



US 41 & DOW

3871 Tamiami Trail, Port Charlotte, FL 33952

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](#)

CBCWORLDWIDE.COM

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 **COLDWELL
BANKER
COMMERCIAL**
SUNSTAR REALTY



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PROPERTY DESCRIPTION

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,532	16,017	35,690
Total Population	5,837	35,868	78,849
Average HH Income	\$45,741	\$46,941	\$53,999