



**COLDWELL
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COMMERCIAL**

SUNSTAR REALTY

FOR SALE

CBCWORLDWIDE.COM

22972 BAYSHORE ROAD - 1.14 ACRE PARCEL

\$1,200,000

22972 Bayshore Rd
Port Charlotte, FL 33980



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



SALE

22972 BAYSHORE ROAD - 1.14 ACRE PARCEL

22972 Bayshore Rd, Port Charlotte, FL 33980



OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	1.14 Acres
Zoning:	CR3.5
Market:	Port Charlotte
Submarket:	Punta Gorda, North Port
Traffic Count:	40,000
Price / SF:	\$24.17

PROPERTY OVERVIEW

Large 1.14 Acre parcel Zoned CR 3.5, Located close to the Peace River, newly constructed waterfront County Park and fishing pier. Best use would be Multifamily Condo development or possible Commercial Multifamily.

PROPERTY HIGHLIGHTS

- Over 1 Acre Parcel
- Close to US41 Tamiami Trail
- Corner Lot
- Zoned for CR3.5 Multifamily Condo development or
- Hotel/ Hospitality

PROPERTY WEBSITE

[Click Here](#)

OTHER RESOURCES

[Video](#)

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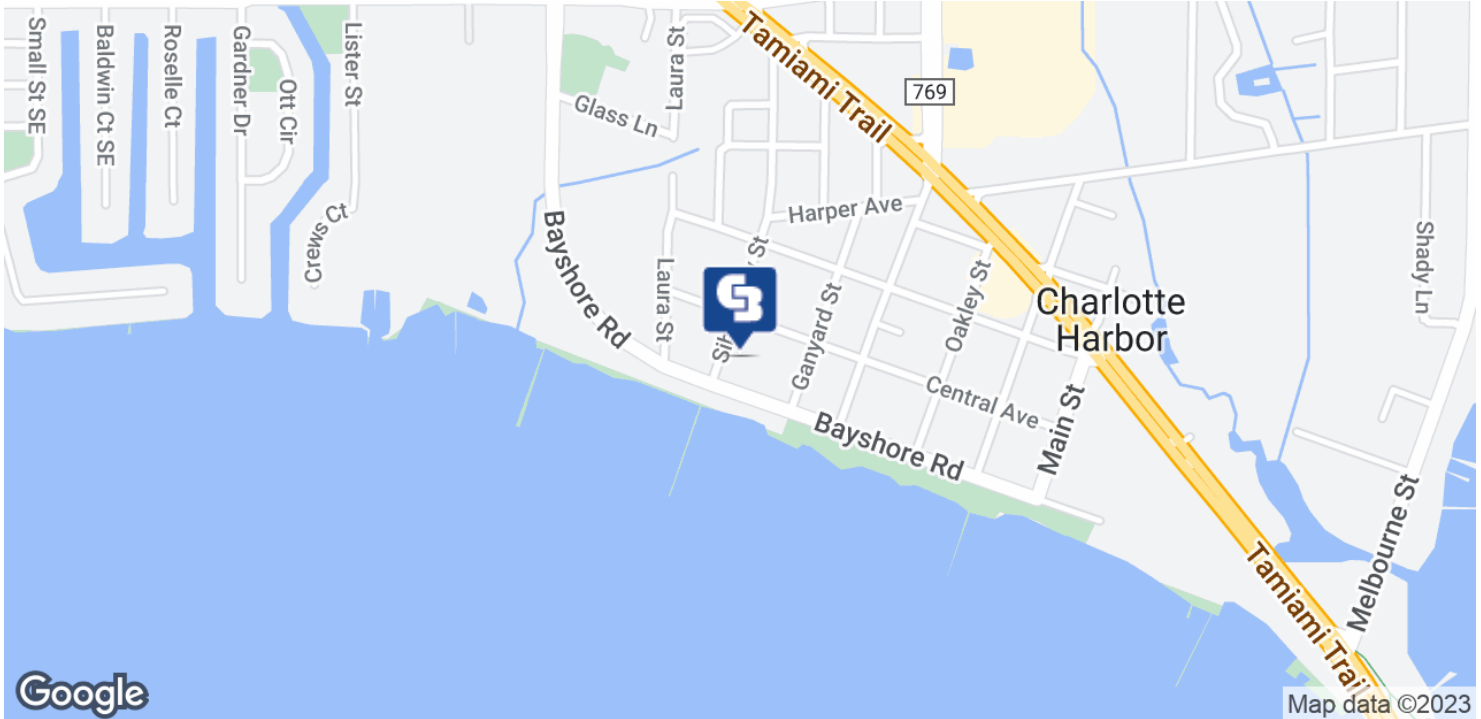
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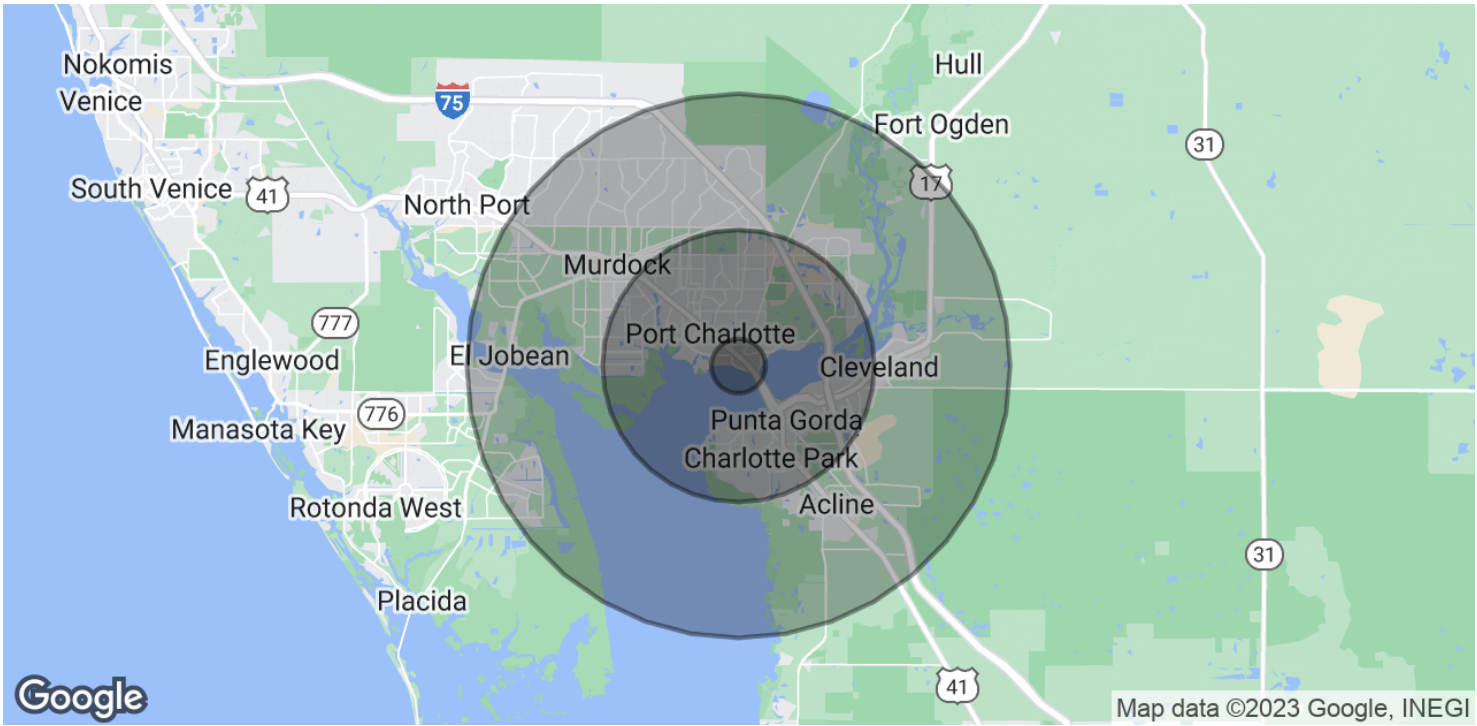
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SALE

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22972 Bayshore Rd, Port Charlotte, FL 33980



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,476	73,140	137,360
Average age	61.8	52.4	50.4
Average age (Male)	60.3	51.1	49.3
Average age (Female)	62.4	53.3	51.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	707	33,460	60,199
# of persons per HH	2.1	2.2	2.3
Average HH income	\$47,616	\$55,159	\$57,105
Average house value	\$502,701	\$255,888	\$246,461

* Demographic data derived from 2020 ACS - US Census

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Traffic Count Profile

22972 Bayshore Rd, Punta Gorda, Florida, 33980
Drive Time (10/7/18, 10:48 AM GMT-04:00): 5, 10, 15 minute radii

Prepared by Esri
Latitude: 26.95778
Longitude: -82.07416

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.50	Tamiami Trl	Edgewater Dr (0.07 miles SE)	2005	49,000
0.92	Tamiami Trl	Melbourne St (0.18000001 miles NW)	2005	28,500
2.12	E Marion Ave	Nesbit St (0.05 miles NE)	2005	6,800
2.15	E Marion Ave	Dupont St (0.01 miles SW)	2005	12,500
2.17	Tamiami Trl	Herald Ct (0.02 miles NW)	2005	20,000
2.21	E Olympia Ave	Nesbit St (0.05 miles NE)	2005	13,000
2.25	E Olympia Ave	Wood St (0.02 miles NE)	2005	9,500
2.25	Tamiami Trl	E Virginia Ave (0.04 miles SE)	2001	17,500
2.41	Cross St	W Charlotte Ave (0.03 miles NW)	2001	18,000
2.42	Marion Ave	E Marion Ave (0.03 miles SW)	2005	11,500
2.47	E Olympia Ave	Cooper St (0.03 miles W)	2005	9,000
2.71	Tamiami Trl	W McKenzie St (0.03 miles N)	2005	33,000
2.77	Tamiami Trl	Elkcam Blvd (0.04 miles SE)	1999	47,000
3.39		(0.0 miles)	2005	950
3.41		(0.0 miles)	2005	3,600
3.47	I-75	Harbor View Rd (0.33000001 miles NW)	2005	60,000
3.50	Duncan Rd	I-75 (0.1 miles E)	2005	18,000
3.51		(0.0 miles)	2005	1,000
3.52	Tamiami Trl	Midway Blvd (0.13 miles NW)	2005	60,000
3.53		(0.0 miles)	2005	3,400
3.59		(0.0 miles)	2005	7,000
3.62		(0.0 miles)	2005	3,800
3.71		(0.0 miles)	2005	6,900
3.72	Tamiami Trl	Midway Blvd (0.06 miles SE)	2005	62,000
3.74	I-75	Duncan Rd (0.22 miles NW)	2001	37,500
3.75		(0.0 miles)	2005	3,600
3.78	Duncan Rd	Windsor Rd (0.06 miles NE)	2005	18,900
4.11	I-75	Rampart Blvd (0.56 miles SE)	2005	51,500
4.48		(0.0 miles)	2005	6,400
4.54	Tamiami Trl	Mandalay Rd (0.03 miles N)	2005	33,500

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2017 to 1963. Over 25% of the counts were taken between 2010 and 2017 and over 77% of the counts were taken between 2000 and 2017. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2018 Kalibrate Technologies (Q2 2018).

October 07, 2018



ACS Housing Summary

22972 Bayshore Rd, Punta Gorda, Florida, 33980
Drive Time (10/7/18, 10:48 AM GMT-04:00): 5 minute radius

Prepared by Esri
Latitude: 26.95778
Longitude: -82.07416

	2012-2016 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	925	100.0%	113	
With cash rent	862	93.2%	111	
Less than \$100	0	0.0%	0	
\$100 to \$149	0	0.0%	0	
\$150 to \$199	6	0.6%	10	
\$200 to \$249	42	4.5%	40	
\$250 to \$299	11	1.2%	17	
\$300 to \$349	16	1.7%	20	
\$350 to \$399	0	0.0%	0	
\$400 to \$449	1	0.1%	0	
\$450 to \$499	28	3.0%	23	
\$500 to \$549	63	6.8%	53	
\$550 to \$599	85	9.2%	54	
\$600 to \$649	140	15.1%	64	
\$650 to \$699	85	9.2%	28	
\$700 to \$749	62	6.7%	28	
\$750 to \$799	116	12.5%	42	
\$800 to \$899	29	3.1%	17	
\$900 to \$999	23	2.5%	5	
\$1,000 to \$1,249	11	1.2%	2	
\$1,250 to \$1,499	38	4.1%	30	
\$1,500 to \$1,999	7	0.8%	8	
\$2,000 to \$2,499	0	0.0%	0	
\$2,500 to \$2,999	41	4.4%	31	
\$3,000 to \$3,499	0	0.0%	0	
\$3,500 or more	59	6.4	45	
No cash rent	63	6.8%	29	
Median Contract Rent	\$673		N/A	
Average Contract Rent	\$989		\$255	
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT				
Total	925	100.0%	113	
Pay extra for one or more utilities	571	61.7%	91	
No extra payment for any utilities	354	38.3%	92	



ACS Housing Summary

22972 Bayshore Rd, Punta Gorda, Florida, 33980
Drive Time (10/7/18, 10:48 AM GMT-04:00): 5 minute radius

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Latitude: 26.95778
Longitude: -82.07416

	2012-2016 ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY UNITS IN STRUCTURE				
Total	2,690	100.0%	152	High
1, detached	958	35.6%	24	High
1, attached	33	1.2%	17	Medium
2	35	1.3%	13	Medium
3 or 4	268	10.0%	85	Medium
5 to 9	373	13.9%	116	Medium
10 to 19	218	8.1%	69	Medium
20 to 49	162	6.0%	63	Medium
50 or more	602	22.4%	118	High
Mobile home	42	1.6%	4	High
Boat, RV, van, etc.	0	0.0%	0	High
HOUSING UNITS BY YEAR STRUCTURE BUILT				
Total	2,690	100.0%	152	High
Built 2014 or later	1	0.0%	1	Low
Built 2010 to 2013	10	0.4%	4	Medium
Built 2000 to 2009	401	14.9%	79	High
Built 1990 to 1999	305	11.3%	67	Medium
Built 1980 to 1989	807	30.0%	133	High
Built 1970 to 1979	679	25.2%	116	High
Built 1960 to 1969	125	4.6%	19	High
Built 1950 to 1959	282	10.5%	23	High
Built 1940 to 1949	18	0.7%	22	Low
Built 1939 or earlier	62	2.3%	32	Medium
Median Year Structure Built	1982		N/A	
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT				
Total	1,876	100.0%	134	High
Owner occupied				
Moved in 2015 or later	93	5.0%	31	Medium
Moved in 2010 to 2014	223	11.9%	54	Medium
Moved in 2000 to 2009	310	16.5%	35	High
Moved in 1990 to 1999	204	10.9%	49	Medium
Moved in 1980 to 1989	87	4.6%	20	Medium
Moved in 1979 or earlier	35	1.9%	6	High
Renter occupied				
Moved in 2015 or later	83	4.4%	30	Medium
Moved in 2010 to 2014	644	34.3%	100	High
Moved in 2000 to 2009	127	6.8%	57	Medium
Moved in 1990 to 1999	67	3.6%	40	Medium
Moved in 1980 to 1989	3	0.2%	5	Low
Moved in 1979 or earlier	1	0.1%	1	Low
Median Year Householder Moved Into Unit	2011		N/A	



ACS Housing Summary

22972 Bayshore Rd, Punta Gorda, Florida, 33980
Drive Time (10/7/18, 10:48 AM GMT-04:00): 10 minute radius

Prepared by Esri
Latitude: 26.95778
Longitude: -82.07416

	2012-2016 ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY UNITS IN STRUCTURE				
Total	25,583	100.0%	566	
1, detached	16,323	63.8%	478	
1, attached	552	2.2%	105	
2	382	1.5%	108	
3 or 4	1,125	4.4%	164	
5 to 9	1,402	5.5%	201	
10 to 19	897	3.5%	177	
20 to 49	1,294	5.1%	176	
50 or more	1,478	5.8%	198	
Mobile home	2,078	8.1%	184	
Boat, RV, van, etc.	51	0.2%	81	
HOUSING UNITS BY YEAR STRUCTURE BUILT				
Total	25,583	100.0%	566	
Built 2014 or later	22	0.1%	19	
Built 2010 to 2013	159	0.6%	44	
Built 2000 to 2009	4,115	16.1%	260	
Built 1990 to 1999	2,695	10.5%	251	
Built 1980 to 1989	6,445	25.2%	381	
Built 1970 to 1979	6,407	25.0%	416	
Built 1960 to 1969	3,657	14.3%	351	
Built 1950 to 1959	1,653	6.5%	209	
Built 1940 to 1949	118	0.5%	55	
Built 1939 or earlier	312	1.2%	86	
Median Year Structure Built	1981		N/A	
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT				
Total	19,164	100.0%	549	
Owner occupied				
Moved in 2015 or later	550	2.9%	133	
Moved in 2010 to 2014	2,854	14.9%	256	
Moved in 2000 to 2009	5,324	27.8%	334	
Moved in 1990 to 1999	2,683	14.0%	251	
Moved in 1980 to 1989	1,337	7.0%	186	
Moved in 1979 or earlier	615	3.2%	148	
Renter occupied				
Moved in 2015 or later	612	3.2%	157	
Moved in 2010 to 2014	3,853	20.1%	341	
Moved in 2000 to 2009	1,073	5.6%	171	
Moved in 1990 to 1999	193	1.0%	73	
Moved in 1980 to 1989	50	0.3%	48	
Moved in 1979 or earlier	20	0.1%	23	
Median Year Householder Moved Into Unit	2007		N/A	



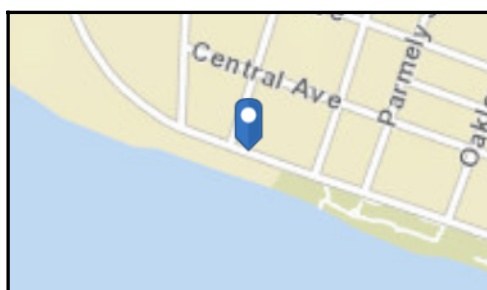
Prepared by Esri

Latitude: 26.95778

The map displays the Charlotte Harbor region with five distinct colored areas, each labeled with a population estimate in a pink box:

- 55,000 (Pink):** Located in the northwest corner, near N Sumter Blvd and N Cranberry Blvd.
- 58,500 (Green):** A large area in the west-central part, bounded by W Hillsborough Blvd and E Hillsborough Blvd.
- 62,000 (Red):** A central area around Charlotte Harbor, bounded by Veterans Blvd and Peachland Blvd.
- 51,500 (Blue):** A large area in the northeast, bounded by E Price Blvd and Sandhill Blvd.
- 60,000 (Orange):** A large area in the southeast, bounded by Kings Hwy and Sandhill Blvd.

Other visible features include major highways (I-75, I-17, US-41, US-90), local roads (e.g., W Price Blvd, E Hillsborough Blvd, Peachland Blvd), and geographical features (Myakka River, Peace River, Charlotte Harbor, Punta Gorda, and the Punta Gorda Airport).



▲ **More than 100,000 per day**



Page 1 of 1



Executive Summary

22972 Bayshore Rd, Punta Gorda, Florida, 33980
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	5 minutes	10 minutes	15 minutes
Median Household Income			
2018 Median Household Income	\$43,189	\$41,701	\$45,712
2023 Median Household Income	\$50,579	\$48,648	\$52,381
2018-2023 Annual Rate	3.21%	3.13%	2.76%
Average Household Income			
2018 Average Household Income	\$53,227	\$58,092	\$62,796
2023 Average Household Income	\$62,985	\$69,562	\$75,036
2018-2023 Annual Rate	3.42%	3.67%	3.63%
Per Capita Income			
2018 Per Capita Income	\$29,032	\$27,295	\$28,882
2023 Per Capita Income	\$33,789	\$32,426	\$34,310
2018-2023 Annual Rate	3.08%	3.51%	3.50%

Households by Income

Current median household income is \$45,712 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$52,381 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$62,796 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$75,036 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$28,882 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$34,310 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	2,437	23,511	47,439
2000 Owner Occupied Housing Units	1,256	14,852	32,383
2000 Renter Occupied Housing Units	731	4,464	7,219
2000 Vacant Housing Units	450	4,195	7,837
2010 Total Housing Units	2,726	25,369	56,086
2010 Owner Occupied Housing Units	1,045	13,471	32,488
2010 Renter Occupied Housing Units	879	5,394	10,032
2010 Vacant Housing Units	802	6,504	13,566
2018 Total Housing Units	3,028	27,695	61,212
2018 Owner Occupied Housing Units	1,154	14,636	35,395
2018 Renter Occupied Housing Units	1,033	6,092	11,351
2018 Vacant Housing Units	840	6,967	14,466
2023 Total Housing Units	3,285	29,460	65,335
2023 Owner Occupied Housing Units	1,330	16,128	38,966
2023 Renter Occupied Housing Units	1,047	6,007	11,114
2023 Vacant Housing Units	908	7,325	15,256

Currently, 57.8% of the 61,212 housing units in the area are owner occupied; 18.5%, renter occupied; and 23.6% 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 56,086 housing units in the area - 57.9% owner occupied, 17.9% renter occupied, and 24.2% vacant. The annual rate of change in housing units since 2010 is 3.96%. Median home value in the area is \$174,712, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.77% annually to \$210,203.

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.

October 07, 2018



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	5 minutes	10 minutes	15 minutes
Population			
2000 Population	4,043	41,384	87,919
2010 Population	3,729	40,351	93,291
2018 Population	4,249	44,898	103,853
2023 Population	4,594	48,064	111,429
2000-2010 Annual Rate	-0.81%	-0.25%	0.59%
2010-2018 Annual Rate	1.59%	1.30%	1.31%
2018-2023 Annual Rate	1.57%	1.37%	1.42%
2018 Male Population	44.6%	47.5%	47.8%
2018 Female Population	55.4%	52.5%	52.2%
2018 Median Age	61.7	56.6	57.5

In the identified area, the current year population is 103,853. In 2010, the Census count in the area was 93,291. The rate of change since 2010 was 1.31% annually. The five-year projection for the population in the area is 111,429 representing a change of 1.42% annually from 2018 to 2023. Currently, the population is 47.8% male and 52.2% female.

Median Age

The median age in this area is 61.7, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	85.3%	84.4%	85.4%
2018 Black Alone	8.0%	8.5%	8.3%
2018 American Indian/Alaska Native Alone	0.3%	0.4%	0.3%
2018 Asian Alone	2.0%	1.8%	1.6%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	2.1%	2.2%	1.8%
2018 Two or More Races	2.3%	2.6%	2.4%
2018 Hispanic Origin (Any Race)	8.6%	10.6%	9.3%

Persons of Hispanic origin represent 9.3% 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 38.7 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	1,987	19,316	39,603
2010 Households	1,924	18,865	42,520
2018 Total Households	2,188	20,728	46,746
2023 Total Households	2,377	22,135	50,079
2000-2010 Annual Rate	-0.32%	-0.24%	0.71%
2010-2018 Annual Rate	1.57%	1.15%	1.16%
2018-2023 Annual Rate	1.67%	1.32%	1.39%
2018 Average Household Size	1.77	2.13	2.19

The household count in this area has changed from 42,520 in 2010 to 46,746 in the current year, a change of 1.16% annually. The five-year projection of households is 50,079, a change of 1.39% annually from the current year total. Average household size is currently 2.19, compared to 2.16 in the year 2010. The number of families in the current year is 29,183 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.

October 07, 2018

Senior Escapes

Dominant Tapestry Segment

KEY FACTS



131,280

Total Population



\$182,423

Median Home Value



4,873

Businesses



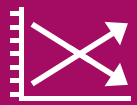
130,063

Daytime Population



56.7

Median Age



1.4%

2010-17 Pop
Growth Rate



\$29,772

Per Capita Income



2.2

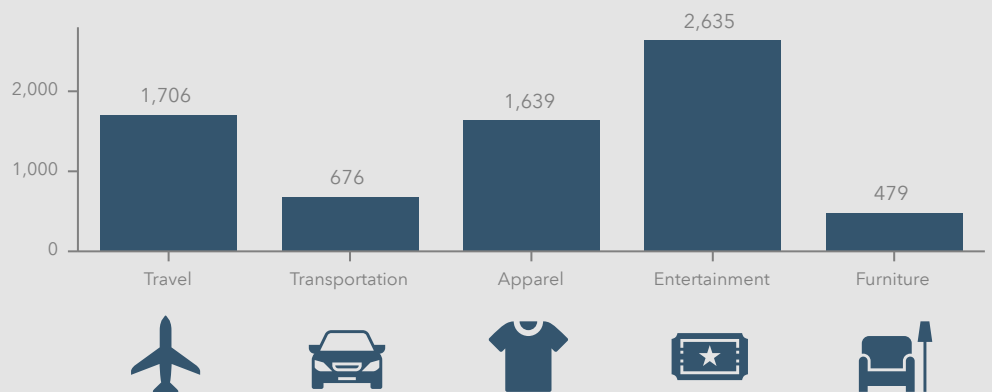
Avg Household
Size



\$47,107

Median Household
Income

KEY SPENDING FACTS (\$)



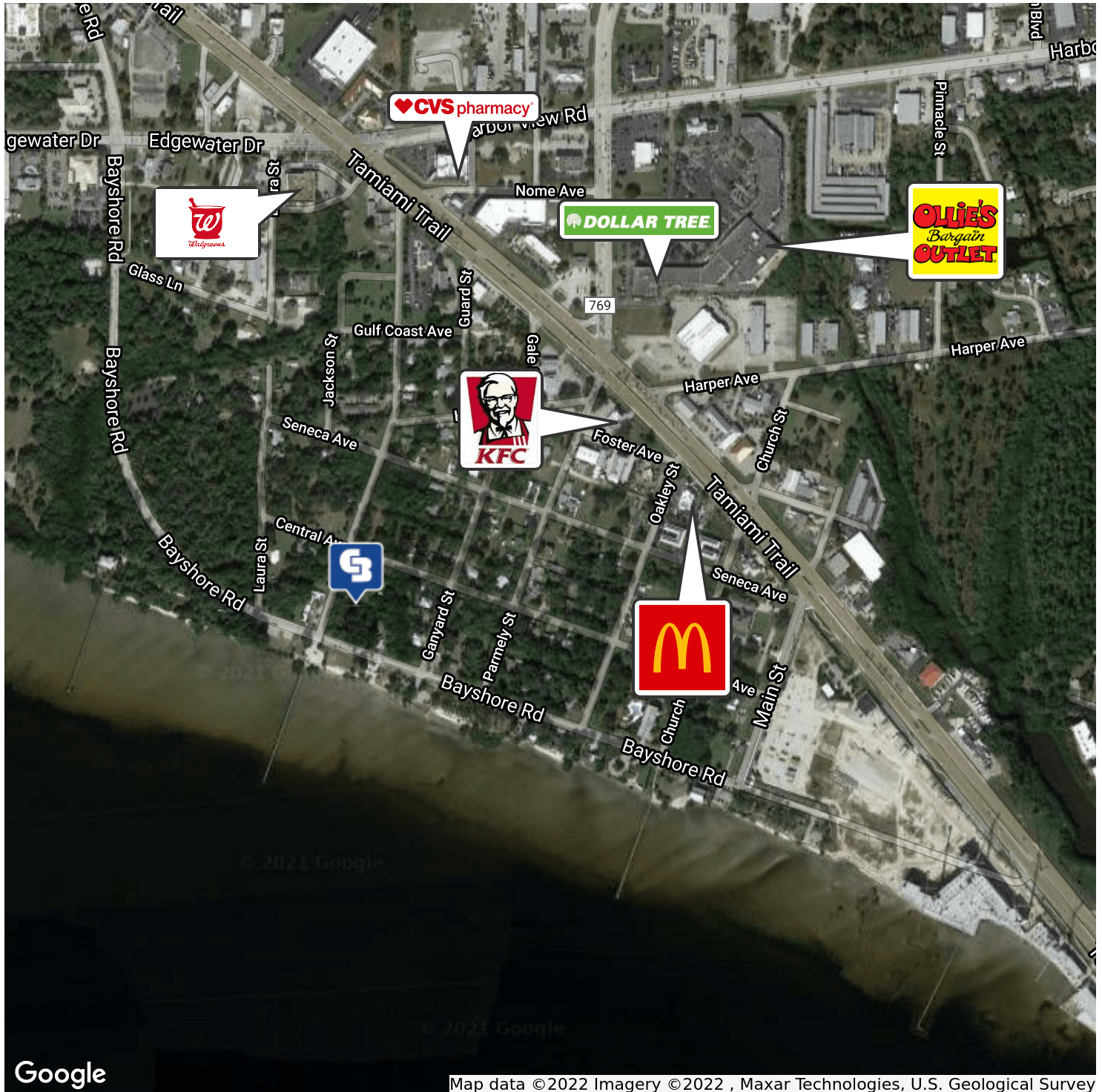
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This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly 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.

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SALE

22972 BAYSHORE ROAD - 1.14 ACRE PARCEL

22972 Bayshore Rd, Port Charlotte, FL 33980



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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