

Charlotte Harbor Is
Just Minutes Away

With over 300 ft. of
waterfront dockage

Your customers can
arrive by boat or car .

Corner location
provides almost
500 ft. of highly
visable frontage

SHOVEL READY LAND WITH IMPACT FEE CREDITS AVAILABLE

3871 TAMIAMI TRAIL
PORT CHARLOTTE, FL 33952

Ray Brunner
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Property Summary



OFFERING SUMMARY

Sale Price:	\$895,000
Lot Size:	1.1 Acres
Price / SF:	\$18.68

PROPERTY OVERVIEW

The 312' on the canal allows Charlotte Harbor access within 10 minutes. Providing the opportunity for waterfront dining and boat in access. With a population of 108,494 and an Average HH Income of \$58,030 within 15 minutes drive time. Plus, up to 60,000 cars daily at the Gardner intersection, just 500 ft. from your door. According to ESRI Data this property offers an exceptional opportunity for Restaurants, C Stores and Auto after market retailers. The market in the immediate area is 107% of the MPI for Auto After Market, 124% of the MPI for Auto Insurance, and the auto parts market is understored by 30% . The potential for a C store with gas is 125% of the MPI. For Family Restaurants the immediate area is 113% of the MPI for families eating out 4x's or more monthly. Also, according to ESRI, the restaurant Market is understored by over 8%, representing a \$20,000,000 opportunity. And remember - these numbers are just considering the year round population, in the winter months the snow bird and tourists increase the population by almost 100%!

PROPERTY HIGHLIGHTS

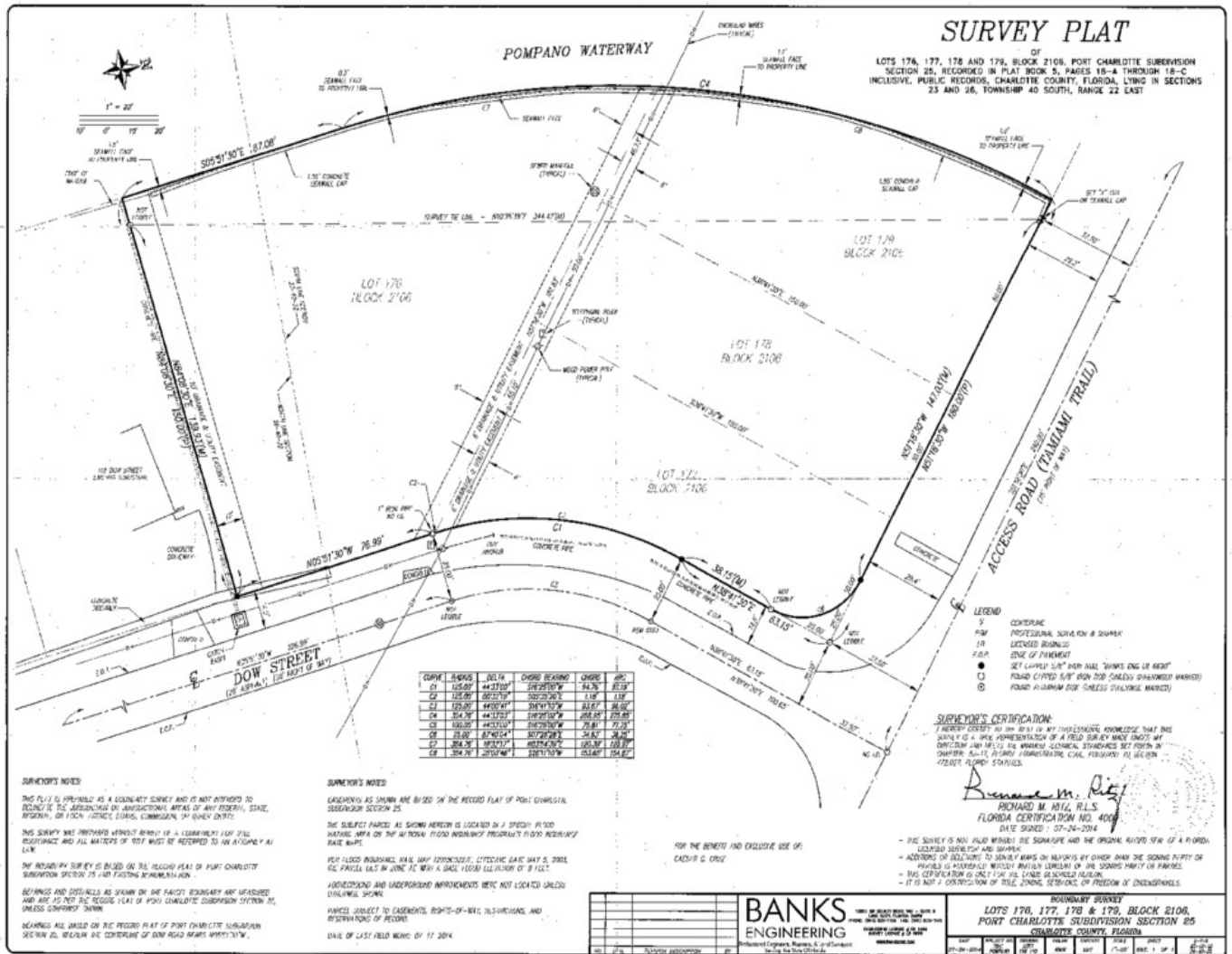
- Waterfront, Signaled Intersection, 414 feet of Visibility
- PLUS 312 ft. of waterfront AND Impact fee Credits
- This location offers an incredible opportunity at a great price.

Additional Photos

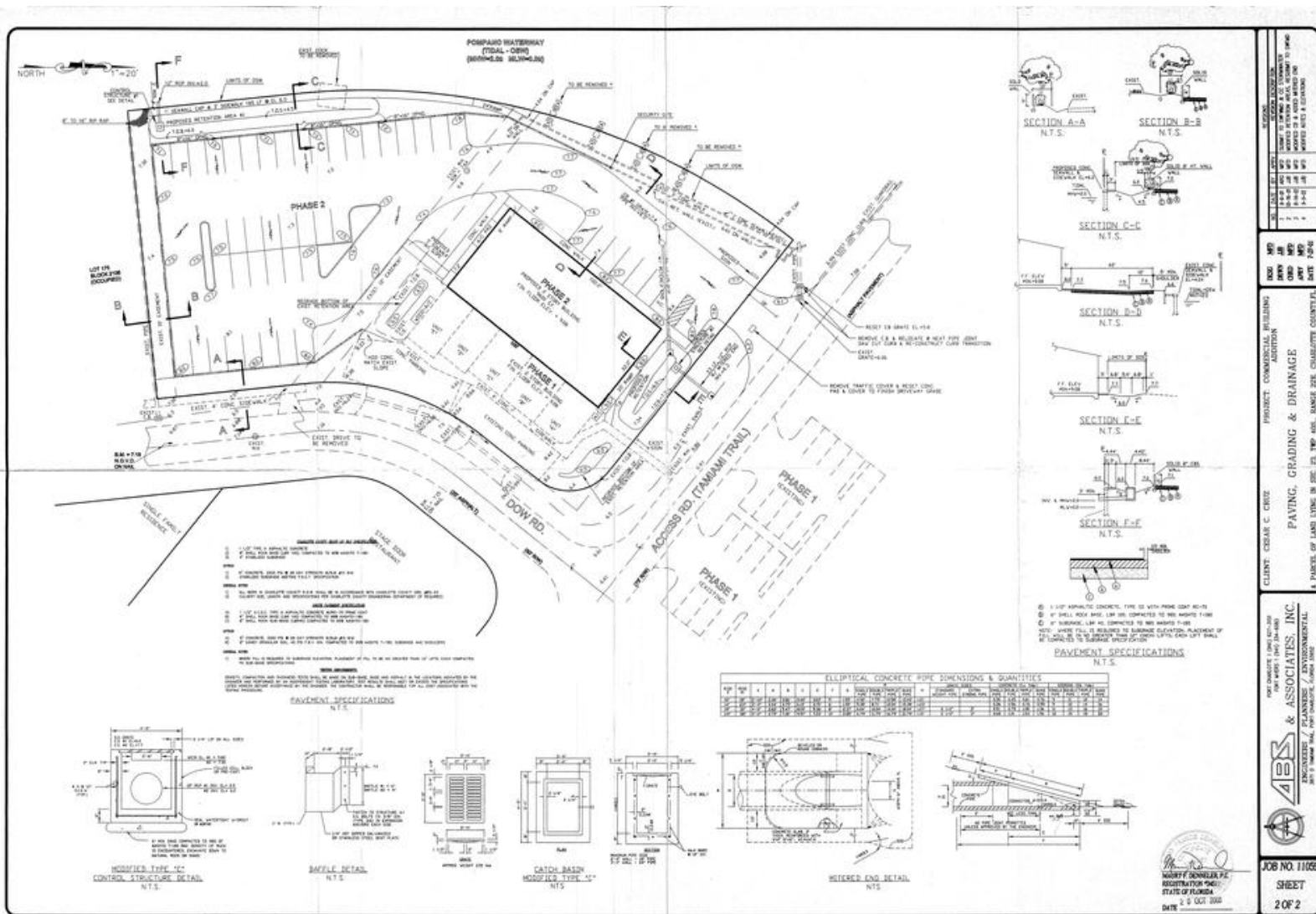


Additional Photos

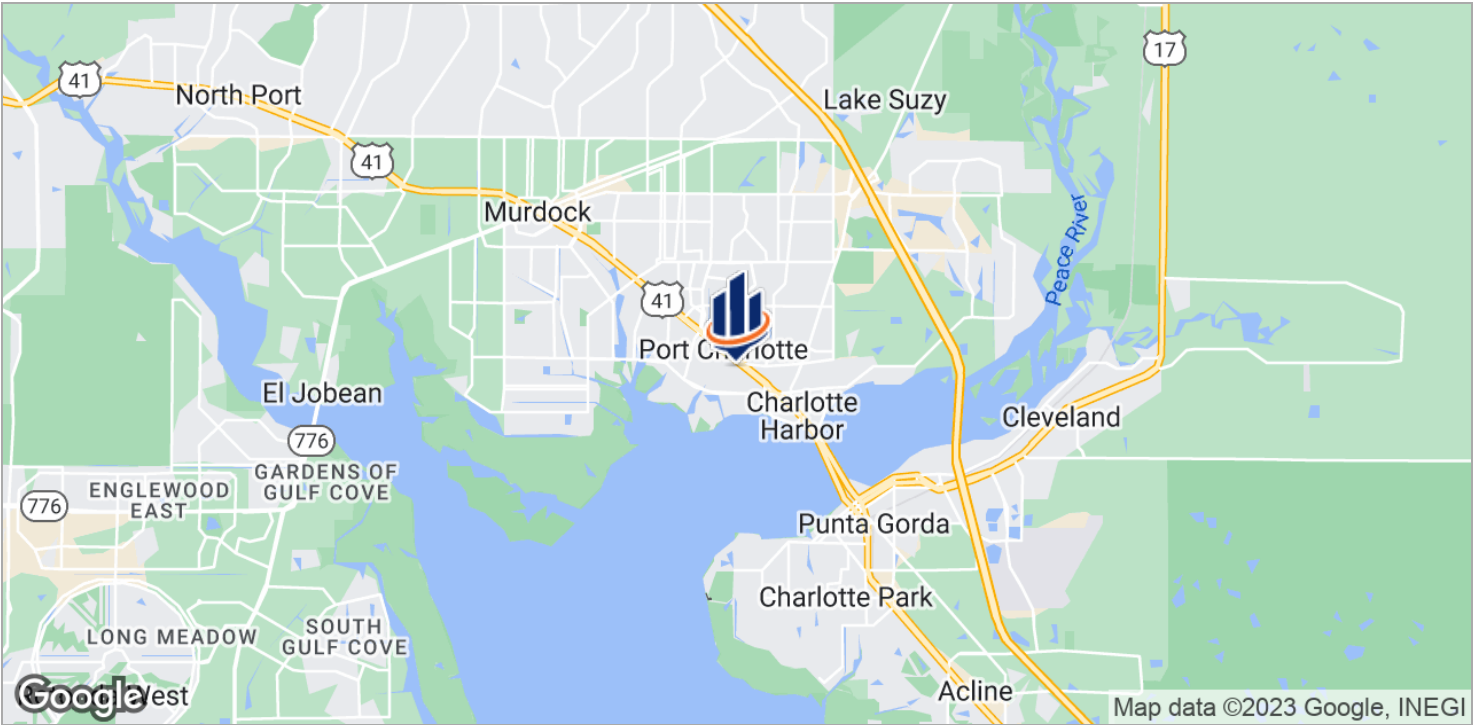
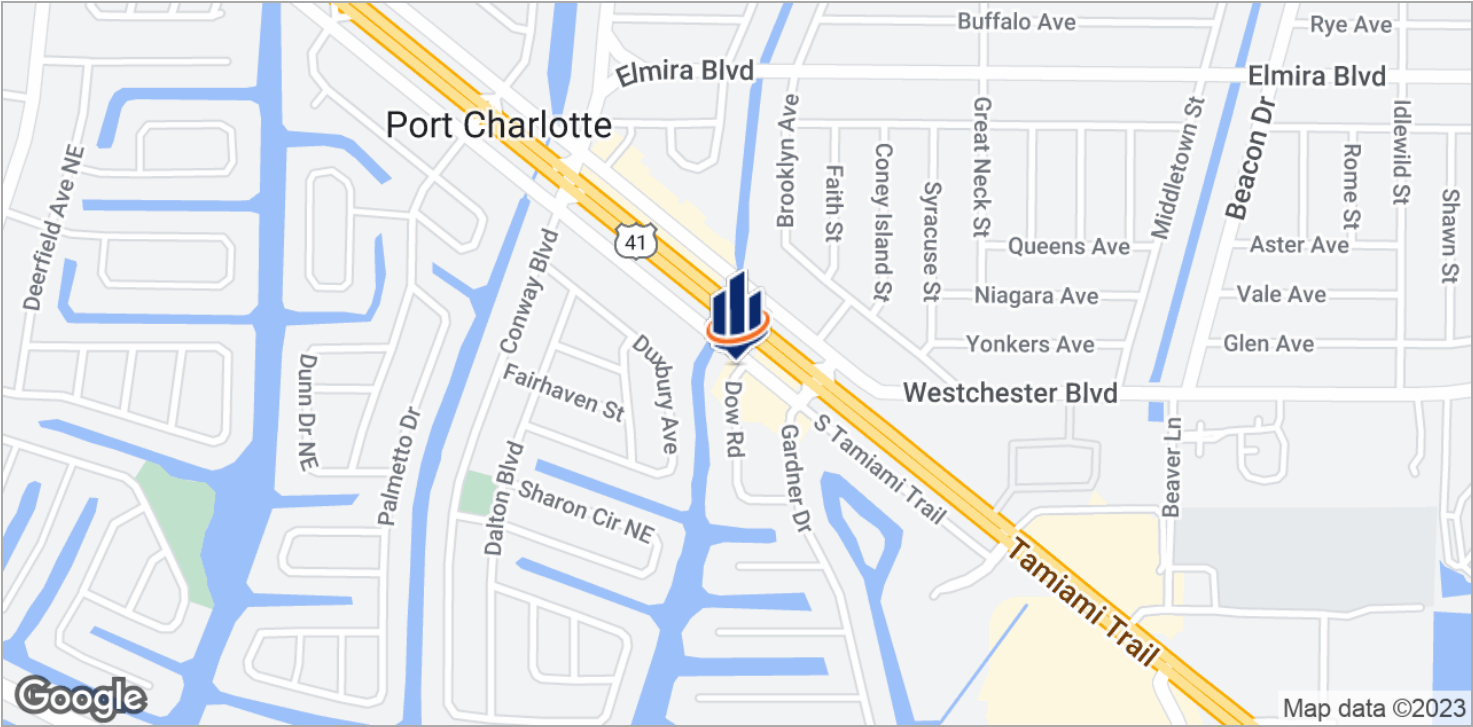




Site Plan



Location Maps



US 41 Gateway District

US 41 Gateway District

The CRA includes a portion of an older commercial corridor, US 41. The CRA currently has ordinances that enact architectural guidelines and sign restrictions, which will be enforced as buildings are rebuilt and new businesses start up. To improve the appearance of the corridor, investment in landscaping, sidewalks, signage, wastewater, and stormwater management plans are needed. In addition, the CRA will need to coordinate with the private water utility franchise to improve waterlines in the area. While there is already pressure to develop the waterfront properties, the CRA should develop incentives to businesses and property owners along the corridor to expedite the cohesion of architectural styles and infrastructure improvements by offering such incentives as facade-improvement low-interest loans and/or grants, tax increment rebates, or height and/or density bonuses. The US 41 Gateway area, from the Bridge to Bayshore Drive, is the first priority along US 41, followed by Bayshore to Edgewater, then Edgewater to Gardner, the northern CRA boundary. Figures 19 and 20, located at the end of this section, present the conceptual plan for the US 41 Gateway area.

Recognizing this segment of the US 41 corridor has potential for new development, careful planning and growth management will be exercised to encourage productive and efficient development and use of public and private resources as the area develops. Important growth management priorities for this area include but are not limited to:

- Improving the management and appearance of transportation routes
- Enhance pedestrian and bicycle connections to improve alternative transportation modes
- Encouraging interconnectivity and improve accessibility
- Ensuring orderly development and the efficient provision of public services
- Ensuring compatibility of land uses
- Encouraging private investment which will increase tax base and create jobs
- Promoting mixed-use developments
- Completing infrastructure improvements

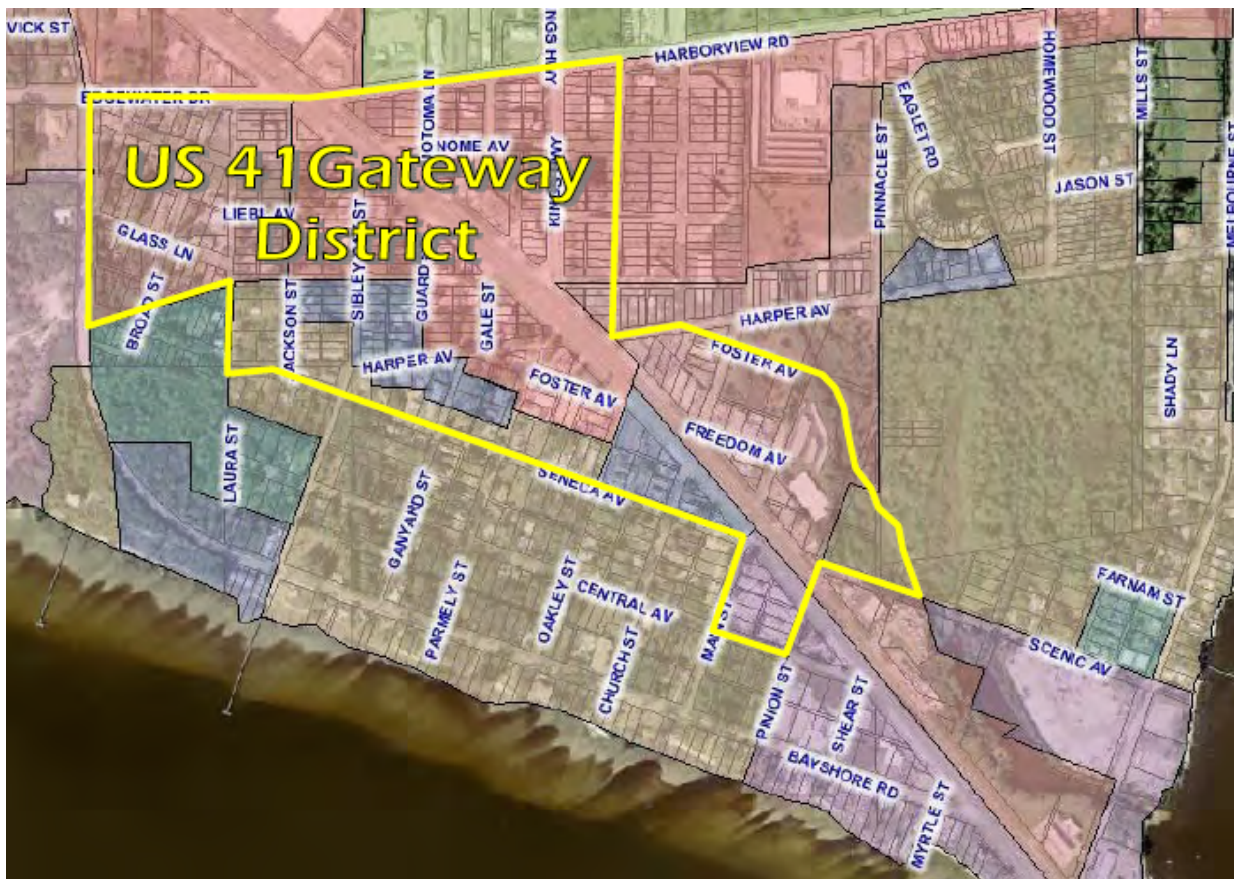
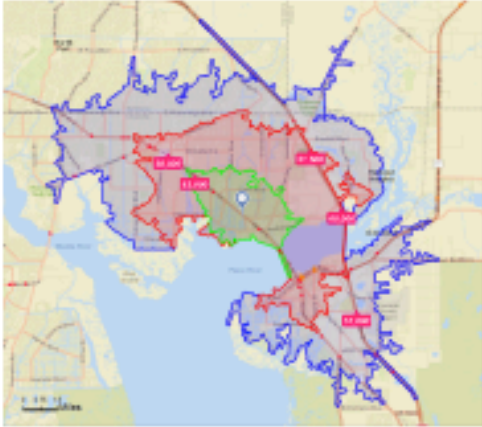


Figure 10: The US 41 Gateway District will focus on a mix of commercial uses that will provide services to local neighborhoods and the driving public.

Demographic Statistics



60,000 Cars a day travel between the harbor and Murdock circle.

And every one passes this site.

Located on the access road just in from the signaled intersection of US41 and Gardner Dr. your business will have access to both north and south bound traffic.

That is just one of the reasons that Microtel, Knightsinn, Bob Evans, Midas Muffler, and Advanced Auto Parts have chosen this Intersection for their business.



You may notice that we use Drive Time rather than the traditional Rings to evaluate our demographic profile.

There happens to be a very good reason for that. You see, we live on the coast.

As a result, when you draw rings, you get water in half the area covered.

Now, living on the water we also know that fish do not have pockets. No wallets.

We quickly came to the conclusion we should measure the demographics on land, with people, who have pockets.

**108,494 People
live here**

**In 49,000
households**

**And they earn
\$58,030 in
Avg. HH Income**

In 2015

**88% bought a
car.**

103% of the MPI

**56% Bought oil.
108% of the MPI**

**76% ate in a
Steak House or
family restaurant
in the last 6
months.**

101% of the MPI

**33% eat in a
Steak House or
family restaurant
4 or more times
a month.**

114% MPI

**You should be
here.**

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,838	35,756	78,543
Median age	49.0	50.2	51.5
Median age [Male]	47.4	48.4	50.1
Median age [Female]	49.7	51.2	52.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,533	15,966	35,574
# of persons per HH	2.3	2.2	2.2
Average HH income	\$45,756	\$46,962	\$53,992
Average house value	\$218,341	\$196,715	\$236,455

** Demographic data derived from 2020 ACS - US Census*

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Advisor Bio 1



RAY BRUNNER

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PROFESSIONAL BACKGROUND

Ray Brunner's career covers over forty years in Senior Management positions, real estate leasing and development. Most notably GAP Stores where he held various positions including VP of Merchandising & Design and General Manager of GAP KIDS, Esprit Europe where he was President of European Retail operations and oversaw the development and roll out of company owned retail stores, Adidas America where he served as President of retail operations and executed a retail roll out for company owned stores, Eddie Bauer where he was VP of Real Estate and Store Operations, and DWR where he was a member of the founding team and served as President and CEO. His background provides an in-depth understanding of land and building acquisition for both retail locations and distribution facilities. He is considered an expert at retail site selection and growth strategies.

In the last three years he has transacted over \$30,000,000 in business and currently manages over \$70,000,000 in active listings.

EDUCATION

Education: Attended Western Connecticut State College and did his graduate work at UCLA.

MEMBERSHIPS

Life Member of Mensa.

Member of the Presidents Association of the American Management Association.

SVN | COMMERCIAL PARTNERS

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