



4135 KINGS HIGHWAY LAND

4135 KINGS HIGHWAY, PORT CHARLOTTE, FL



ADDRESS

**4135 Kings Highway
Port Charlotte, FL 33980**

PROPERTY FEATURES

- Live Local Multifamily permitted 65 units per acre
- CG-Commercial General zoning with several permitted uses
- Traffic-lit intersection with 3 former ingress/egress points
- High visibility and located on a main highway to Interstate-75
- 1750 feet of Kings Highway Frontage
- Curb cut with turning lane at south entrance

	1 Mile	5 Miles	10 Miles
Total Households:	1,527	35,571	59,870
Total Population:	3,441	78,155	136,960
Average HH Income:	\$46,814	\$53,980	\$56,881

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



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Commercial

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OFFERING SUMMARY

Sale Price:	\$6,200,000
Lot Size:	13 Acres
Price / Acre:	\$476,923
Zoning:	CG-Commercial General
Traffic Count:	16,400

PROPERTY OVERVIEW

This 13 Acre development site is located within Charlotte County Florida's commercial general zoning district. Located at the corner of Kings Hwy 776 and Westchester Blvd at a traffic-lit intersection. It currently has three former ingress/egress points (two on Kings Hwy and one on Westchester Blvd).

There are lots of options for Retail, Medical, Office, Storage, Assisted living, School, Etc. The property is located on a main highway to Interstate 75, near 2 main hospitals and the new waterfront Sunseeker Resort Charlotte Harbor with 20 original world-class food & beverage concepts.

LOCATION OVERVIEW

Located at the SW Corner of Westchester Blvd. The southern entry to the site is one-half mile from Tamiami Trail in Charlotte Harbor.

The site is an approximate 8 minute drive from I-75 to the north or Punta Gorda to the south.

Michael Saunders & Company



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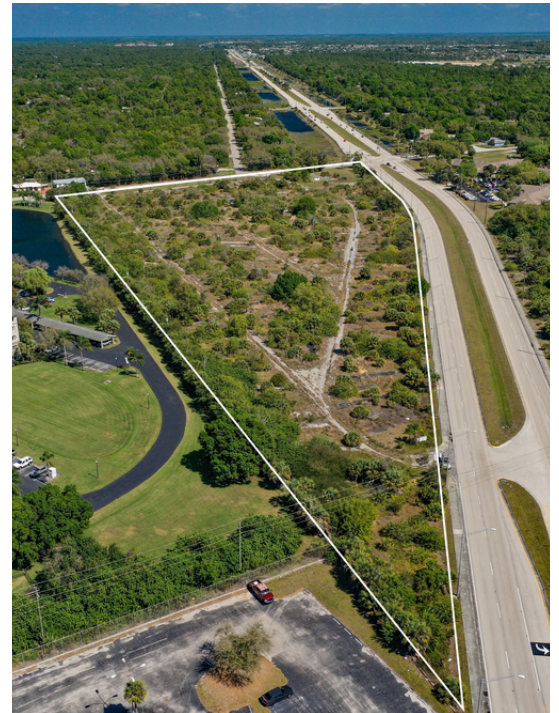
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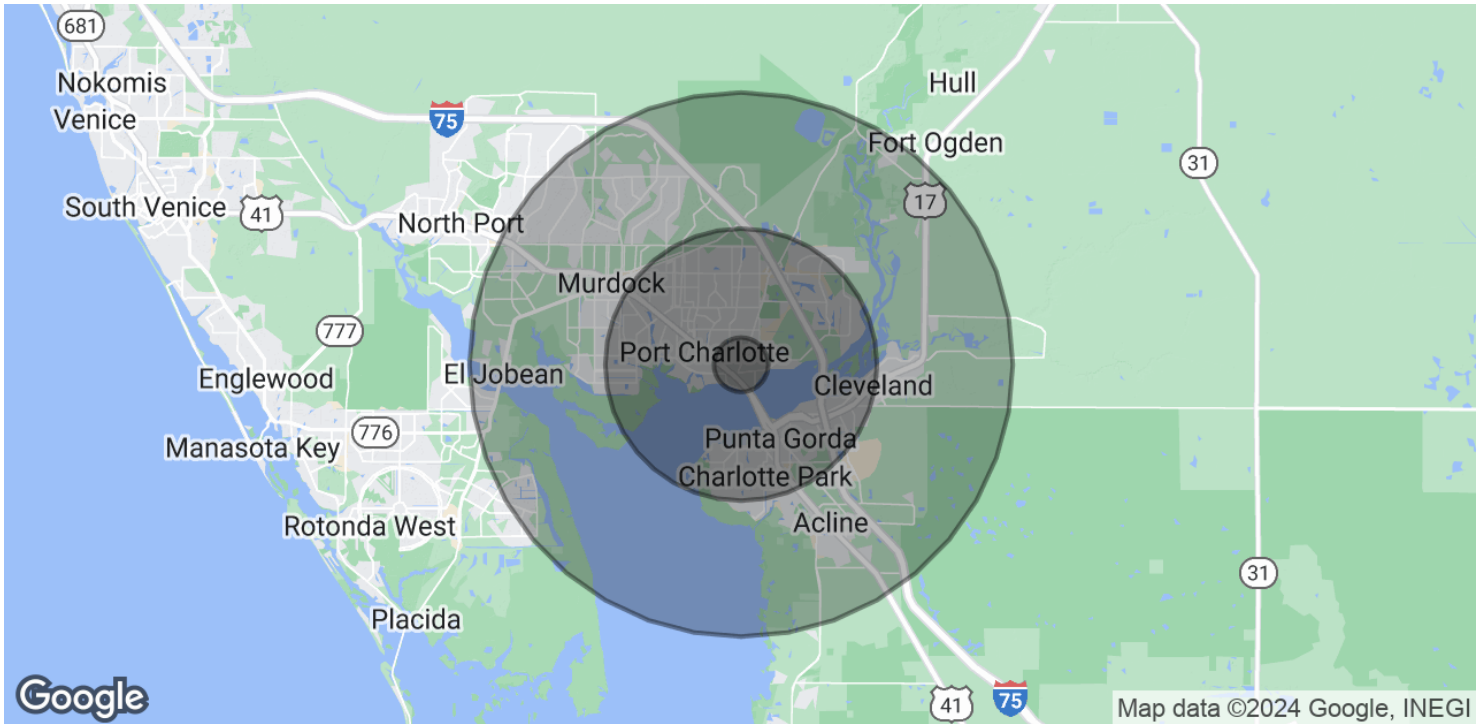
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,441	78,155	136,960
Average age	55.9	51.8	50.2
Average age (Male)	55.2	50.6	49.1
Average age (Female)	56.7	52.7	51.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,527	35,571	59,870
# of persons per HH	2.3	2.2	2.3
Average HH income	\$46,814	\$53,980	\$56,881
Average house value		\$238,824	\$242,974

* Demographic data derived from 2020 ACS - US Census

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