

902-4 KINGS HIGHWAY

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PORT CHARLOTTE, FL 33980

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Property Summary



OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	4.97 Acres
Zoning:	CG
Market:	SW Florida
Submarket:	Port Charlotte Sarasota
Price / SF:	\$11.55

PROPERTY OVERVIEW

Auto Parts, Florida Healthcare and many many more. Two parcels totaling 4.97 acres at \$17.50/SQ FT with water and sewer, located between Ace Hardware and Cracker Barrel, signalized entrance directly to this site. Area is experiencing tremendous growth in residential and commercial properties. Has Electricity/Power, Water

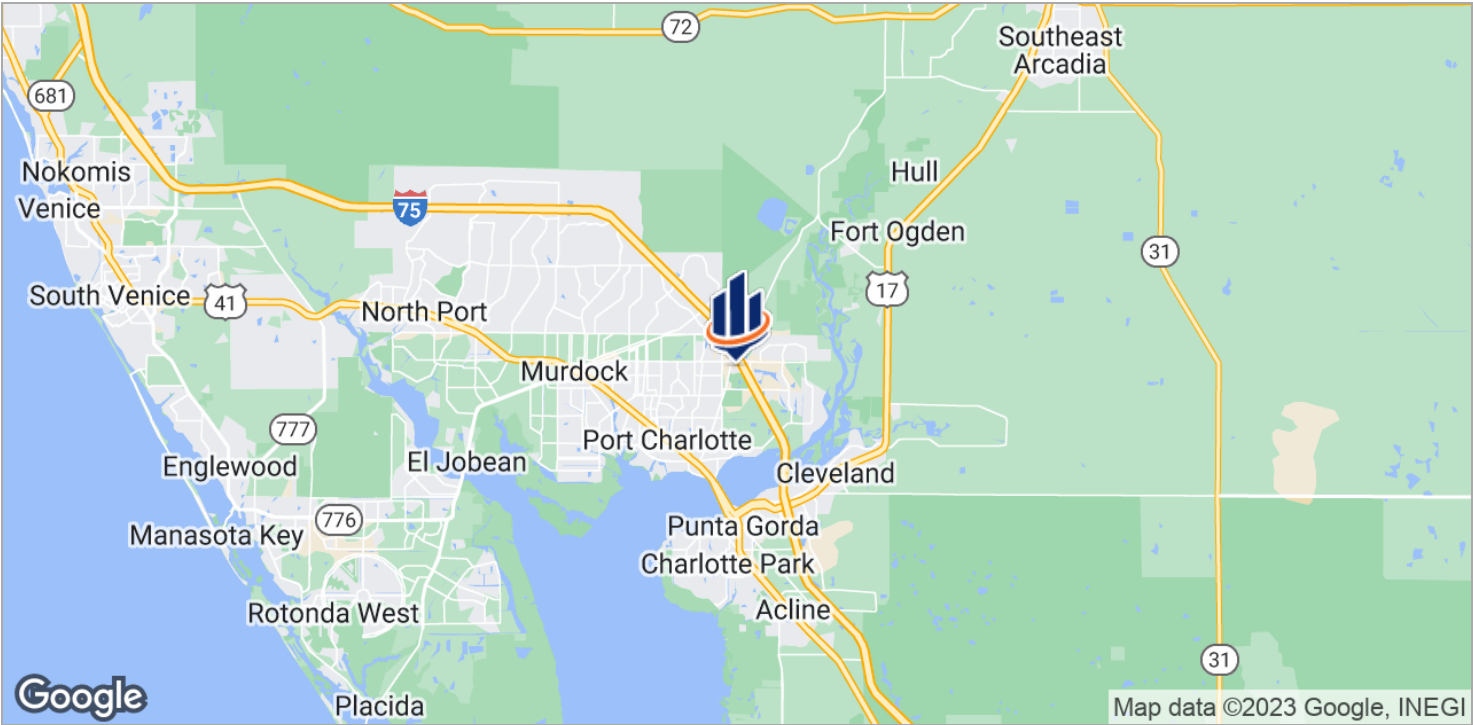
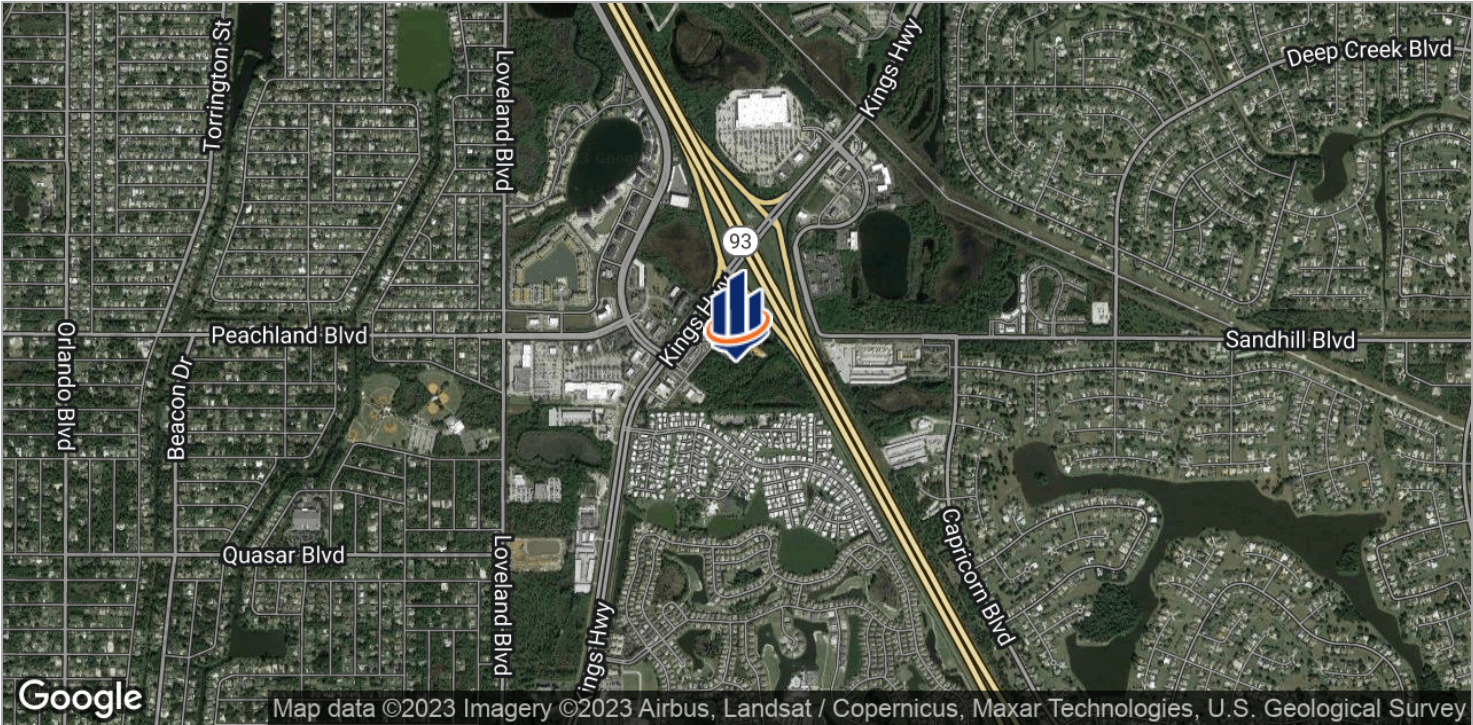
PROPERTY HIGHLIGHTS

- Superb Land Opportunity in Port Charlotte, FL
- Located near Publix, Wendy's, McDonalds
- 3 hotels in immediate vicinity
- Water and Sewer On-site, off-site retention
- Located in High Growth Corridor!

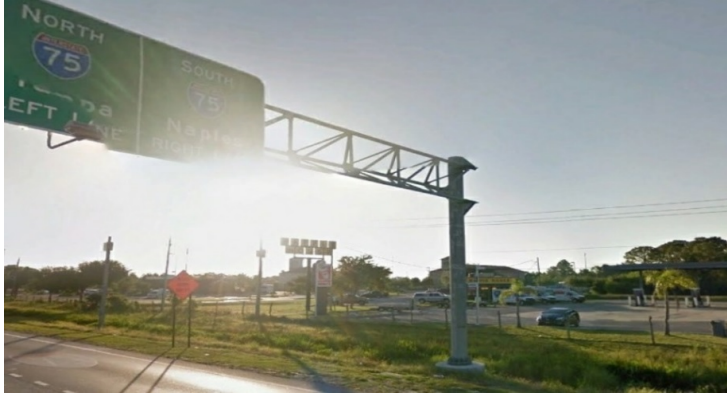
GIS Parcel Map



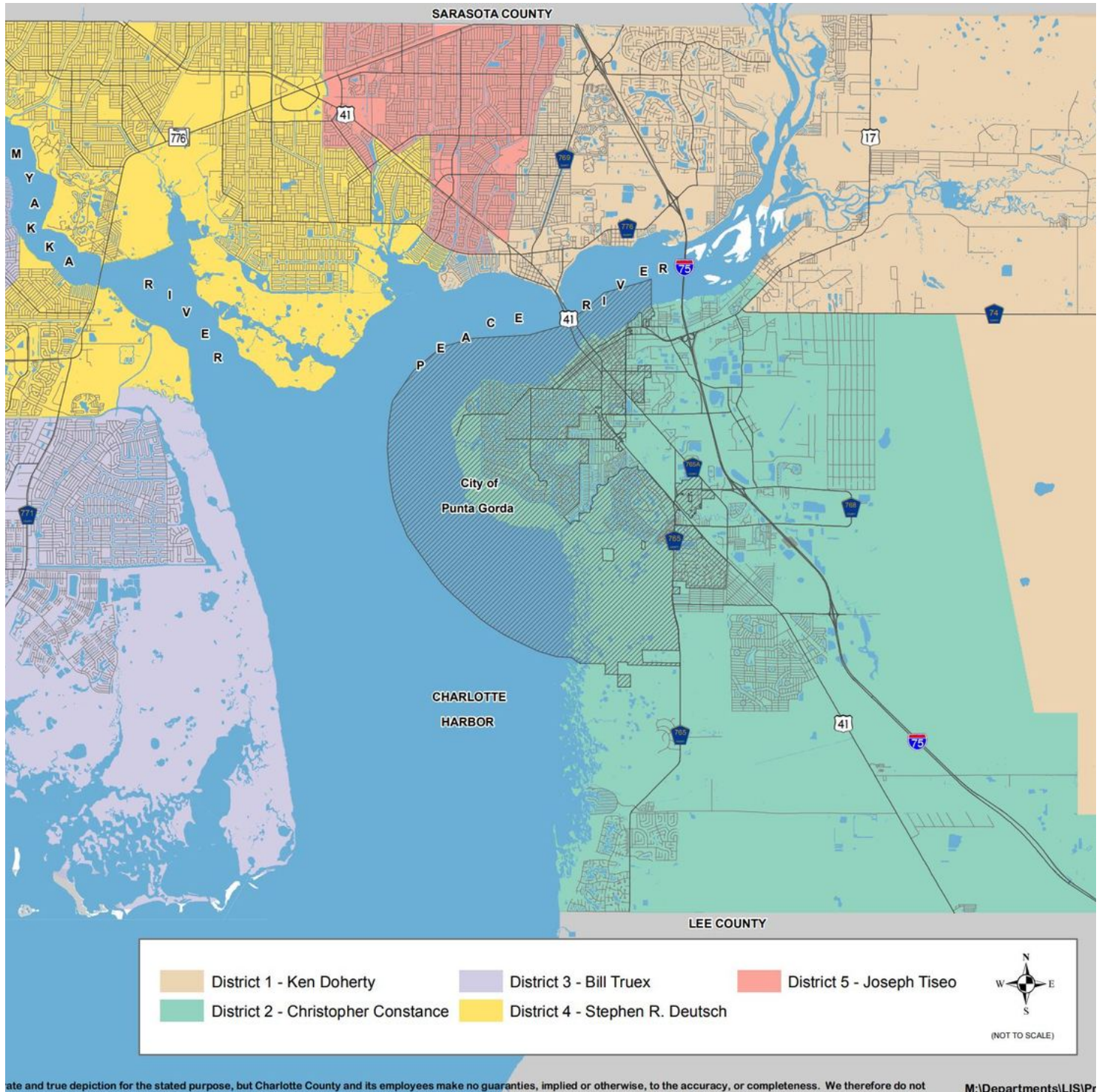
Location Maps



Additional Photos



Zoning



ate and true depiction for the stated purpose, but Charlotte County and its employees make no guaranties, implied or otherwise, to the accuracy, or completeness. We therefore do not M:\Departments\LIS\Pr

Sec. 3-9-49. - U.S. 41 zoning district overlay.

- (a) *Short title.* The short title of this section 3-9-49 shall be the U.S. 41 Zoning District Overlay Code (the "overlay code").
- (b) *Boundary.* The area affected by this overlay code shall be the U.S. 41 commercial corridor which is generally located west of U.S. 41 from the Sarasota County line to Gardner Drive and on the east side of U.S. 41 from the Sarasota County line to Hancock Avenue, excluding the Murdock Village Redevelopment Area and Murdock Development of Regional Impact (the "corridor"). The location of the boundary of the corridor is delineated in exhibit "A" attached to Ordinance No. 2008-082 which by this reference is adopted into and declared to be a part of this section 3-9-49.
- (c) *Applicability.* The overlay code shall apply to development and/or redevelopment of commercial, office, and residential uses within the corridor and all other matters referenced in the overlay code. The terms development and/or redevelopment shall be construed liberally and shall include any plat, special exception, variance, development review committee approval, site plan approval, building or sign permit, or any other official action of Charlotte County that has the effect of permitting development and/or redevelopment or any application for any of the preceding. The overlay code apply shall apply to the preceding matters notwithstanding the application of another provision(s) of the County Code to said matter(s). In the event of a conflict between another provision of the County Code and the overlay code, the terms of the overlay code shall supersede and control.
- (d) *Intent.* The overlay code is designed to enhance the corridor and is critical to the promotion of an appealing and attractive image of the county for the benefit of its residents and visitors. Towards this end, the intent of the overlay code is to:
 - (1) Promote the development and redevelopment of commercial and office uses in order to ensure a lasting and favorable visual impression along and within the corridor, enhance the corridor's overall appearance and improve its functional operation.
 - (2) Reinforce Charlotte County's Comprehensive Plan by modifying specific permitted and prohibited uses of underlying zoning districts and establishing new standards for development.
 - (3) Protect the properties that adjoin the corridor from adverse impacts of intensive activity within and along the corridor.
 - (4) Invigorate the economic and social vitality of the corridor.
 - (5) Protect the unique character of the existing single-family residential communities located behind the corridor.
 - (6) Provide for a compatible mixture of residential, neighborhood business, and commercial and office uses to serve Charlotte County's residents and visitors.
 - (7) Improve the character of and prevent the permanent decline of property within the corridor by controlling nuisances and ensuring that land uses which may contribute to the degradation of the community and possible criminal activity will not be located near residential areas.
 - (8) Design and place different land uses, buildings, streets, and other amenities (such as sidewalks and street lights) within the corridor to ensure that the public's health, welfare, and safety are protected.
- (e) *Permitted and prohibited uses.* Permitted and prohibited uses are based upon existing land use classifications in the Charlotte County, Florida Comprehensive Plan ("comprehensive plan") and existing zoning districts within the County Code.
 - (1) The following permitted and prohibited uses apply to the U.S. 41 overlay mixed use, commercial corridor, commercial center, low intensity industrial and public lands and facilities future land use map (FLUM) designations in the comprehensive plan:

- a. The following permitted and prohibited uses and structures shall apply to lots that are fronting U.S. 41 and to those that are not fronting U.S. 41 but were zoned for commercial or industrial use as of the date of the adoption of the overlay code on November 9, 2004:
 1. *Commercial general.* The overlay code shall not affect permitted principal uses and structures, permitted accessory uses and structures, conditional uses, prohibited uses and structures, and special exceptions within subsections 3-9-42(b) through (f) of the commercial general (CG) zoning district.
 2. *Planned development.* The overlay code shall not affect permitted principal uses and structures, permitted accessory uses and structures, prohibited uses and structures within an approved plan adopted pursuant to section 3-9-45 of the planned development (PD) zoning district.
 3. *Office, medical, and institutional.* The overlay code shall not affect permitted principal uses and structures, permitted accessory uses and structures, conditional uses, prohibited uses and structures and special exceptions within section 3-9-39 of the office, medical, and institutional (OMI) zoning district.
 4. *Industrial general.* The overlay code shall not affect permitted principal uses and structures, permitted accessory uses and structures, conditional uses, and prohibited uses and structures in the existing industrial general (IG), section 3-9-43, zoning district. However, no special exception uses in the industrial general (IG) zoning district shall be permitted on properties located within the U.S. 41 Zoning District Overlay.
- b. Businesses that face and are adjacent to U.S. 41 will be allowed to expand onto an adjoining rear lot(s) only if the rear lot(s) is designated with a commercial corridor or U.S. 41 overlay mixed use FLUM. The preferred zoning districts are CG, OMI and PD. Subsequent to such expansion, residential roads located adjacent to the expanded business shall not be utilized for ingress to or egress from said business unless an overriding need can be demonstrated. A minimum type D buffer (section 3-9-100) with a wall shall be required alongside any rear or side property line that borders residential zoning or uses. The following standards shall apply to development of a rear lot.
 1. Uses and structures in the commercial general zoning district, subsection 3-9-42 (b) (c), (d) and (f) are allowed as permitted principal uses, or conditional uses or special exception uses according to the commercial general zoning district regulations in section 3-9-42.
 2. Uses and structures in the office medical institutional zoning district, subsection 3-9-39(b) (c), (d) and (f) are allowed as permitted principal uses, or conditional uses or special exception uses according to the office medical institutional zoning district regulations in section 3-9-39.
 3. A mix of commercial and residential uses or multi-family residential is allowed only in a PD zoning district, according to section 3-9-45. Residential uses are only allowed through approval of transfer of density units (Article XX sections 3-5-431 to 3-5-435 Charlotte County Code).
- c. Commercial and multi-family residential uses not associated with an existing business can develop on a rear lot(s) but only if the rear lot(s) is located within a commercial corridor or U.S. 41 overlay mixed use FLUM. The preferred zoning districts are CG, OMI and PD.
 1. Uses and structures in the commercial general zoning district, subsection 3-9-42(b) (c), (d) and (f) are allowed as permitted principal uses, or conditional uses or special exception uses according to the commercial general zoning district regulations in section 3-9-42.
 2. Uses and structures in the office medical institutional zoning district, subsection 3-9-39(b) (c), (d) and (f) are allowed as permitted principal uses, or conditional uses or

special exception uses according to the office medical institutional zoning district regulations in section 3-9-39.

3. A mix of commercial and residential uses or multi-family residential is allowed only in a PD zoning district, according to section 3-9-45. Residential uses are only allowed through approval of transfer of density units (Article XX sections 3-5-431 to 3-5-435 Charlotte County Code).
 4. *Signs:* Signs shall be in accordance with section 3-9-85, Charlotte County Code, and this code. Provisions of this article shall take precedence. Signs must contribute to the sense of design and place of the development through the use of graphics, color, material and placement.
 - (i) Only monument signs and wall signs shall be allowed. There shall be a maximum of one (1) monument sign per right-of-way frontage and it shall be located at the project entrance(s).
 - (ii) The maximum size of the monument sign shall not exceed fifty (50) square feet. The maximum wall signs shall not exceed four (4) square feet.
 - (iii) Signs shall not be internally lighted. Ground lights shall be screened from view with shrubs.
 - (iv) The monument sign structure shall be constructed of the same material as the predominant material of the principal building.
 - (v) The monument sign and wall sign shall be constructed of the same color as the predominant color of the principal building.
 - (vi) Wall signs shall not cover architectural features or details and not extend beyond the roof line or outer edges of the building.
 - (vii) Windows shall not be used for advertising purposes. Windows may permanently display the proprietor's name, business name, and property address for identification purposes only. Signs placed inside of a window with the intent of being seen from the outside are prohibited.
 5. *Parking:* Businesses are required to provide employee and customer parking according to section 3-9-79 of the County Code. Parking within rights-of-way is prohibited. Buffering along front lot lines of a parking area will be a minimum type B buffer (section 3-9-100) with a wall, except for site triangles at ingress and egress entrances.
 6. A building that locates on the rear lot(s) must be designed so as to emulate a residential structure.
 7. A minimum type B buffer (section 3-9-100) with a wall shall be required along any side property line that borders residential zoning or uses.
- (2) Development within the low or medium density residential FLUM designations shall comply with sections 3-9-33 (RSF-3.5) or 3-9-34 (RMF-10) of the County Code, as applicable.
 - (3) The following standards shall apply to the U.S. 41 overlay mixed use FLUM designation in the comprehensive plan:
 - a. Commercial development shall comply with subsection 3-9-49.
 - b. *Residential development.*
 1. Only multi-family residential uses are allowed.
 2. Minimum multi-family density is five (5) units per acre, maximum multi-family density is fifteen (15) units per acre.
 3. The development standards shall comply with this section.

4. Residential development must meet the requirements of Article XX, sections 3-5-431 to 3-5-435 regarding transfers of density units.
5. A minimum type B buffer (section 3-9-100) with a wall shall be required alongside any side property line that borders single-family residential zoning or uses.
- c. A mix of commercial and residential uses or multi-family residential is allowed only in a PD zoning district, section 3-9-45. Residential uses are only allowed through approval of transfer of density units (Article XX sections 3-5-431 to 3-5-435 Charlotte County Code).
- (4) Rezoning to commercial neighborhood, commercial tourist, industrial general, and industrial intensive are prohibited.
- (5) The twenty-five-foot PD setback requirement will be waived for development in the overlay. The minimum setback shall follow the development standards of this code; however, greater setbacks may be required when the site plan is reviewed.
- (6) The existing single-family residences shall be considered legally conforming uses as the date of the adoption of the overlay code.
- (f) *Development standards.*
 - (1) Properties immediately adjacent to U.S. 41, not served by an access road and that are located within commercial general (CG) or office, medical and institutional (OMI) zoning districts shall comply with the development standards that apply to the zoning district within which the properties are located.
 - (2) Properties within planned development (PD), and industrial general (IG) zoning districts shall comply with the development standards that apply to the zoning district within which the properties are located irrespective of whether the property is served by an access road.
 - (3) All properties within the overlay shall comply with the following development standards:
 - a. Front lots facing U.S. 41 with no expansion to rear lots.

	U.S. 41 ZDO
Minimum lot requirement:	—
Area (square feet)	7,500
Width (feet)	50
Minimum yard requirements (feet):	—
Front yard	None
Side (interior)	None
Side (street)	20
Rear (interior)	10

Rear (street)	20
Rear (abutting an alley)	15
Side or rear (abutting water)	20
Bulk (maximum)	—
Lot coverage	60%
Height (feet)	60
Floor area ratio	1.2

- b. Front lot(s) facing U.S. 41 with expansion to rear lot (such exceptions shall be considered a unified development).

1. Front and rear lot unified standards:

- (i) Maximum lot coverage for commercial and residential uses in total, sixty (60) percent.
- (ii) Development on the front lots(s) may expand to cover one hundred (100) percent of that lot(s) but total coverage for the unified development cannot exceed sixty (60) percent.
- (iii) Floor area ratio for commercial and residential uses in total shall not exceed 1.2.

2. Front Lot(s) standards:

	U.S. 41 ZDO
Minimum lot requirement:	—
Area (square feet)	7,500
Width (feet)	50
Minimum yard requirements (feet):	—
Front yard	None
Side (interior)	None

Side (street)	20
Side (abutting water)	20
Rear (not part of a unified development) (interior)	10
Rear (street)	20
Rear (abutting an alley)	15
Rear (abutting water)	20
Bulk (maximum)	—
Height (feet)	60

3. Rear lot(s) standards:

	U.S. 41 ZDO
Minimum lot requirement:	—
Area (square feet)	10,000
Width (feet)	80
Minimum yard requirements (feet):	—
Abutting an alleyway	15
Abutting a lot(s) zoned or used for residential	20
Abutting a lot(s) zoned or used for commercial	None
Abutting a road or water, feet	20
Bulk (maximum)	—

Height (feet)	38
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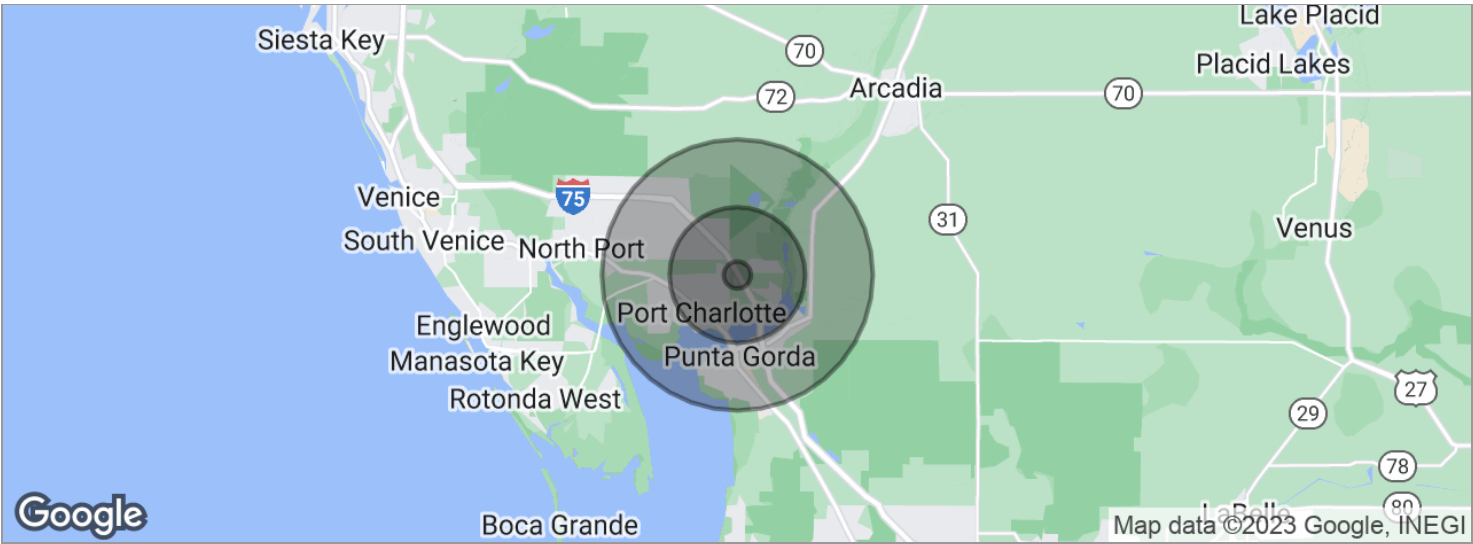
c. Rear lot(s) development, with no expansion from the front:

	U.S. 41 ZDO
Minimum lot requirement:	—
Area (square feet)	10,000
Width (feet)	80
Minimum yard requirements (feet):	—
Front yard	25
Side (abutting lots(s) zoned or used for commercial)	None
Side (abutting lots(s) zoned or used for single-family residential)	20
Side (abutting a road or water)	20
Rear (abutting a lot)	10
Rear (abutting a street)	20
Rear (abutting an alleyway)	15
Rear (abutting water)	20
Bulk (maximum)	—
Lot coverage	60%
Height (feet)	38
Floor area ratio	1.2

- (g) *Parking.* If the county has provided or will provide public parking, businesses which develop or redevelop on a lot facing U.S. 41 or which are expanding to a rear lot are not required to provide customer parking; however, the business shall provide employee parking on-site which must be placed on the rear of the lot(s). Otherwise, businesses shall be required to provide employee and customer parking according to section 3-9-79 of the County Code, as the same may be amended from time to time.
 - (1) Within the U.S. 41 overlay mixed use FLUM, off-street parking of the residential development shall be in accordance with section 3-9-79.
- (h) *Commercial design standards.* All commercial and office development and redevelopment shall be in accordance with the commercial design standards set forth in sections 3-5-501 through 3-5-516 of the County Code, as the same may be amended, except that metal paneled buildings are not permitted. Metal buildings constructed prior to the effective date of the overlay code shall be allowed to remain as a non-conforming use as provided in section 3-9-9 of the County Code. Commercial buildings that are developed on rear lots and which are not part of a unified expansion from a front lot must emulate a residential structure.
- (i) *Solid Waste.* Dumpsters, compactors and recycling dumpsters shall be in accordance with article VI, sections 1-12-113 through 1-12-119, of the County Code, as the same may be amended. Refuse collection and equipment or refuse storage areas shall be located at the rear of the property. These areas shall maintain a minimum setback of ten (10) feet from any lot line.
- (j) *Landscaping.* Landscape buffers and screening shall be required within the Corridor in accordance with this section or the provisions of sections 3-9-100.1 through 3-9-100.3 of the County Code, whichever is more restrictive.
- (k) *Signs.* Signs in the corridor shall be governed by this section or section 3-9-85 of the County Code, whichever is more restrictive.
- (l) *Outdoor Lighting.* Outdoor lighting in rear lot(s) must be shielded or directed in such a way that the light does not shine beyond the boundaries of the subject property. Pole or standing lights will be no higher than ten (10) feet.

(Ord. No. 2004-065, § 1, 11-9-04; Ord. No. 2005-040, § 1, 5-17-05; Ord. No. 2006-085, § 1, 10-17-06; Ord. No. 2008-082, § 1, 9-16-08; Ord. No. 2014-041, § 1(Exh. A), 11-25-14; Ord. No. 2017-028, § 1(Exh. A), 6-13-17)

Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,435	71,478	138,683
Median age	57.9	49.4	49.7
Median age [Male]	56.9	48.3	48.6
Median age [Female]	58.8	50.0	50.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,825	31,529	60,201
# of persons per HH	1.9	2.3	2.3
Average HH income	\$52,227	\$50,771	\$56,478
Average house value	\$183,662	\$195,332	\$246,609

* Demographic data derived from 2020 ACS - US Census



Executive Summary

902 Kings Hwy, Punta Gorda, Florida, 33980
Drive Time (10/23/18, 5:43 PM GMT-04:00): 5, 10, 15 minute radii

Prepared by Esri
Latitude: 27.01689
Longitude: -82.04994

	5 minutes	10 minutes	15 minutes
Population			
2000 Population	4,624	40,759	74,605
2010 Population	5,880	46,009	90,963
2018 Population	6,740	50,863	101,601
2023 Population	7,316	54,183	108,878
2000-2010 Annual Rate	2.43%	1.22%	2.00%
2010-2018 Annual Rate	1.67%	1.22%	1.35%
2018-2023 Annual Rate	1.65%	1.27%	1.39%
2018 Male Population	46.8%	47.3%	47.9%
2018 Female Population	53.2%	52.7%	52.1%
2018 Median Age	61.9	55.5	52.6

In the identified area, the current year population is 101,601. In 2010, the Census count in the area was 90,963. The rate of change since 2010 was 1.35% annually. The five-year projection for the population in the area is 108,878 representing a change of 1.39% annually from 2018 to 2023. Currently, the population is 47.9% male and 52.1% female.

Median Age

The median age in this area is 61.9, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	83.3%	82.7%	84.2%
2018 Black Alone	11.5%	10.7%	9.0%
2018 American Indian/Alaska Native Alone	0.3%	0.2%	0.3%
2018 Asian Alone	1.8%	1.7%	1.7%
2018 Pacific Islander Alone	0.0%	0.1%	0.1%
2018 Other Race	1.4%	2.0%	2.1%
2018 Two or More Races	1.6%	2.5%	2.7%
2018 Hispanic Origin (Any Race)	7.9%	9.6%	10.3%

Persons of Hispanic origin represent 10.3% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 41.5 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	2,078	17,757	33,093
2010 Households	2,732	20,293	39,740
2018 Total Households	3,106	22,146	43,755
2023 Total Households	3,371	23,536	46,778
2000-2010 Annual Rate	2.77%	1.34%	1.85%
2010-2018 Annual Rate	1.57%	1.06%	1.17%
2018-2023 Annual Rate	1.65%	1.22%	1.35%
2018 Average Household Size	2.17	2.27	2.29

The household count in this area has changed from 39,740 in 2010 to 43,755 in the current year, a change of 1.17% annually. The five-year projection of households is 46,778, a change of 1.35% annually from the current year total. Average household size is currently 2.29, compared to 2.25 in the year 2010. The number of families in the current year is 27,622 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

October 23, 2018



Executive Summary

902 Kings Hwy, Punta Gorda, Florida, 33980
Drive Time (10/23/18, 5:43 PM GMT-04:00): 5, 10, 15 minute radii

Prepared by Esri
Latitude: 27.01689
Longitude: -82.04994

	5 minutes	10 minutes	15 minutes
Median Household Income			
2018 Median Household Income	\$51,219	\$47,410	\$45,447
2023 Median Household Income	\$56,114	\$52,932	\$52,040
2018-2023 Annual Rate	1.84%	2.23%	2.75%
Average Household Income			
2018 Average Household Income	\$64,245	\$60,722	\$61,333
2023 Average Household Income	\$74,793	\$71,515	\$73,387
2018-2023 Annual Rate	3.09%	3.33%	3.65%
Per Capita Income			
2018 Per Capita Income	\$29,695	\$27,026	\$27,095
2023 Per Capita Income	\$34,551	\$31,648	\$32,209
2018-2023 Annual Rate	3.08%	3.21%	3.52%

Current median household income is \$45,447 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$52,040 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$61,333 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$73,387 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$27,095 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$32,209 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	2,516	20,833	39,399
2000 Owner Occupied Housing Units	1,848	14,856	26,652
2000 Renter Occupied Housing Units	231	2,900	6,441
2000 Vacant Housing Units	437	3,077	6,306
2010 Total Housing Units	3,681	26,202	51,462
2010 Owner Occupied Housing Units	2,288	15,875	29,612
2010 Renter Occupied Housing Units	444	4,418	10,128
2010 Vacant Housing Units	949	5,909	11,722
2018 Total Housing Units	4,178	28,216	55,779
2018 Owner Occupied Housing Units	2,574	17,092	32,270
2018 Renter Occupied Housing Units	532	5,054	11,486
2018 Vacant Housing Units	1,072	6,070	12,024
2023 Total Housing Units	4,516	29,752	59,094
2023 Owner Occupied Housing Units	2,847	18,600	35,586
2023 Renter Occupied Housing Units	525	4,936	11,193
2023 Vacant Housing Units	1,145	6,216	12,316

Currently, 57.9% of the 55,779 housing units in the area are owner occupied; 20.6%, renter occupied; and 21.6% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 51,462 housing units in the area - 57.5% owner occupied, 19.7% renter occupied, and 22.8% vacant. The annual rate of change in housing units since 2010 is 3.65%. Median home value in the area is \$163,994, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.49% annually to \$194,720.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

October 23, 2018



Traffic Count Profile

902 Kings Hwy, Punta Gorda, Florida, 33980
Drive Time (10/23/18, 5:43 PM GMT-04:00): 5, 10, 15 minute radii

Prepared by Esri
Latitude: 27.01689
Longitude: -82.04994

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.15		(0.0 miles)	2005	6,400
0.27		(0.0 miles)	2005	4,200
0.27		(0.0 miles)	2005	6,100
0.39		(0.0 miles)	2005	4,300
0.69	I-75	Rampart Blvd (0.56 miles SE)	2005	51,500
0.76	I-75	Kings Hwy (0.55000001 miles SE)	2005	49,000
2.90		(0.0 miles)	2005	1,000
2.92		(0.0 miles)	2005	950
3.12		(0.0 miles)	2005	3,400
3.15		(0.0 miles)	2005	3,600
3.35	I-75	Harbor View Rd (0.33000001 miles NW)	2005	60,000
3.91	Tamiami Trl	Edgewater Dr (0.07 miles SE)	2005	49,000
4.00	Tamiami Trl	Elkcam Blvd (0.04 miles SE)	1999	47,000
4.30	Tamiami Trl	Midway Blvd (0.13 miles NW)	2005	60,000
4.40	Tamiami Trl	Midway Blvd (0.06 miles SE)	2005	62,000
4.58	Tamiami Trl	Melbourne St (0.18000001 miles NW)	2005	28,500
5.10	Tamiami Trl	Toledo Blade Blvd (0.15000001 miles NW)	2001	51,500
5.20	Marion Ave	E Marion Ave (0.03 miles SW)	2005	11,500
5.26	Tamiami Trl	Toledo Blade Blvd (0.06 miles E)	2005	58,500
5.32	E Olympia Ave	Cooper St (0.03 miles W)	2005	9,000
5.48	E Marion Ave	Dupont St (0.01 miles SW)	2005	12,500
5.54	E Marion Ave	Nesbit St (0.05 miles NE)	2005	6,800
5.55	E Olympia Ave	Wood St (0.02 miles NE)	2005	9,500
5.56	Duncan Rd	Constitutional Ave (0.01 miles NE)	2005	15,200
5.59	Duncan Rd	I-75 (0.1 miles E)	2005	18,000
5.62	Duncan Rd	Windsor Rd (0.06 miles NE)	2005	18,900
5.62	E Olympia Ave	Nesbit St (0.05 miles NE)	2005	13,000
5.63	Tamiami Trl	Herald Ct (0.02 miles NW)	2005	20,000
5.68	Tamiami Trl	E Virginia Ave (0.04 miles SE)	2001	17,500
5.71		(0.0 miles)	2005	7,000

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2018 to 1963. Over 25% of the counts were taken between 2010 and 2018 and over 77% of the counts were taken between 2000 and 2018. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2018 Kalibrate Technologies (Q2 2018).

October 23, 2018



The Elders

Dominant Tapestry Segment

KEY FACTS



6,740

Total Population



\$190,942

Median Home Value



199

Businesses



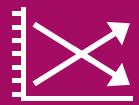
6,700

Daytime Population



61.9

Median Age



1.7%

2010-17 Pop Growth Rate



\$29,695

Per Capita Income



2.2

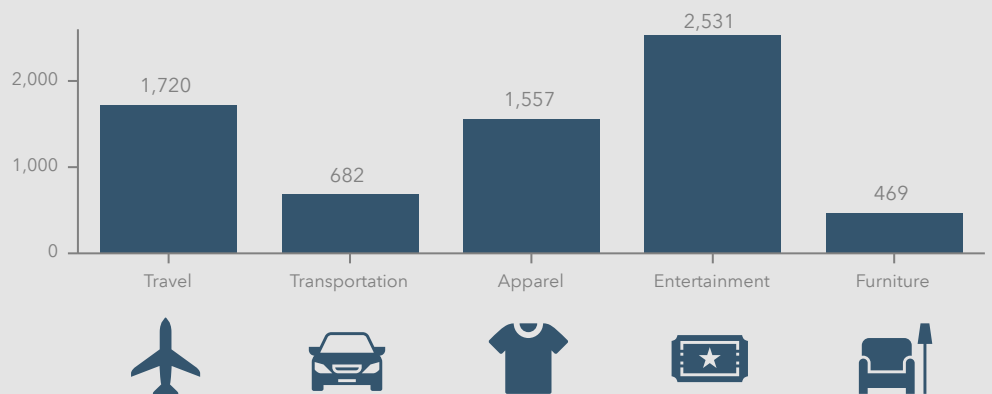
Avg Household Size



\$51,219

Median Household Income

KEY SPENDING FACTS (\$)



esri®

Meet The Team



RAY BRUNNER

Senior CRE Advisor

415.608.1942

ray.brunner@svn.com



Advisor Bio & Contact 1

RAY BRUNNER

Senior CRE Advisor

4161 Tamiami Trail
#501
Port Charlotte, FL 34321
T 415.608.1942
C 415.608.1942
ray.brunner@svn.com

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 & AFFILIATIONS

Life Member of Mensa.

Member of the Presidents Association of the American Management Association.

SVN International Corp. Overview

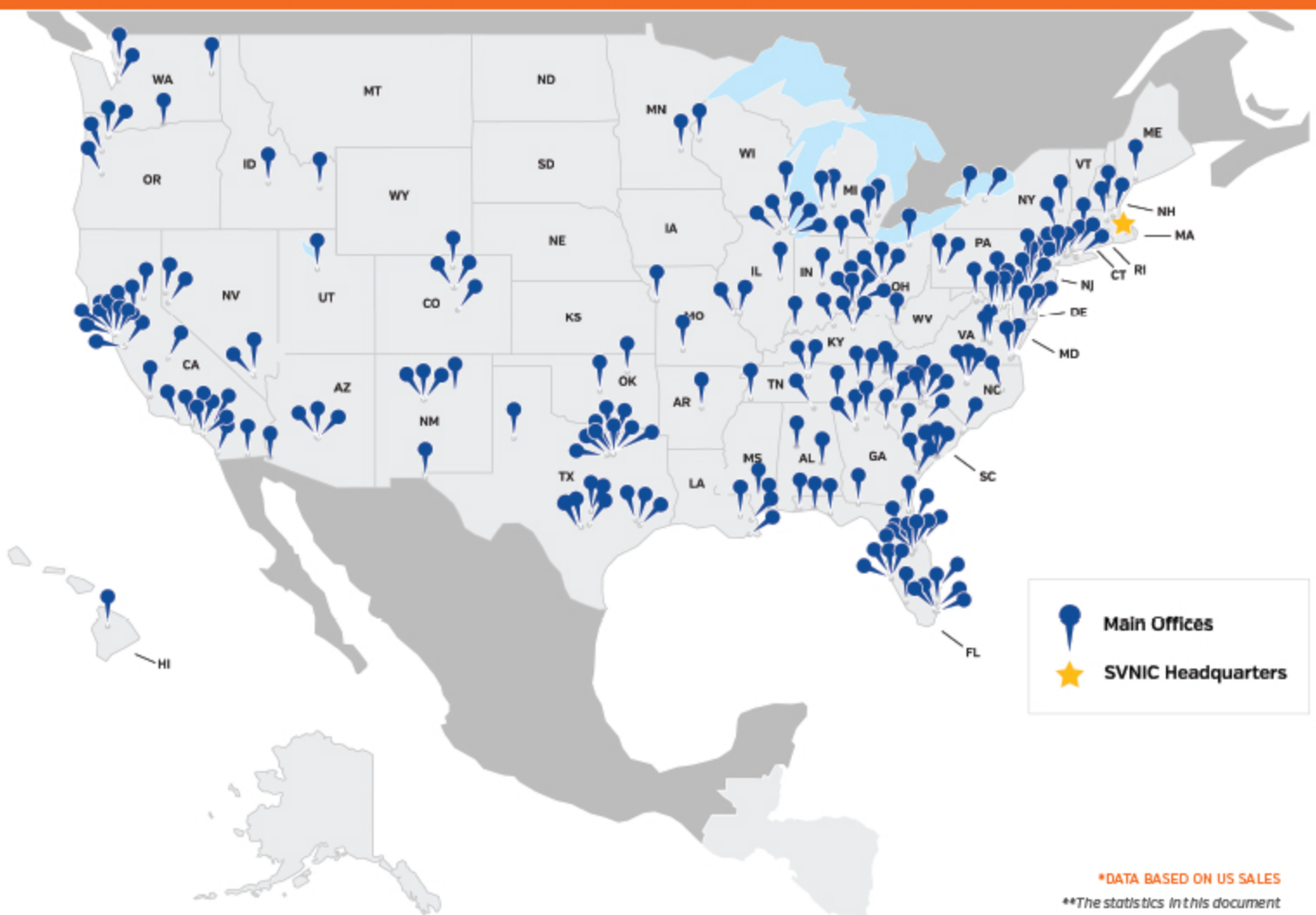
THE SVN® ORGANIZATION is comprised of over 1,600 commercial real estate Advisors and staff, in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographical coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

1,600+ Advisors
and Staff

200 Offices
Nationwide

\$11.1 Billion Total Value of
Sales and Lease Transactions

2017 Volume
63% Sales | 37% Leasing*



*DATA BASED ON US SALES

**The statistics in this document were compiled from all transactions reported by our franchisees in 2017. They are not audited.

The SVN Difference

Sales with cooperating brokers sell for a **9.6% HIGHER SALE PRICE***

traditional brokerage model

Pocket Listings
Buyer Pays their
Broker
No Broker Co-op
Limited market
Exposure
Registration for
Property Information



Co-op Fee Offered
Exposure to Market
Maximum Competition
Highest Sale Price

VS.

when you hire SVN you are also hiring
the entire brokerage community

- Jones Lang
Lasalle
- Cushman &
Wakefield
- Colliers
International
- Marcus &
Millichap
- CBRE
- Baum Realty
Group
- Newmark Grubb
Knight Frank
- HFF
- Mid-America



Disclaimer

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This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.