



**COLDWELL
BANKER
COMMERCIAL**

SUNSTAR REALTY

FOR SALE

CBCWORLDWIDE.COM

KINGS HIGHWAY SHOVEL READY PROPERTY

\$344,000

4250 Kings Highway
Port Charlotte, FL 33980



**COLDWELL BANKER
SUNSTAR REALTY**

OFFICE

Ray Brunner
415 608 1942
raybrunner@me.com

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**COLDWELL BANKER COMMERCIAL
SUNSTAR REALTY**
19700 Cochran Blvd, Port Charlotte, FL 33948
941.255.3497



4250 Kings Highway, Port Charlotte, FL 33980



Price / SF: \$21.94

15,000 SF property zone IG. This property is part of several parcels that have been converted to condominium parcels. providing access to common parking and storm water areas and allowing the property to be almost 100% buildable. With exceptional frontage and access to two major arteries (US 41 and Interstate 75) and located in the middle of a main business district for Charlotte county, this is an ideal location for your office or retail project.

- High visibility and 49,000 CPD
- Zoned for Medical or Industrial use.
- Excellent access & egress from signaled intersection.
- Access to common area parking and drainage.
- Rapidly developing medical and financial area.
- Easy access to Interstate 75

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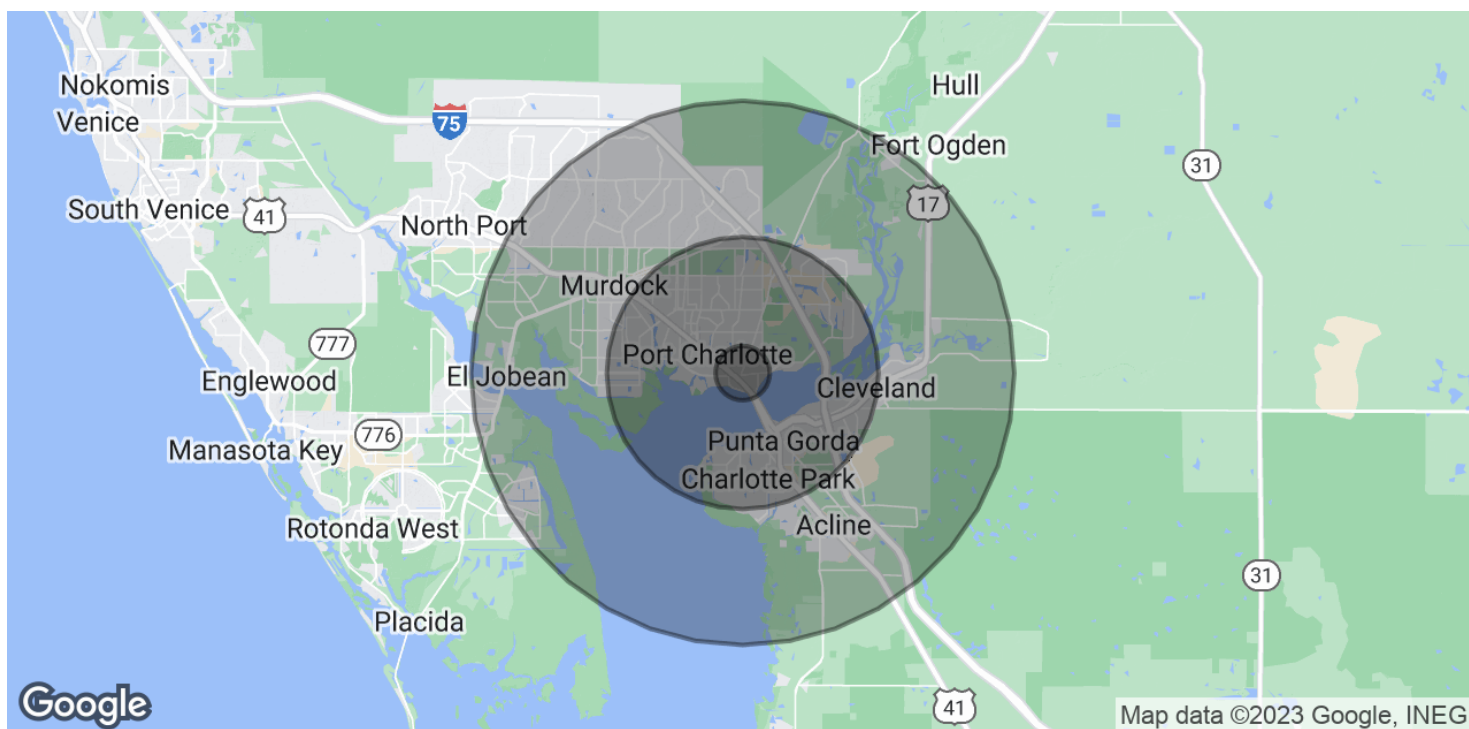
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,874	77,134	137,619
Average age	57.5	52.1	50.4
Average age (Male)	56.6	50.8	49.2
Average age (Female)	58.2	53.0	51.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,300	35,187	60,373
# of persons per HH	2.2	2.2	2.3
Average HH income	\$46,784	\$54,222	\$56,784
Average house value	\$502,421	\$242,875	\$243,369

* Demographic data derived from 2020 ACS - US Census

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Traffic Count Map - Close Up

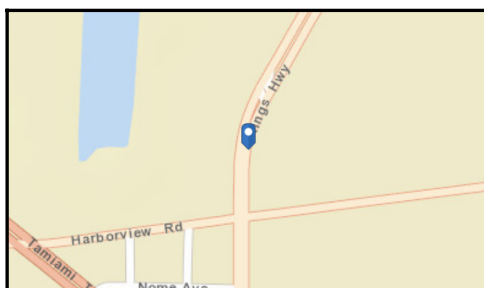
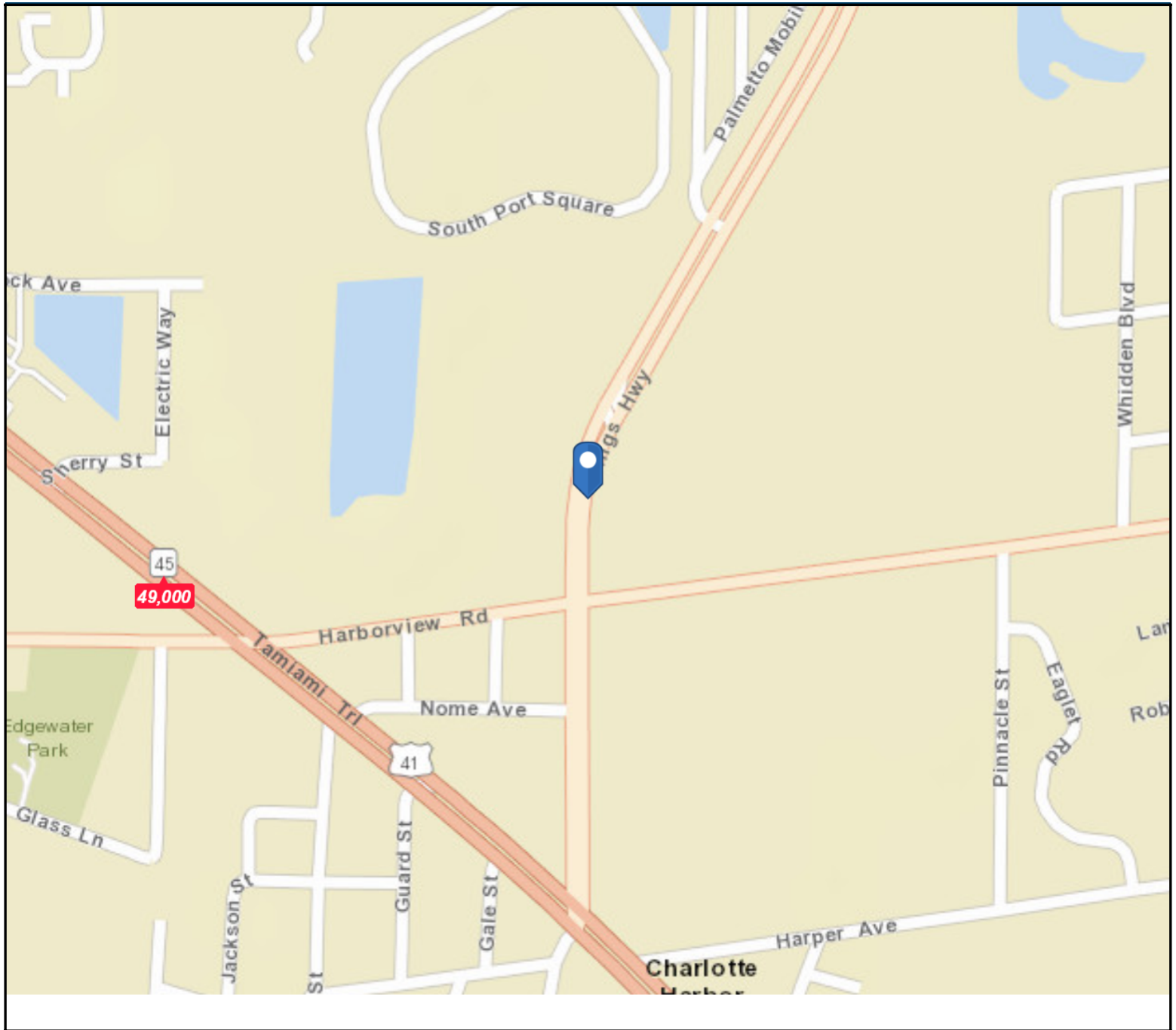
4250 Kings Hwy, Punta Gorda, Florida, 33980

Drive Time Bands (10/6/18, 3:25 PM GMT-04:00): 0-5, 5-10, 10-15 minute

Prepared by Esri

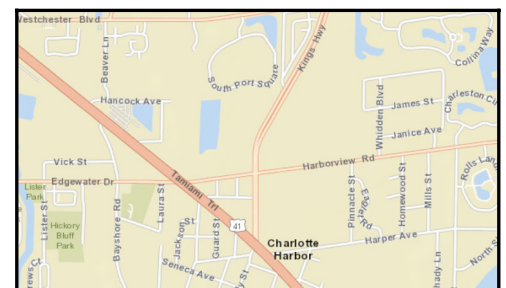
Latitude: 26.96577

Longitude: -82.07027



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2018 Kalibrate Technologies (Q2 2018).

October 06, 2018

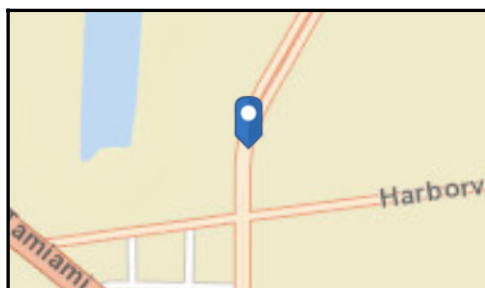
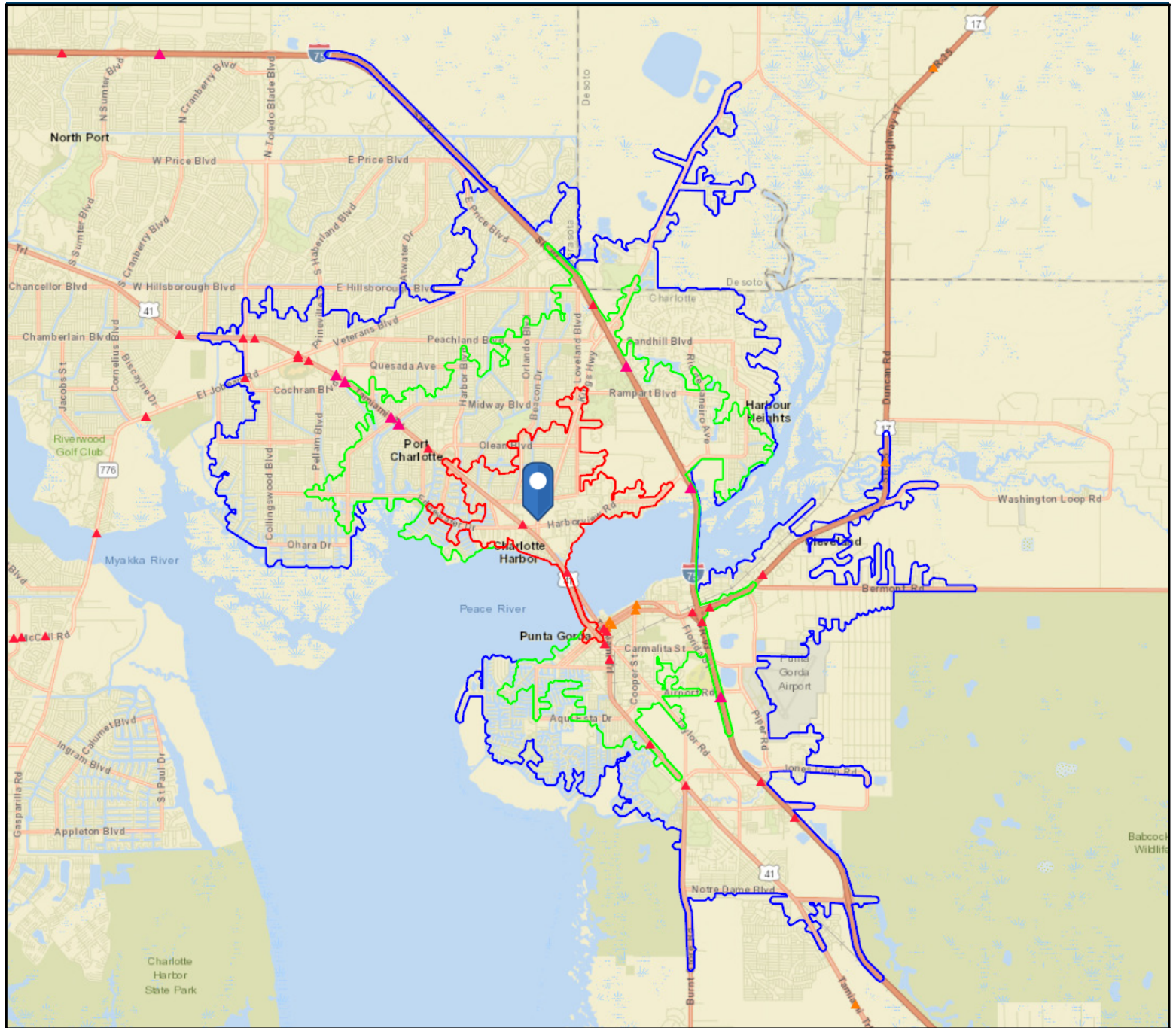
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Executive Summary

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	0 - 5 minute	5 - 10 minute	10 - 15 minute
Population			
2000 Population	9,291	41,367	44,071
2010 Population	8,967	42,775	50,260
2018 Population	10,013	47,636	56,514
2023 Population	10,712	51,042	61,158
2000-2010 Annual Rate	-0.35%	0.34%	1.32%
2010-2018 Annual Rate	1.35%	1.31%	1.43%
2018-2023 Annual Rate	1.36%	1.39%	1.59%
2018 Male Population	46.9%	47.5%	48.3%
2018 Female Population	53.1%	52.5%	51.7%
2018 Median Age	57.5	56.2	60.1

In the identified area, the current year population is 56,514. In 2010, the Census count in the area was 50,260. The rate of change since 2010 was 1.43% annually. The five-year projection for the population in the area is 61,158 representing a change of 1.59% annually from 2018 to 2023. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 57.5, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	83.7%	84.5%	88.0%
2018 Black Alone	9.0%	8.7%	6.7%
2018 American Indian/Alaska Native Alone	0.3%	0.4%	0.3%
2018 Asian Alone	2.4%	1.6%	1.5%
2018 Pacific Islander Alone	0.1%	0.1%	0.0%
2018 Other Race	2.0%	2.2%	1.3%
2018 Two or More Races	2.5%	2.6%	2.1%
2018 Hispanic Origin (Any Race)	9.2%	10.5%	7.5%

Persons of Hispanic origin represent 7.5% 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 32.8 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	4,247	19,081	19,469
2010 Households	4,168	19,672	22,887
2018 Total Households	4,622	21,602	25,378
2023 Total Households	4,952	23,068	27,475
2000-2010 Annual Rate	-0.19%	0.31%	1.63%
2010-2018 Annual Rate	1.26%	1.14%	1.26%
2018-2023 Annual Rate	1.39%	1.32%	1.60%
2018 Average Household Size	2.06	2.18	2.20

The household count in this area has changed from 22,887 in 2010 to 25,378 in the current year, a change of 1.26% annually. The five-year projection of households is 27,475, a change of 1.60% annually from the current year total. Average household size is currently 2.20, compared to 2.17 in the year 2010. The number of families in the current year is 17,112 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.

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Median Household Income			
2018 Median Household Income	\$45,904	\$42,164	\$50,438
2023 Median Household Income	\$52,093	\$49,029	\$56,506
2018-2023 Annual Rate	2.56%	3.06%	2.30%
Average Household Income			
2018 Average Household Income	\$60,446	\$58,914	\$69,519
2023 Average Household Income	\$72,261	\$70,396	\$83,317
2018-2023 Annual Rate	3.64%	3.63%	3.69%
Per Capita Income			
2018 Per Capita Income	\$29,482	\$27,120	\$31,796
2023 Per Capita Income	\$34,872	\$32,200	\$37,981
2018-2023 Annual Rate	3.42%	3.49%	3.62%

Households by Income

Current median household income is \$50,438 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$56,506 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$69,519 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$83,317 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$31,796 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$37,981 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	5,097	23,010	23,225
2000 Owner Occupied Housing Units	3,179	15,092	17,014
2000 Renter Occupied Housing Units	1,068	3,989	2,455
2000 Vacant Housing Units	850	3,929	3,756
2010 Total Housing Units	5,635	25,995	29,600
2010 Owner Occupied Housing Units	2,798	14,421	19,009
2010 Renter Occupied Housing Units	1,370	5,251	3,878
2010 Vacant Housing Units	1,467	6,323	6,713
2018 Total Housing Units	6,118	28,454	32,437
2018 Owner Occupied Housing Units	3,026	15,725	20,950
2018 Renter Occupied Housing Units	1,596	5,878	4,428
2018 Vacant Housing Units	1,496	6,852	7,059
2023 Total Housing Units	6,532	30,189	35,027
2023 Owner Occupied Housing Units	3,357	17,296	23,191
2023 Renter Occupied Housing Units	1,595	5,772	4,284
2023 Vacant Housing Units	1,580	7,121	7,552

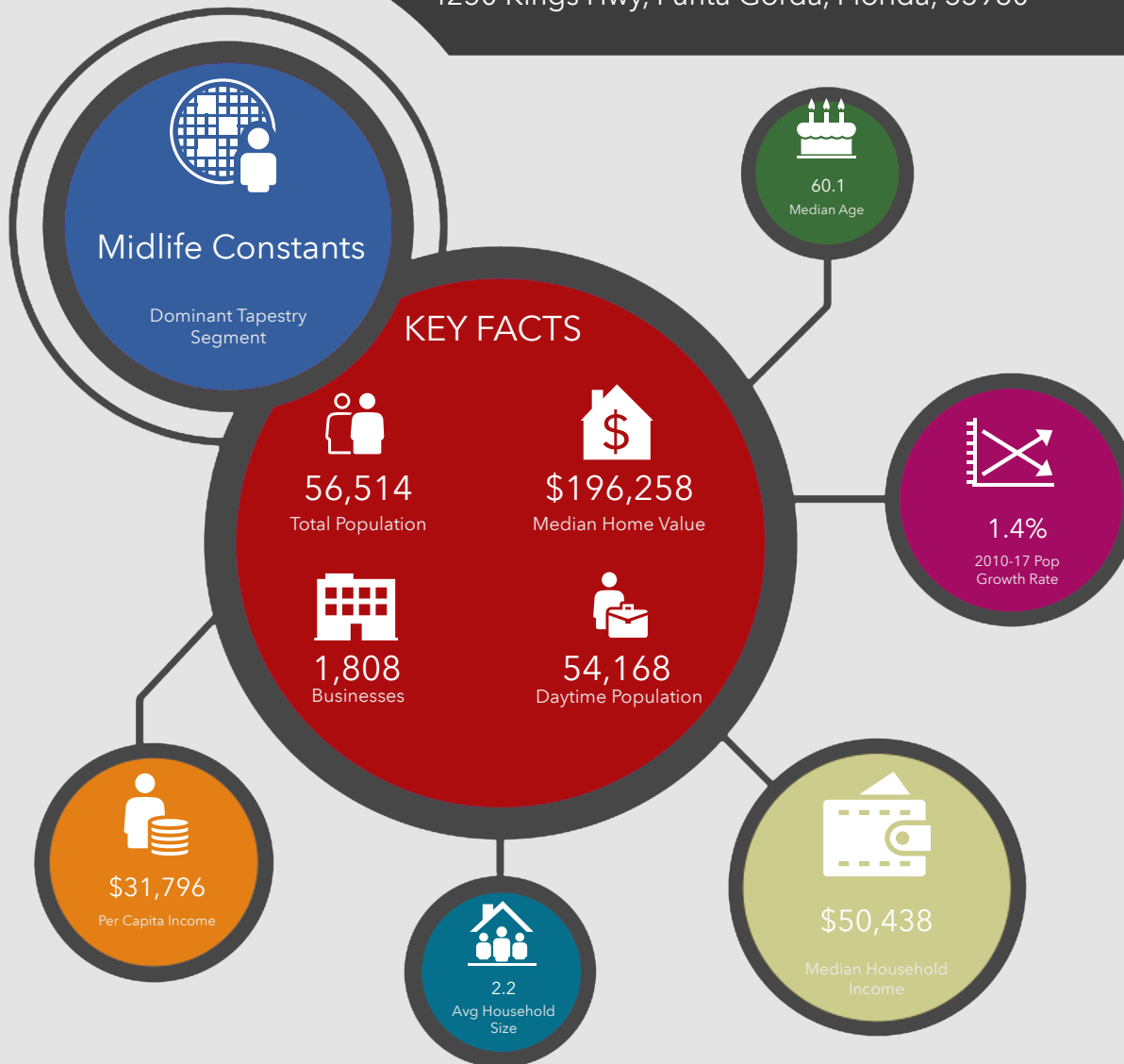
Currently, 64.6% of the 32,437 housing units in the area are owner occupied; 13.7%, renter occupied; and 21.8% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 29,600 housing units in the area - 64.2% owner occupied, 13.1% renter occupied, and 22.7% vacant. The annual rate of change in housing units since 2010 is 4.15%. Median home value in the area is \$196,258, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 4.03% annually to \$239,083.

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.

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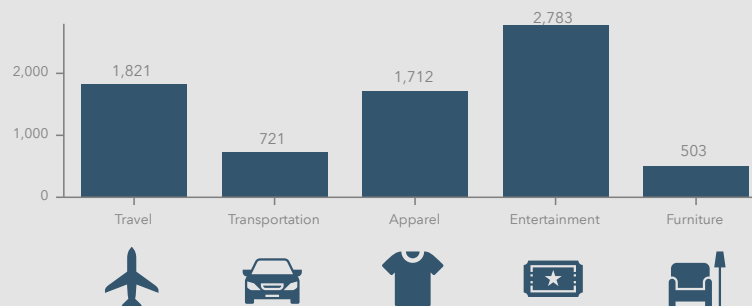
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KEY SPENDING FACTS (\$)



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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 Coldwell Banker Commercial Broker 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. here...

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RAY BRUNNER

Commercial Broker

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Direct: 415.608.1942

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

CoStar Power Broker

Life Member of Mensa

Member of the Presidents Association of the American Management Association

ICSC Member

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