



**COLDWELL
BANKER
COMMERCIAL**

SUNSTAR REALTY

FOR SALE

Charlotte Harbor Is
Just Minutes Away

With over 300 ft. of
waterfront dockage

Corner location
provides almost
500 ft. of highly
visible frontage

US 41 & DOW

3871 Tamiami Trail
Port Charlotte, FL 33952

AVAILABLE SPACE

1.1 Acres

ASKING PRICE

\$1,000,000

FEATURES

- Waterfront, Signaled Intersection, 414 feet of Visibility
- Plus 312 ft. of Waterfront AND Impact fee Credits
- This Location Offers an Incredible Opportunity at a Great Price.
- This Area is a hub for Both Restaurants and After Market Auto Retailers.
- Seller will Consider Long Term Land Lease.

AREA

Minutes away from Charlotte Harbor and arrive by boat or car Corner Location with almost 500 ft of highly visible frontage



OFFICE

Ray Brunner
415 608 1942
raybrunner@me.com

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19700 Cochran Blvd, Port Charlotte, FL 33948
941.255.3497



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SALE



OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	1.1 Acres
Zoning:	PD
Price / SF:	\$20.87

PROPERTY OVERVIEW

The corner location provides 426' of highly visible frontage. The 250' on the canal allows Charlotte Harbor access within 10 minutes. Providing the opportunity for waterfront dining and boat in access for a restaurant.

The area is a hub for both restaurants and after market auto retailers. With a population of 108,494 and an Average HH Income of \$58,030 within 15 minutes of your front door and up to 60,000 cars daily at the Gardner intersection, just 500 ft. from your door, this location offers an incredible opportunity at a great price. According to ESRI Data the immediate area offers a particular opportunity for Restaurants, C Stores and Auto after market retailers. The market in the immediate area is 107% of the MPI for Auto After Market and 124% of the MPI for Auto Insurance. The potential for a C store with gas is 125% of the MPI. According to ESRI the auto market is understored by 30% here.

For Family Restaurants the immediate area is 113% of the MPI for families eating out 4x's or more monthly. Also, according to ESRI, the restaurant Market is understored by over 8% presenting a \$20,000,000 opportunity. And remember - these numbers are just considering the year round population, in the winter months the snow bird and tourists increase the population by almost 100%!

OTHER RESOURCES

[VIDEO](#)

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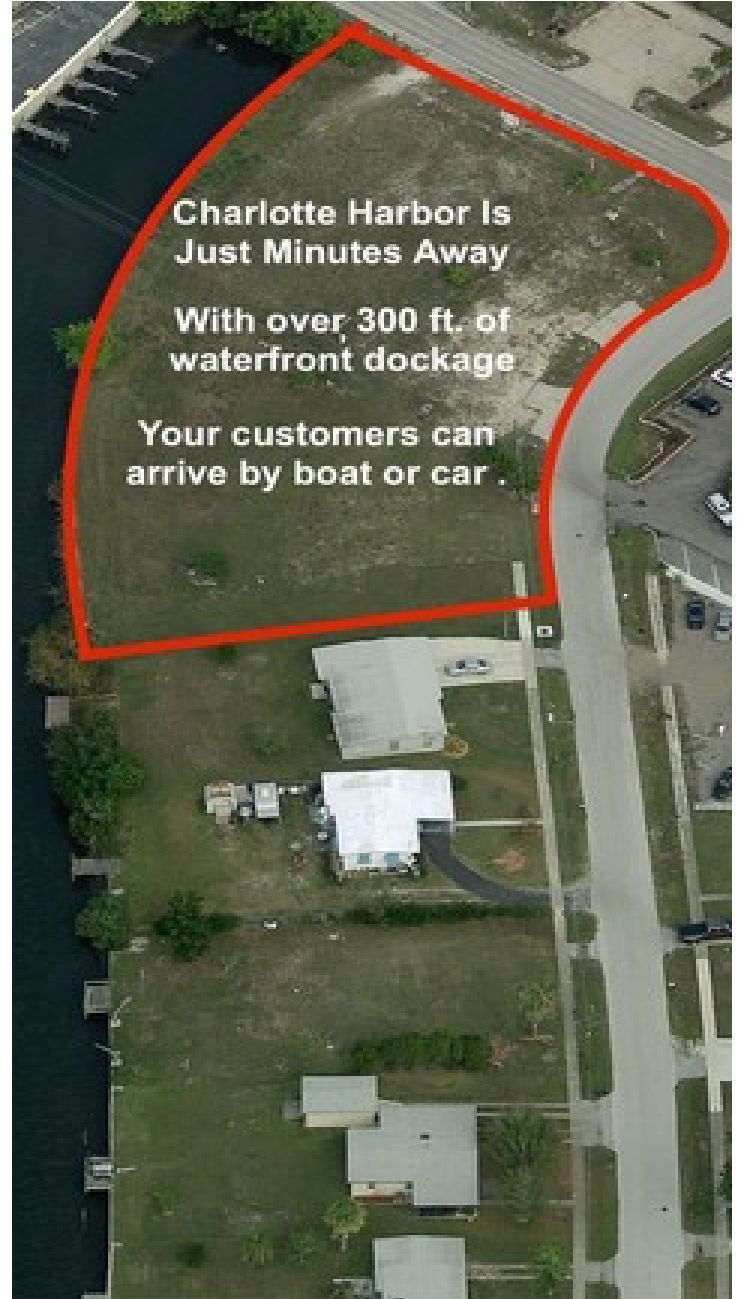
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PROPERTY HIGHLIGHTS

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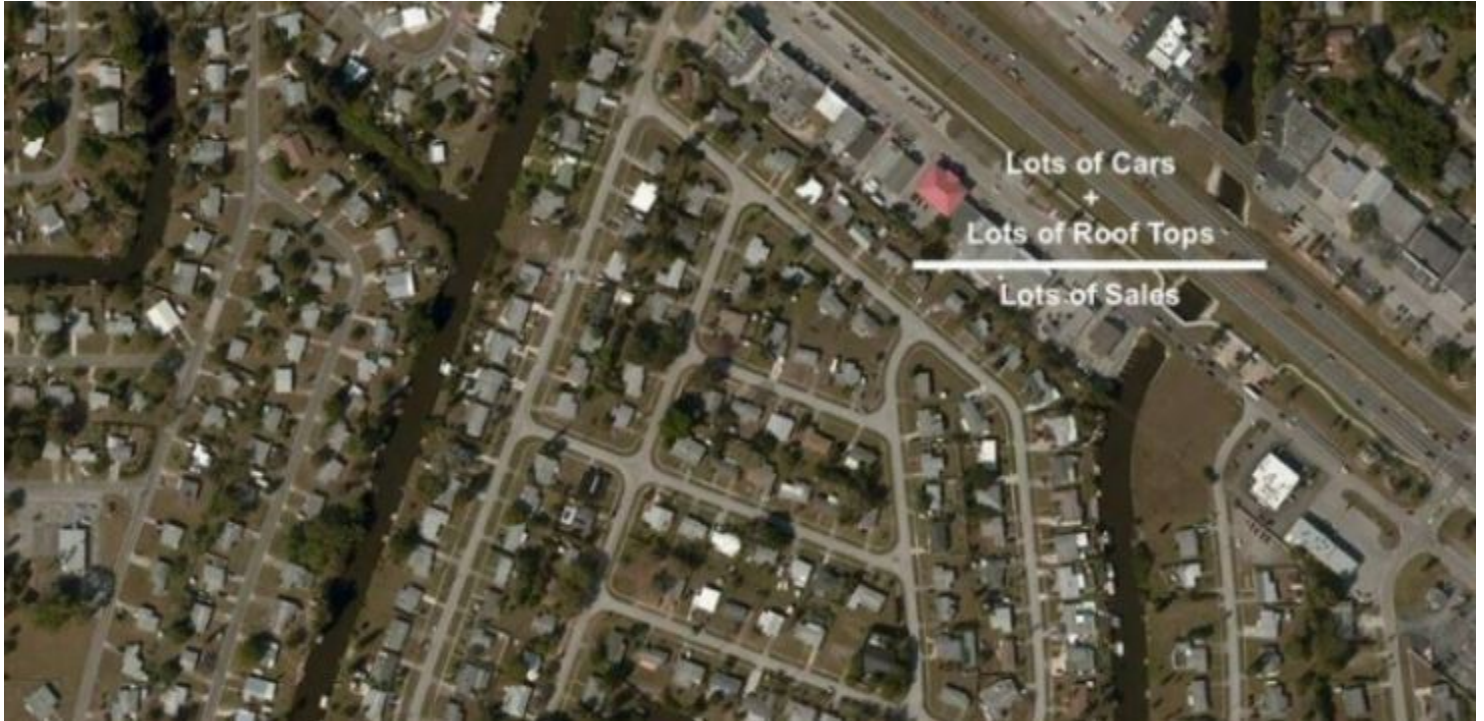
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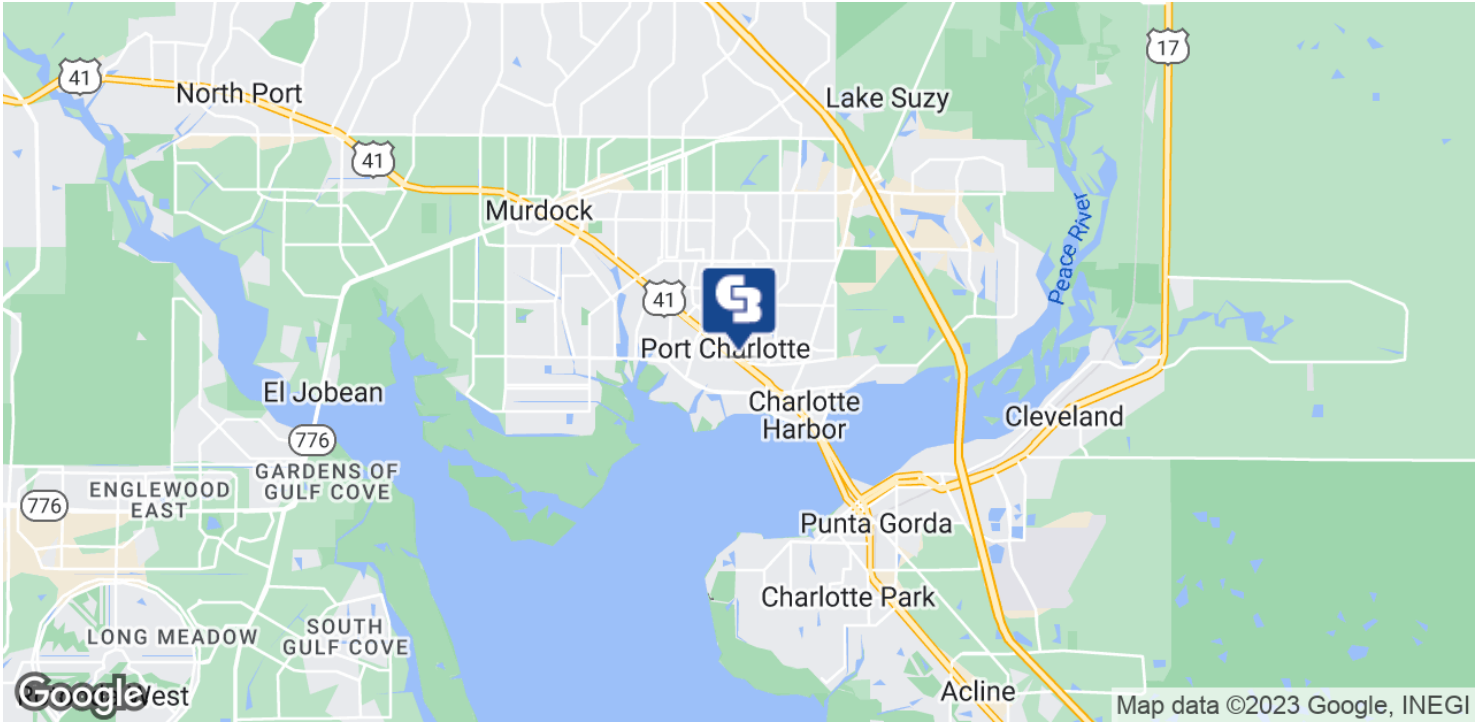
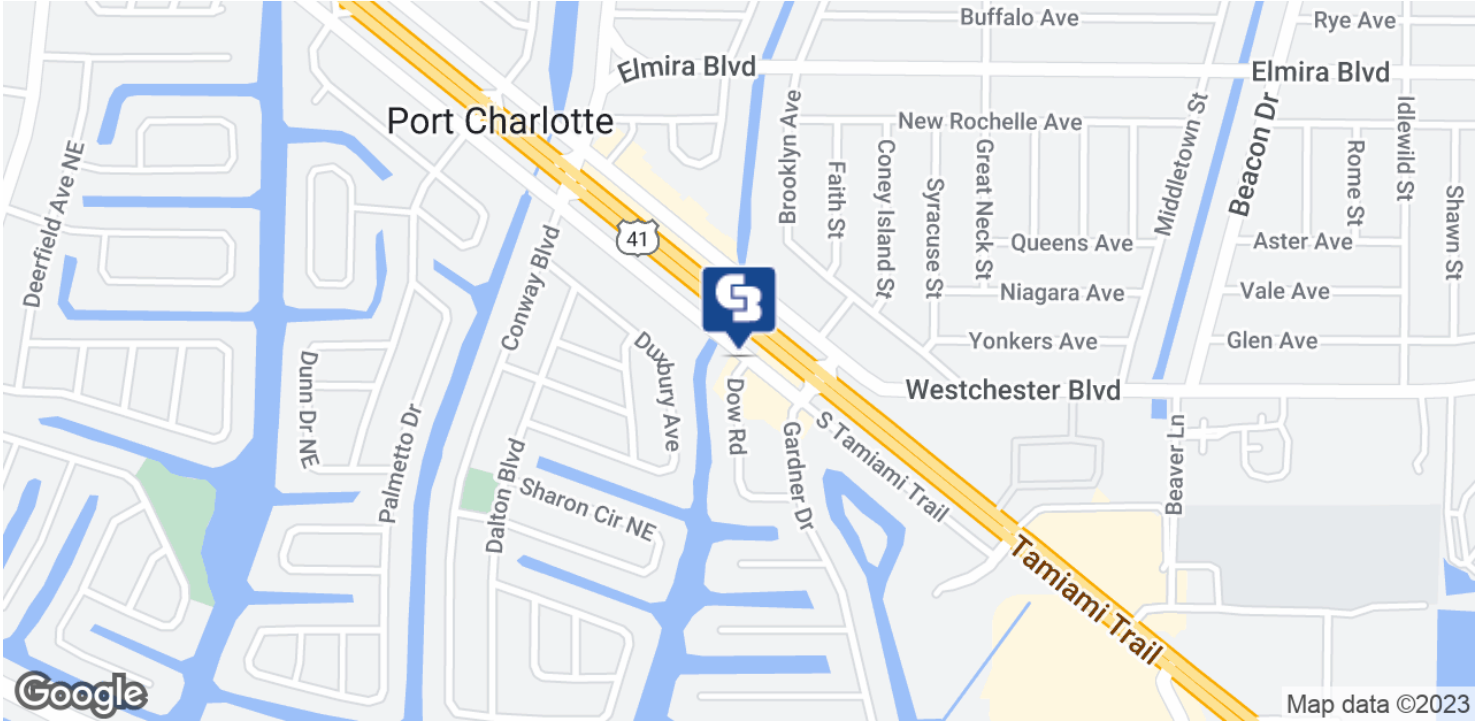
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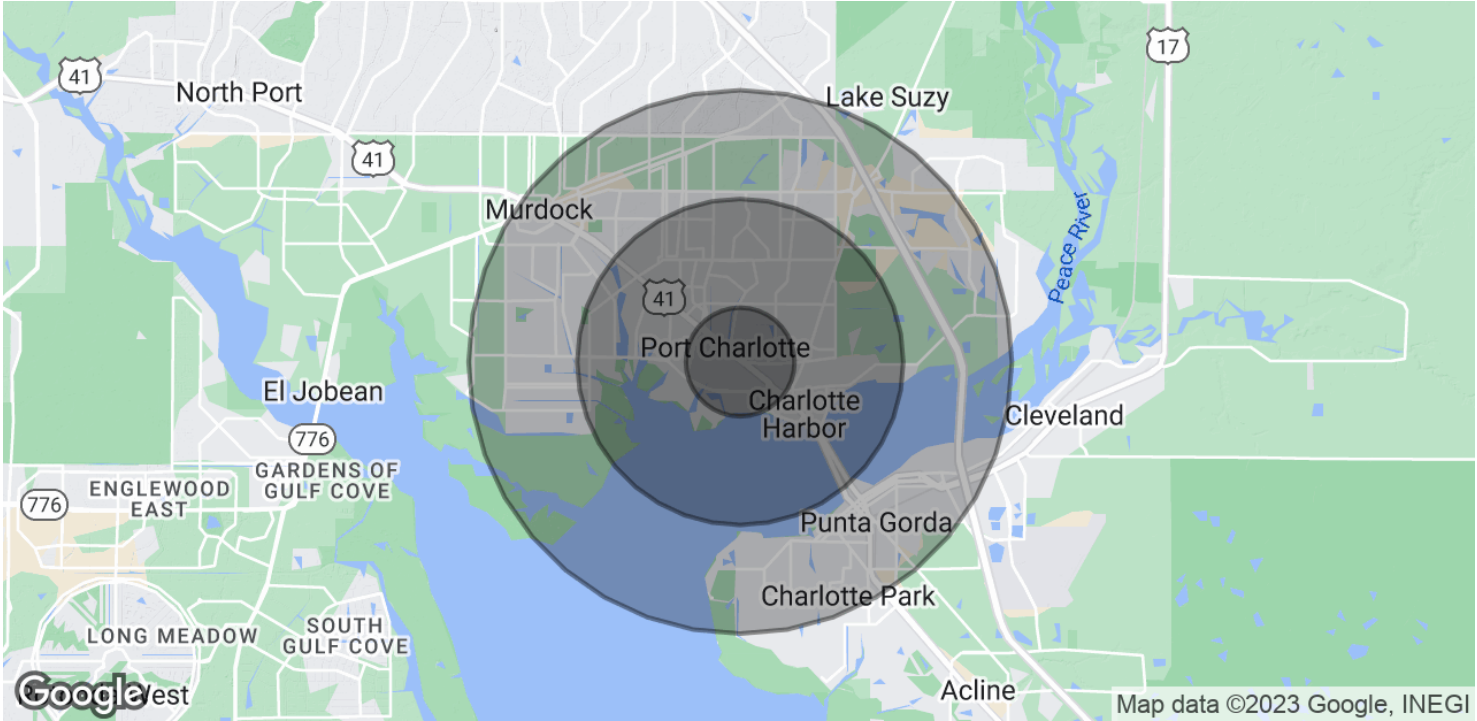
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,837	35,868	78,849
Average age	49.1	50.2	51.5
Average age (Male)	47.5	48.4	50.0
Average age (Female)	49.7	51.2	52.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,532	16,017	35,690
# of persons per HH	2.3	2.2	2.2
Average HH income	\$45,741	\$46,941	\$53,999
Average house value	\$216,311	\$196,362	\$236,855

* Demographic data derived from 2020 ACS - US Census

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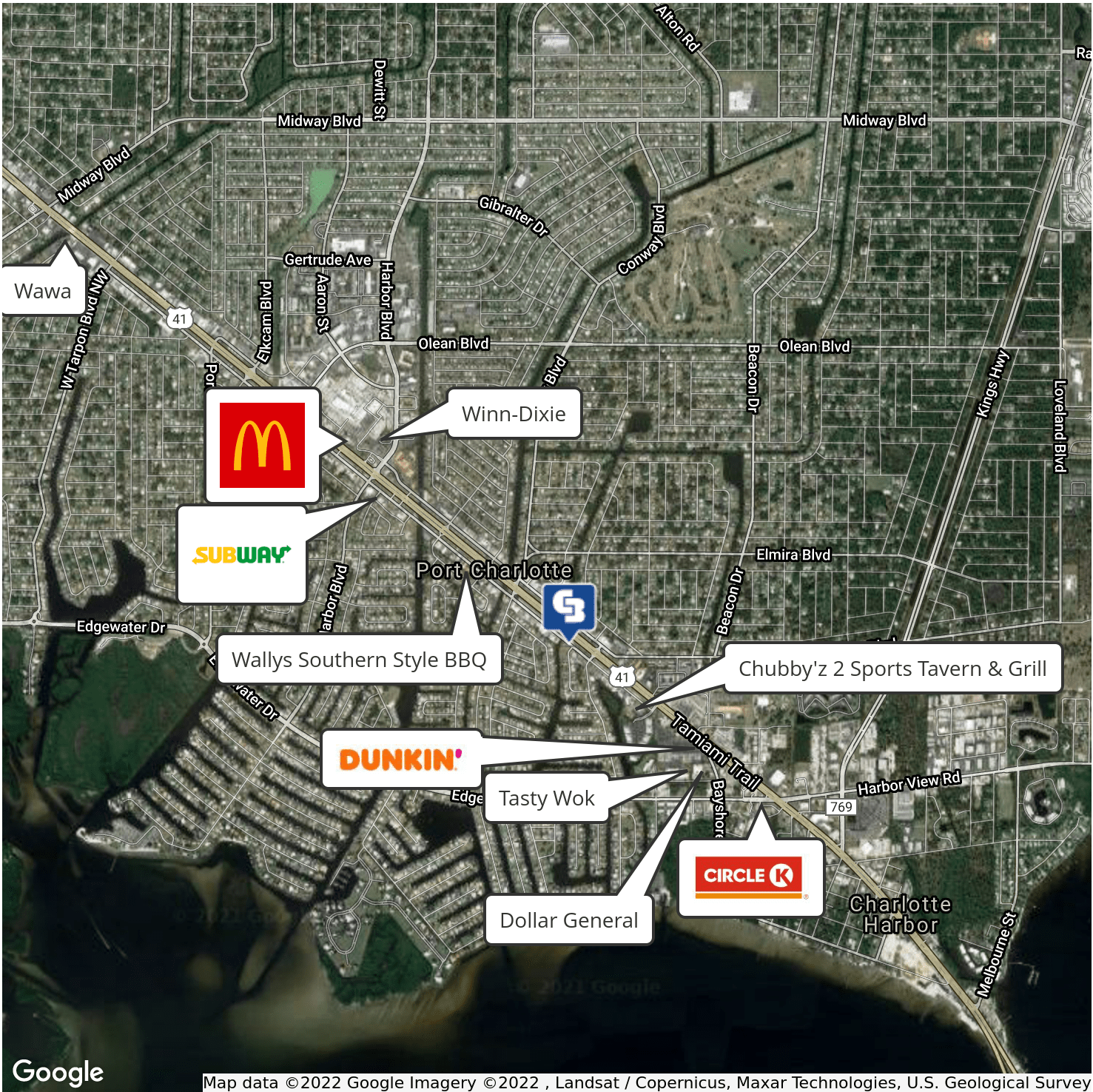
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RAY BRUNNER

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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