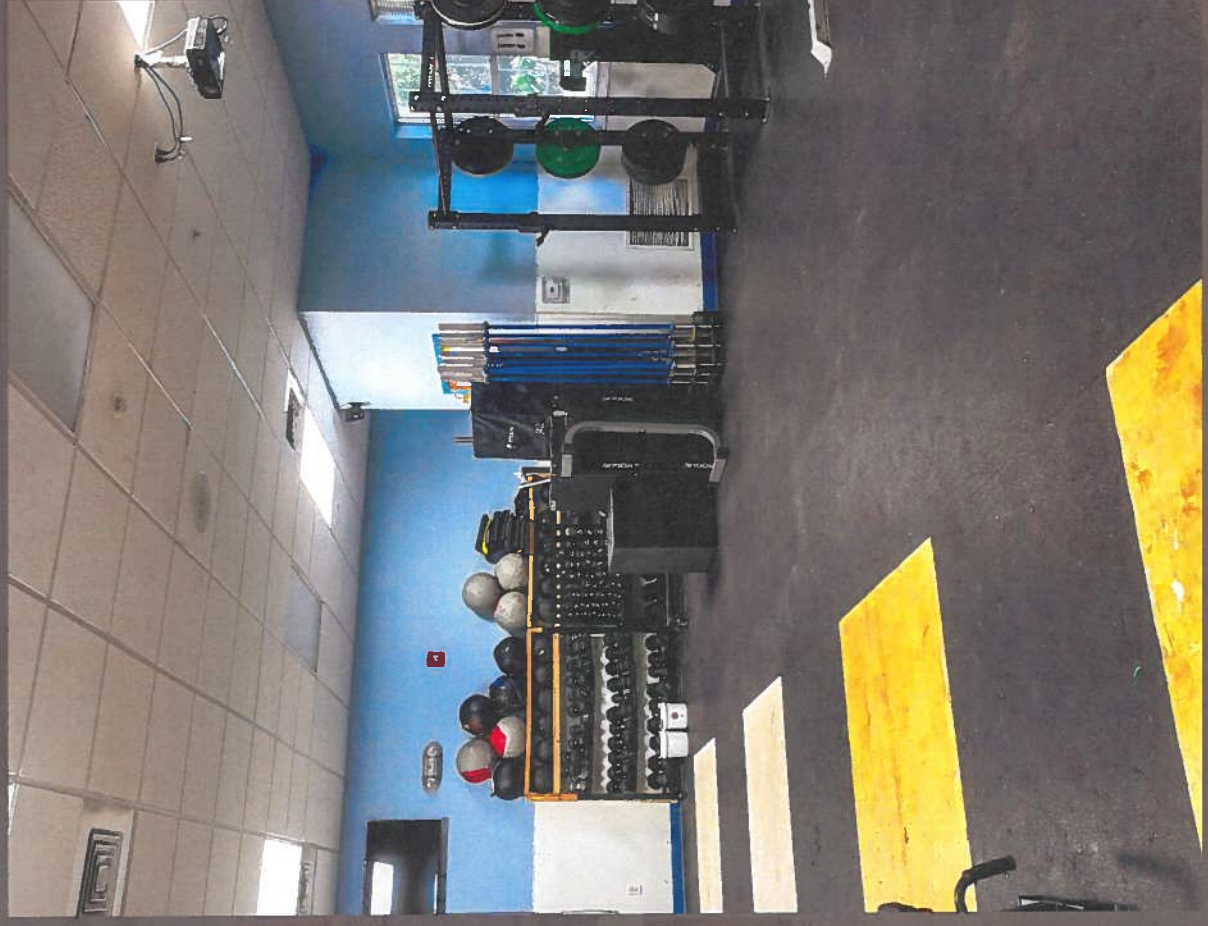
FLOOR PLAN



BASKETBALL/VOLLEYBALL COURT PHOTOS



CLASSROOM & WEIGHT ROOM PHOTOS



AERIAL LOOKING EAST



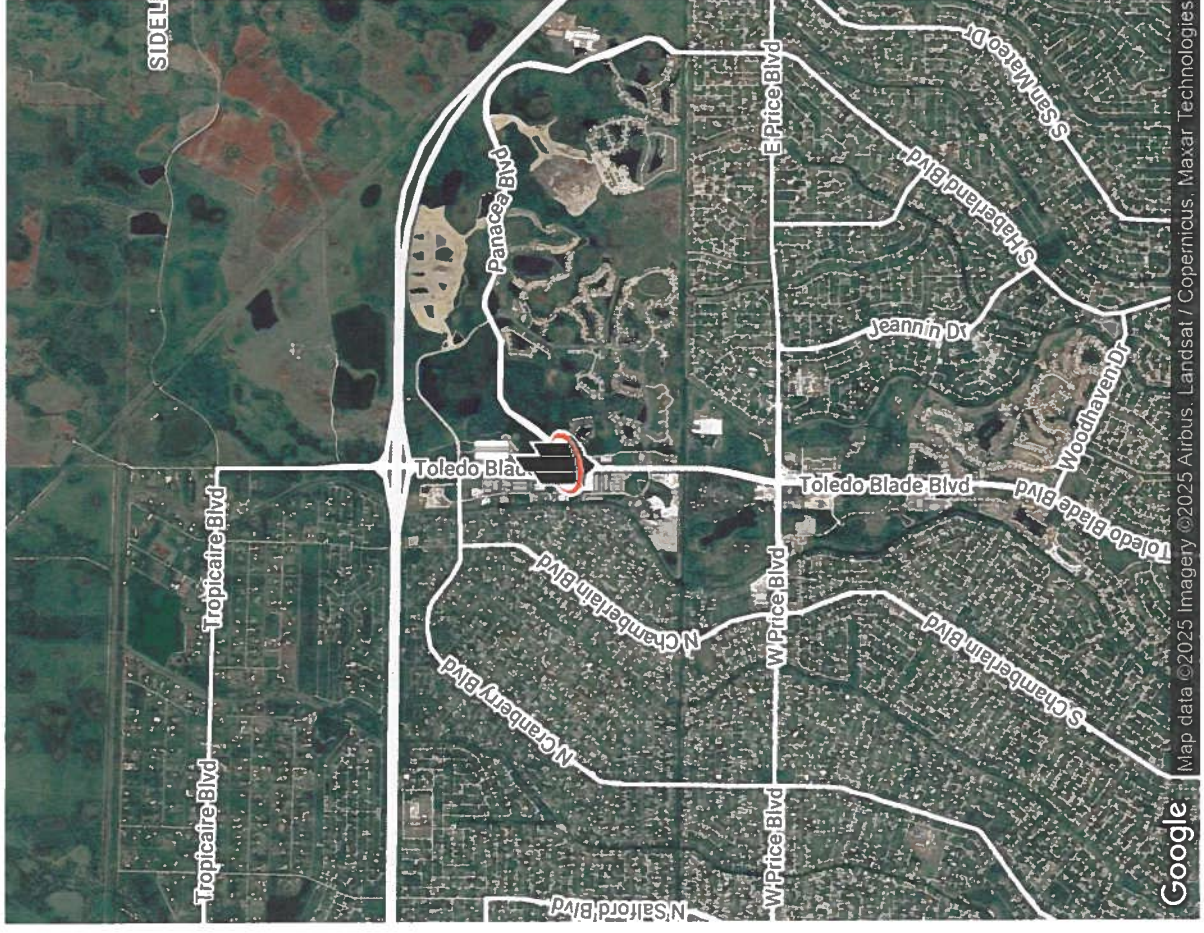
AERIAL LOOKING NORTH



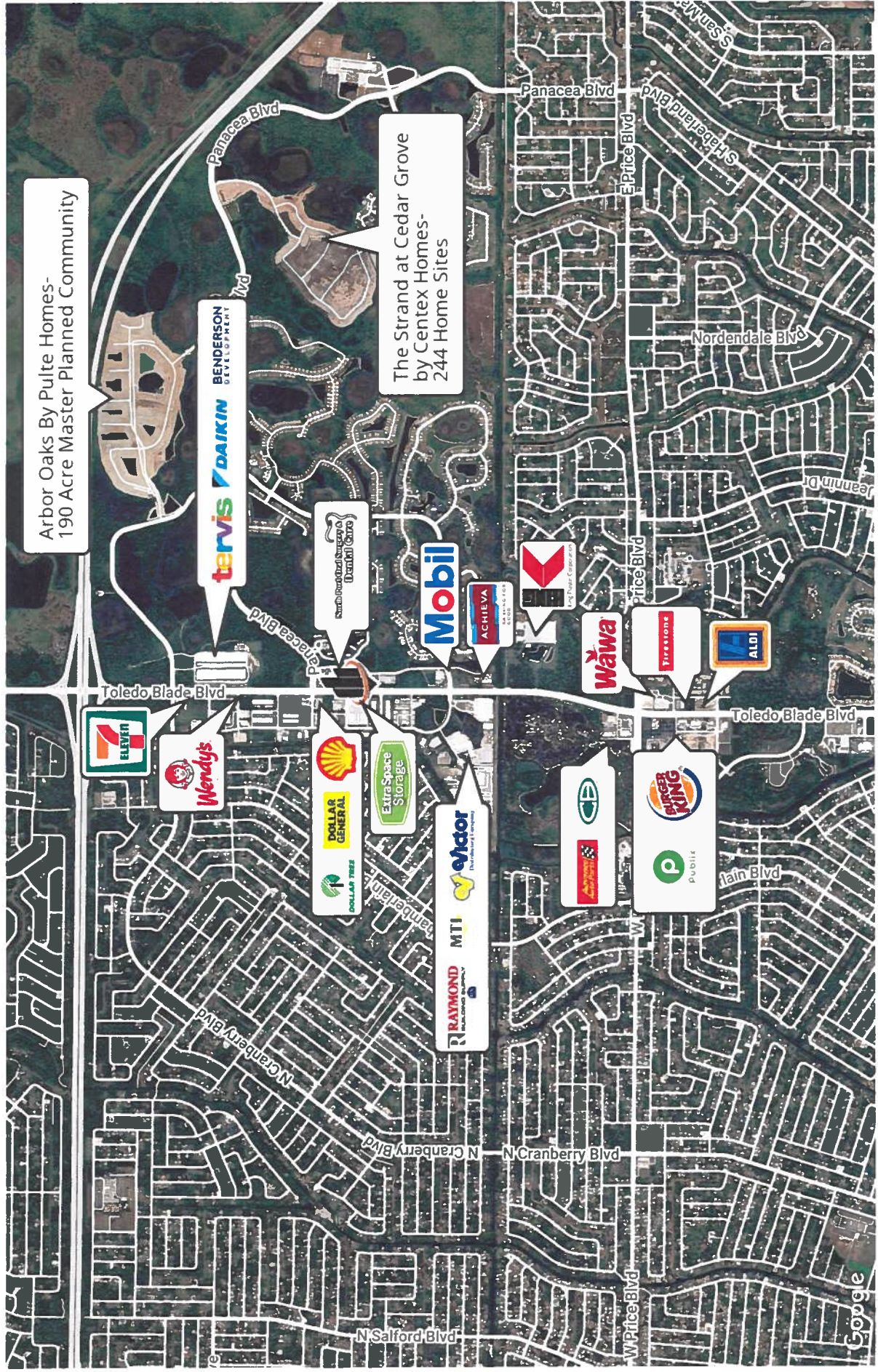
AERIAL LOOKING SOUTH



LOCATION MAPS



RETAILER MAP



PRESENTED BY:



Tony Veldkamp, CCIM

O: 941.487.6990
tonyveldkamp@svn.com
FL #BK576074



Matt Fenske

O: 941.487.3794
matt.fenske@svn.com
FL #SL3373336



ADVISOR BIO 1



TONY VELDKAMP, CCIM

Senior Advisor

tonyveldkamp@svn.com

Direct: **941.487.6990** | Cell: **941.374.9657**

FL #BK576074

PROFESSIONAL BACKGROUND

Tony Veldkamp, CCIM serves as a Senior Advisor at SVN Commercial Advisory Group in Sarasota. His primary focus is on office and industrial investment properties, and all types of vacant land for development in Manatee, Sarasota and Charlotte Counties. With over thirty years of commercial real estate experience exclusively in this area, he has completed almost 1,000 sales and leasing transactions with a career volume in excess of \$360 Million. As a graduate of Florida State University with a degree in Real Estate, Tony went on to earn his CCIM designation in 2005, and has been a commercial real estate advisor with SVN Commercial Advisory Group since 2011.

Tony has been very active in the Realtor® community which includes being the 2022 President of the 9,000 member Realtor® Association of Sarasota and Manatee (RASM), the 2023 President of the RASM Realtor® Charitable Foundation, and the 2016 President of the Commercial Investment Division of RASM. He is also a Florida Realtors® Board Member and serves as the 2025 Chair of their Commercial Alliance and will be the 2026 Chair of their Public Policy Committee. He is the Legislative Chair for Florida CCIM.

Awards & Accolades include being the 2024 Realtor® of the Year, 2016 Commercial Realtor® of the Year, he received the President's Award in 2019, and Distinguished Service Award in 2020 all from the Realtor® Association of Sarasota & Manatee. He is recognized annually by SVN International as a top-ranking producer nationwide including 2018 when he was ranked #1 in the State of Florida and #8 in the World with SVN.

Tony very much enjoys life on the SunCoast with his wife Debbie, their five children and their families. They enjoy boating, hiking, and family time.

EDUCATION

BS Degree in Real Estate from The Florida State University
CCIM Designation - Certified Commercial Investment Member

MEMBERSHIPS

National CCIM Institute Member (CCIM) - Florida Chapter of CCIM Institute Member
Realtor Association of Sarasota & Manatee Member (RASM) - Commercial Real Estate Alliance of RASM Member (CREA)
Former President of Realtor Association of Sarasota & Manatee, also the Commercial Real Estate Alliance of RASM, and the RASM Realtors Charitable Foundation
Florida Realtors Board Member, Public Policy Chair in 2026, Commercial Alliance Chair in 2025
Florida CCIM Legislative Chair

ADVISOR BIO 2



MATT FENSKE

Senior Advisor
matt.fenske@svn.com
Direct: **941.487.3794** | Cell: **941.773.9984**

FL #SL3373336

PROFESSIONAL BACKGROUND

Matt Fenske serves as a Senior Advisor for SVN Commercial Advisory Group in Sarasota, Florida. Matt's primary focus is on vacant land, as well as retail, office and industrial sales. Matt has been involved in over \$140 million worth of sale and lease transactions thus far since joining SVN. Matt brings a wealth of local market knowledge and digital marketing expertise to best serve his commercial clients and expedite the sales process.

Prior to joining SVN, he worked as a Purchasing Analyst for a construction company, specializing in the construction of single and multi-family homes, which has proven valuable in conversations with contractors and developers.

Matt received his Bachelor's of Science degree from the Florida State University College of Business. During his time there, he was a member of the PGA Golf Management program and completed numerous internships at high-end private golf courses across the United States.

Matt grew up in New Hampshire, before moving to Bradenton nearly 20 years ago. Matt currently resides in Sarasota and enjoys playing golf and spending time on the water.

EDUCATION

BS in Hospitality Management, College of Business.
Florida State University

MEMBERSHIPS

Realtor Association of Sarasota & Manatee Member (RASM) - Commercial Real Estate Alliance (CREA) Member
Board of Directors of RASM CREA, 2022, 2023 & 2024 Vice President
35 Under 35 Award from SRQ Magazine - 2021 Recipient
Urban Land Institute (ULI)
ULI's Young Leaders Group (YLG) - 2018, 2019 Mentor Program
Florida State University Seminole Boosters

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1626 RINGLING BOULEVARD,
SUITE 500

SARASOTA, FL 34236



[HTTP:SUNCOASTSVN.COM](http://SUNCOASTSVN.COM)