



**COLDWELL
BANKER
COMMERCIAL**

SUNSTAR REALTY

FOR SALE

Winn/Dixie
SUBWAY

5426 DUNCAN RD

\$1,995,000

5426 Duncan Rd
Punta Gorda, FL 33982



**COLDWELL BANKER
SUNSTAR REALTY**

OFFICE

Ray Brunner
415 608 1942
raybrunner@me.com

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19700 Cochran Blvd, Port Charlotte, FL 33948
941.255.3497

CBCWORLDWIDE.COM



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SALE



OFFERING SUMMARY

Sale Price:	\$1,995,000
Lot Size:	13.5 Acres
Zoning:	RMF12, CG
Market:	SW Florida
Submarket:	Charlotte County
Traffic Count:	18,000
Price / SF:	\$3.39

PROPERTY OVERVIEW

13.5 acre "Flag" property fronting on Highway 17 to the West and Bermont road to the South.
The property wraps around the Winn Dixie Plaza.
Zoning for CG and RMF 12 allows for a mixed residential and retail or Office development.
Zoning entitlement in place.
Municipal Water and Sewer hookups are available from Duncan Rd.
Property is out of the Flood zone with base elevations ranging from 9.5' to 12'.
Storm water and drainage are in place.
Zoning entitlement in place.
Located in the Urban Service Area for Utilities.
Minimum fill should be required for this site.

PROPERTY HIGHLIGHTS

- Signaled Intersection on US 17
- Out of FEMA flood zone.
- Mixed use zoning allows for Commercial and Multi Family housing.
- Adjacent to Winn Dixie anchored shopping center
- 18500 AADT
- Major growth and development area.

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LOCATION DESCRIPTION

Located at a signaled intersection on US 17. This is the main artery between between Charlotte county and Orlando.

Just one quarter mile from the Punta Gorda Port Charlotte airport and 2,000,000 passengers annually.

1 1/4 mile from interstate 75 with 37,500 AADT at the interchange.

2 1/2 Miles from US 41 and historic Punta Gorda Fl.

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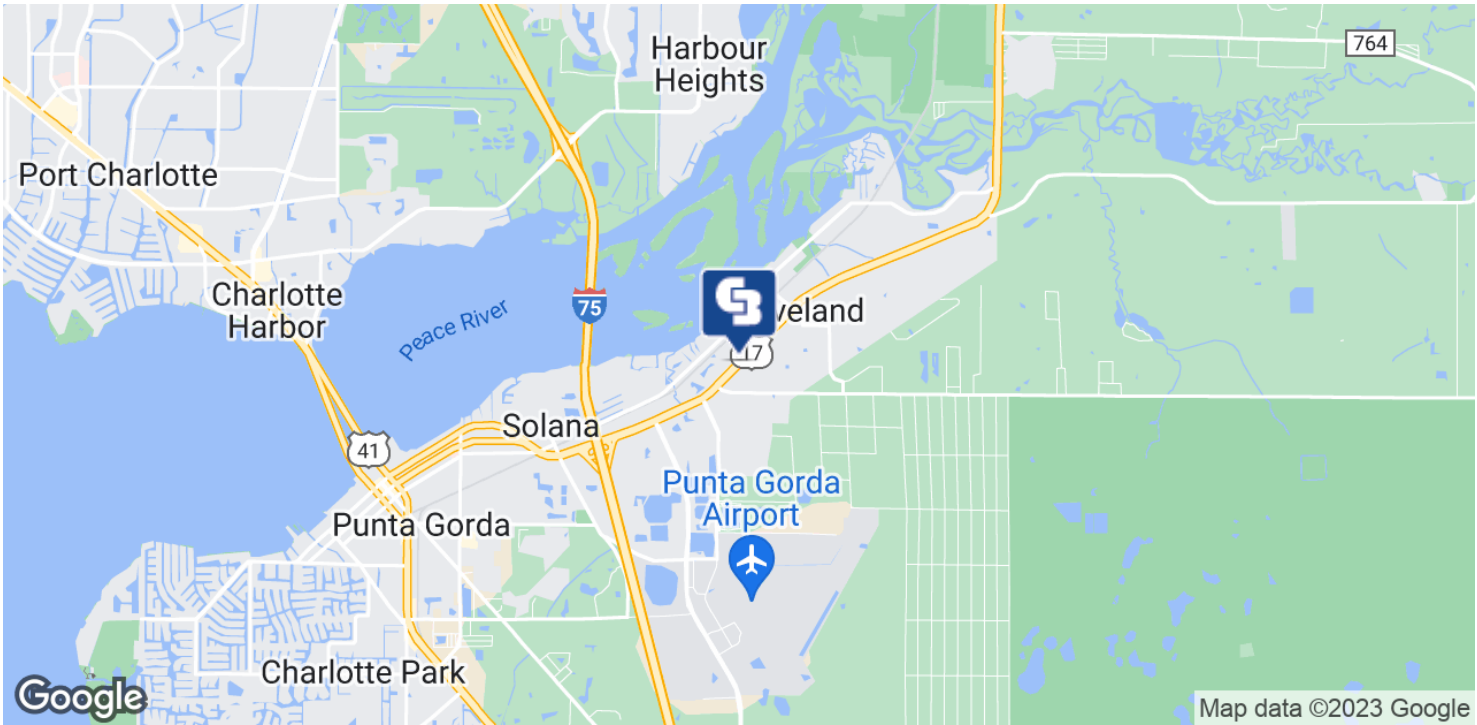
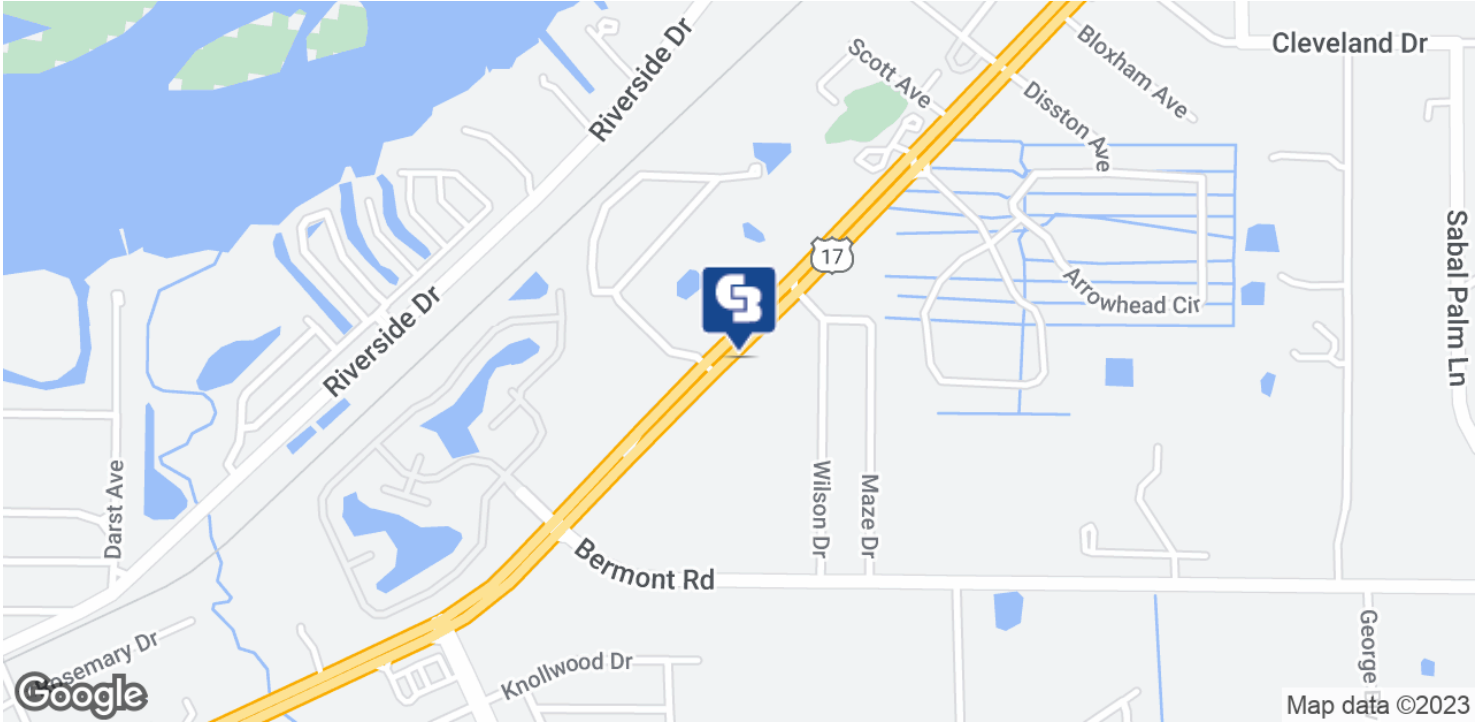
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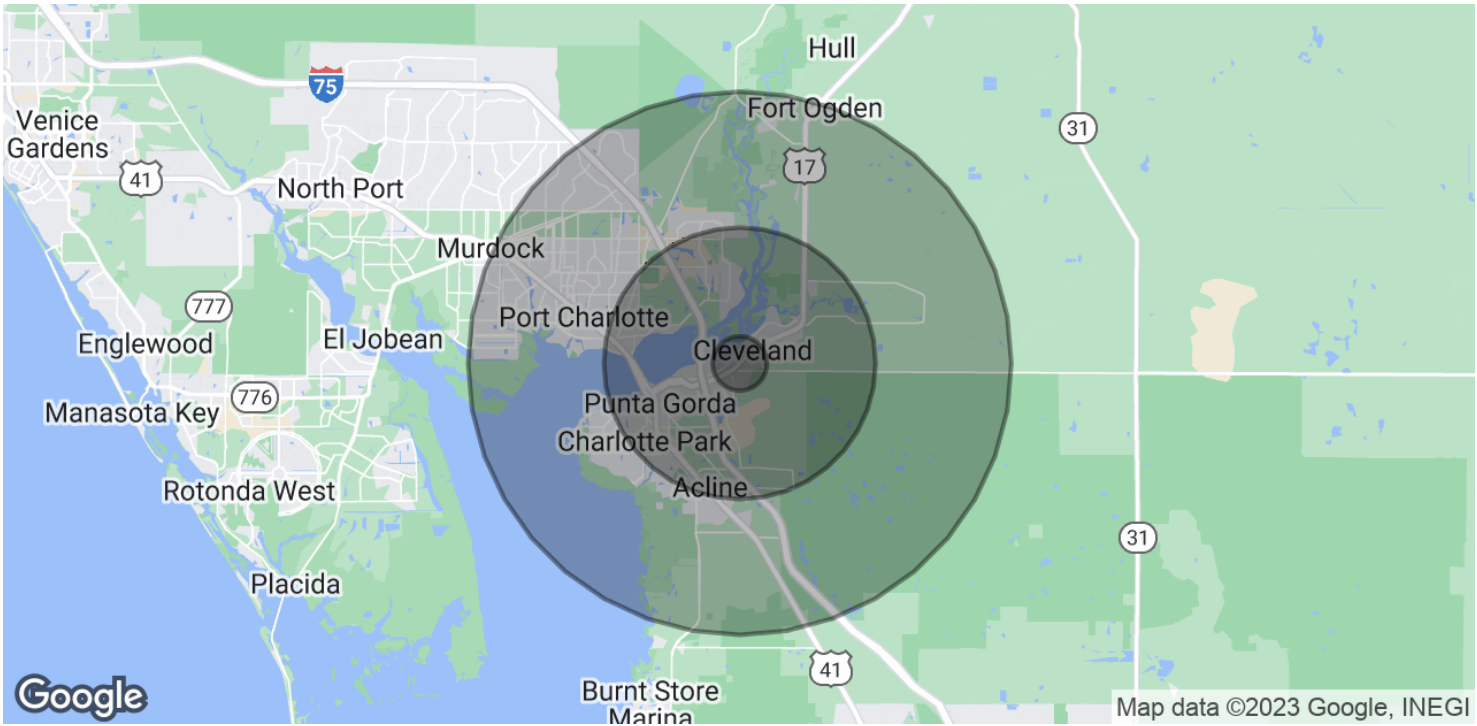
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	803	34,909	110,337
Average age	52.8	54.1	51.7
Average age (Male)	51.5	53.6	50.7
Average age (Female)	53.9	54.5	52.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	359	15,975	49,060
# of persons per HH	2.2	2.2	2.2
Average HH income	\$46,407	\$54,002	\$56,282
Average house value	\$169,204	\$237,525	\$247,273

* Demographic data derived from 2020 ACS - US Census

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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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