



SALE

## US-41 199 TAMIAM TRL

199 Tamiami Trail, Port Charlotte, FL 33953



### OFFERING SUMMARY

Sale Price:	\$130,000
Lot Size:	0 SF
Zoning:	Commercial General
Market:	Port Charlotte
Submarket:	North Port
Traffic Count:	50,000
Price / SF:	\$755,813.95

### PROPERTY OVERVIEW

This property is offered separately for \$130,000 or as part of a 1.5 acre portfolio with over 450 feet of direct US 41 frontage, exceptional visibility and access.

Located directly across from the worlds largest KIA dealer, a future hotel and planned water park complex. The location sees well over 50,000 CPD pass by and once the four lane construction is complete it is expected to increase to as much as 75,000 CPD. By 2020 Murdock Village will be adding 5,000 roof tops to the immediate area. Plus the Atlanta Braves spring training facility will be locating just a few miles north of this property with a complete training facility and sports complex.

Join Circle K, WaWa, Race trac, Seven Eleven, Aldi Foods, Publix, Home Depot, ABC liquor, First Watch, and more in serving this growing demand.

### PROPERTY HIGHLIGHTS

- 50,000 CPD pass by
- Offered separately for \$130,000 or as part of a 1.5 acre portfolio with over
- 450 feet of direct US 41 frontage
- By 2020 Murdock Village will be adding 5,000 roof tops to the immediate
- area

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SUNSTAR REALTY