

10061 TAMIAMI TRL - 493 FEET OF FRONTAGE

\$69,900

10061 Tamiami Trl
Punta Gorda, FL 33950

1.1 Acres



OFFICE

Ray Brunner
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SALE

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OFFERING SUMMARY

Sale Price:	\$69,900
Lot Size:	1.1 Acres
Zoning:	CG
Market:	Punta Gorda
Submarket:	Ft. Myers
Traffic Count:	40,500
Price / SF:	\$1.46

PROPERTY OVERVIEW

495 feet of US 41 frontage with a cross over providing full North & South access. Property is low and will need fill.

Just off the signaled intersection of US 41 and Jones Loop Road, this site offers hi traffic counts (over 40,000 APD) plus excellent neighbors, including Home Depot, Public & Circle K.

PROPERTY HIGHLIGHTS

- 495 feet of US 41 frontage
- Traffic counts (over 40,000 APD)
- Just off the signaled intersection of US 41 and Jones Loop Road

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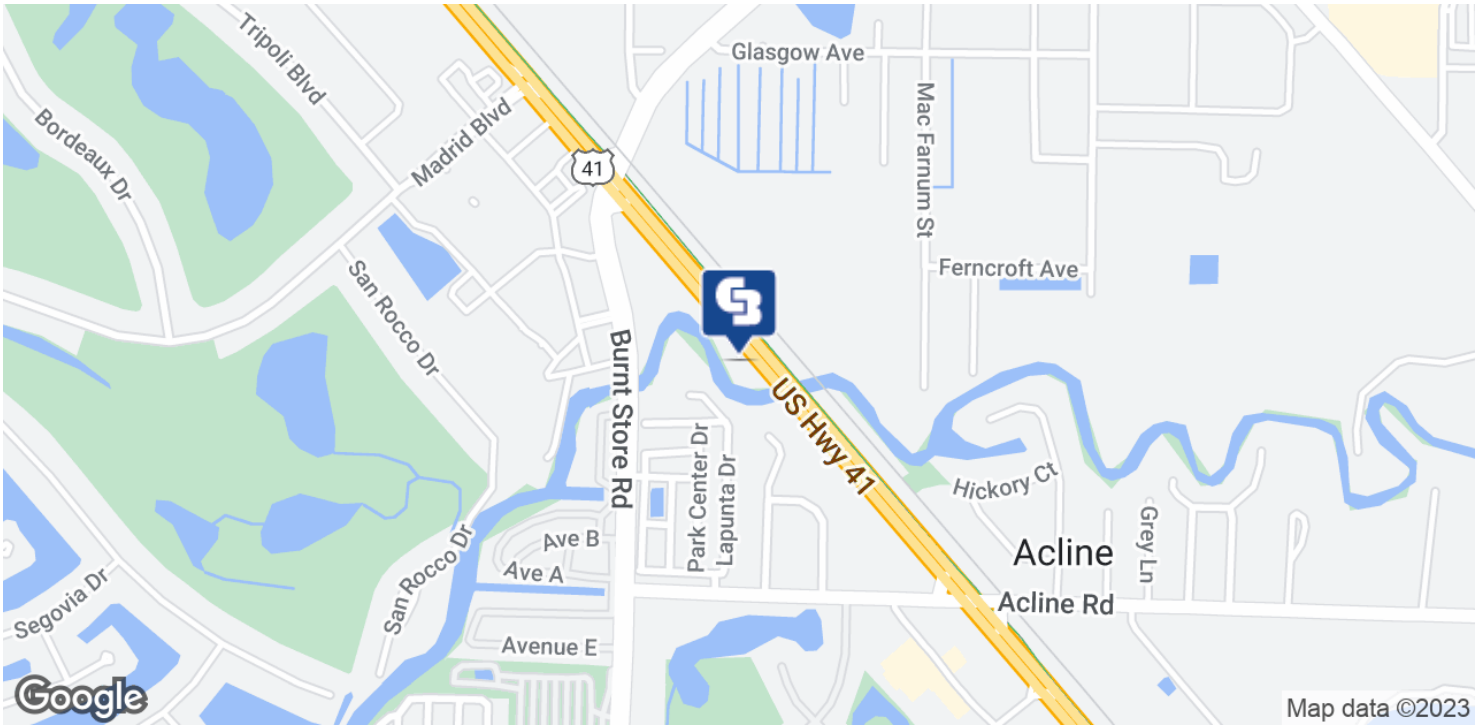
SUNSTAR REALTY



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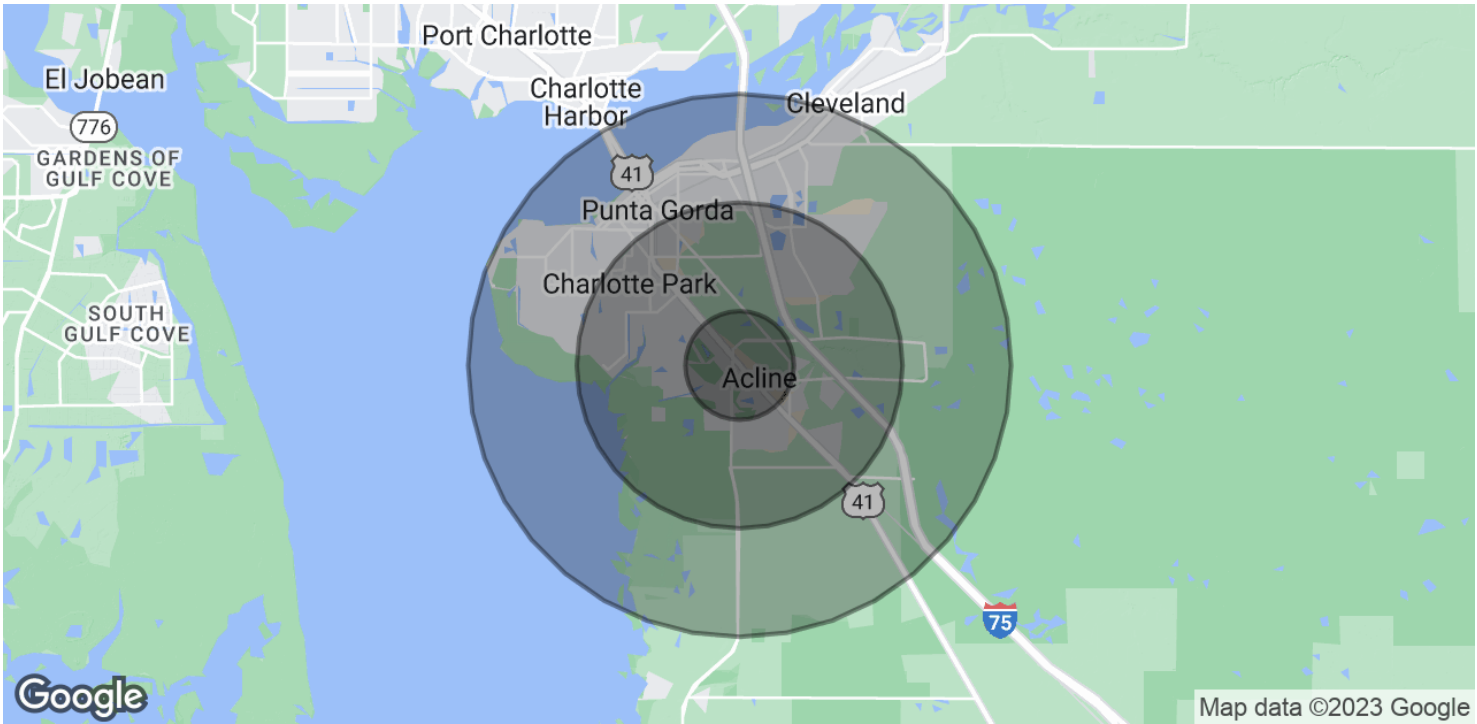
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,263	9,759	24,461
Average age	60.4	57.4	57.8
Average age (Male)	61.2	57.1	57.3
Average age (Female)	59.6	57.6	58.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	573	4,419	11,410
# of persons per HH	2.2	2.2	2.1
Average HH income	\$87,789	\$71,384	\$71,802
Average house value	\$397,634	\$323,236	\$332,319

* Demographic data derived from 2020 ACS - US Census

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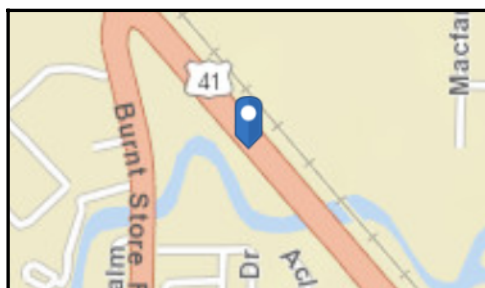
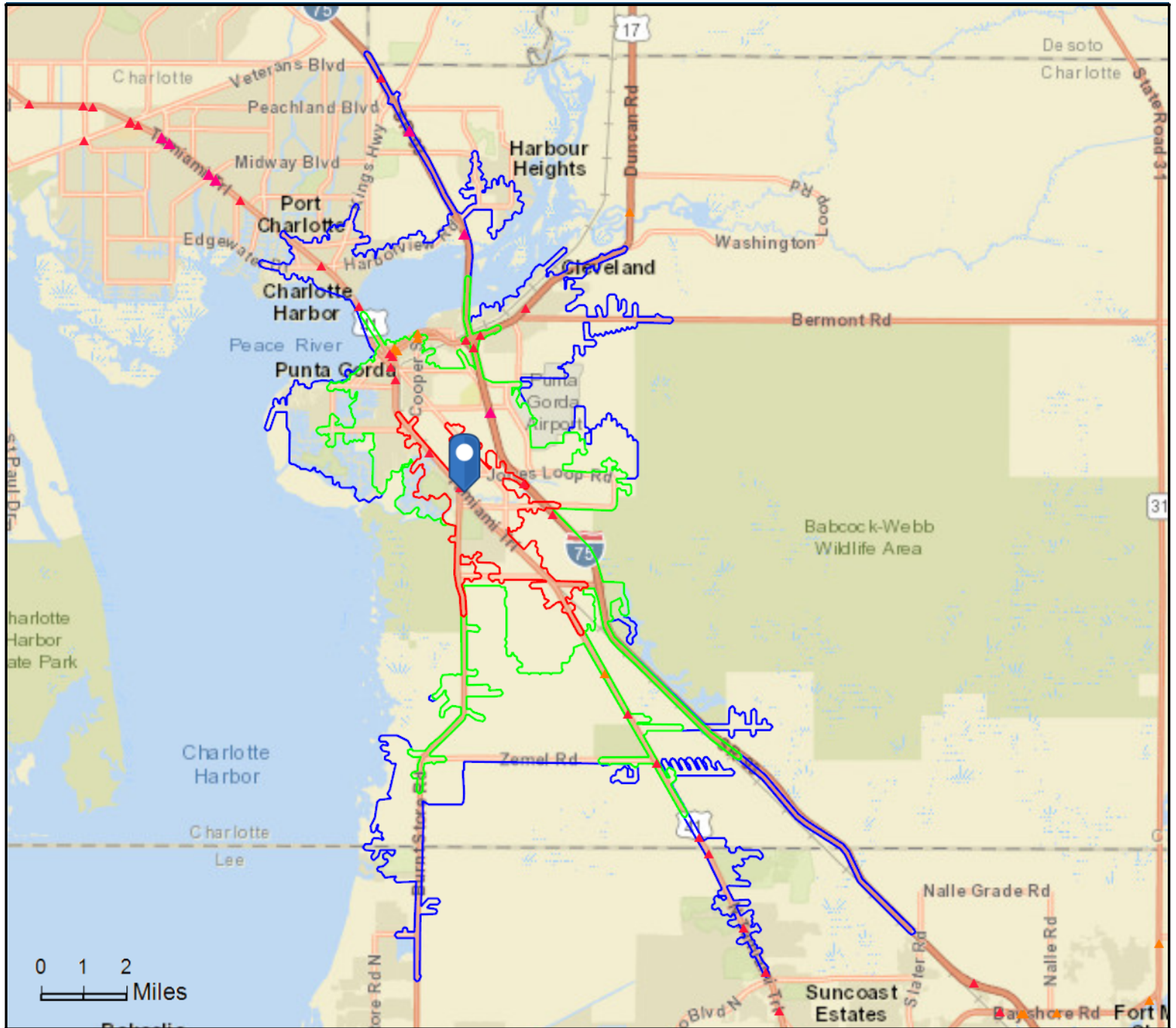
10061 Tamiami Trl, Punta Gorda, Florida, 33950

Drive Time (10/23/18, 1:02 PM GMT-04:00): 5, 10, 15 minute radii

Prepared by Esri

Latitude: 26.88880

Longitude: -82.02135



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 23, 2018

Silver & Gold

Dominant Tapestry Segment

KEY FACTS



45,347
Total Population



\$230,000
Median Home Value



2,183
Businesses



51,833
Daytime Population



64.1
Median Age



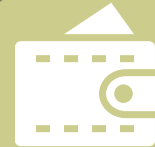
2.0%
2010-17 Pop
Growth Rate



\$37,417
Per Capita Income

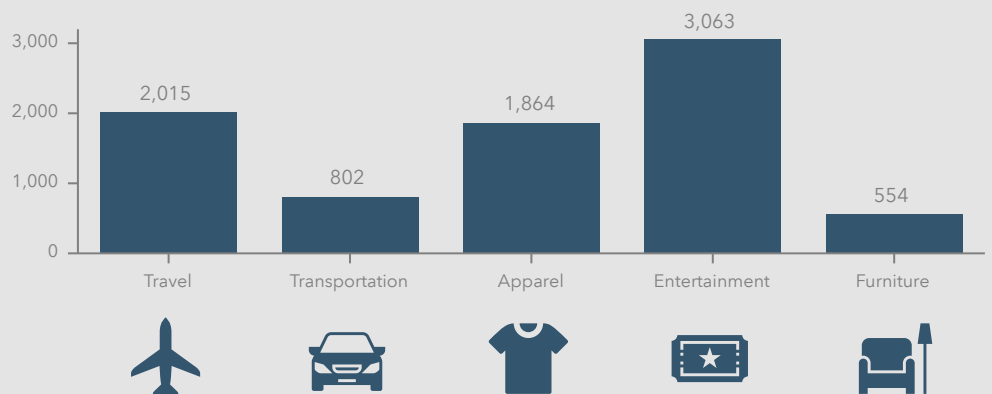


2.0
Avg Household
Size



\$51,125
Median Household
Income

KEY SPENDING FACTS (\$)





Traffic Count Profile

10061 Tamiami Trl, Punta Gorda, Florida, 33950
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.16	Tamiami Trl	Burnt Store Rd (0.05 miles NW)	2005	20,500
1.16	I-75	Jones Loop Rd (0.16 miles SE)	2005	7,300
1.22		(0.0 miles)	2005	3,100
1.24	Tamiami Trl	Mandalay Rd (0.03 miles N)	2005	33,500
1.29		(0.0 miles)	2005	6,900
1.35		(0.0 miles)	2005	2,800
1.39	I-75	Jones Loop Rd (0.28 miles NW)	2005	44,000
1.97	I-75	Airport Rd (0.1 miles N)	2005	51,000
2.09	I-75	Jones Loop Rd (0.28 miles NW)	2001	34,500
3.07	Tamiami Trl	W McKenzie St (0.03 miles N)	2005	33,000
3.37	I-75	Duncan Rd (0.22 miles NW)	2001	37,500
3.38	Cross St	W Charlotte Ave (0.03 miles NW)	2001	18,000
3.39		(0.0 miles)	2005	3,800
3.44		(0.0 miles)	2005	7,000
3.45		(0.0 miles)	2005	3,600
3.50		(0.0 miles)	2005	6,900
3.55	Duncan Rd	I-75 (0.1 miles E)	2005	18,000
3.58	Tamiami Trl	E Virginia Ave (0.04 miles SE)	2001	17,500
3.63	E Olympia Ave	Nesbit St (0.05 miles NE)	2005	13,000
3.64	E Olympia Ave	Wood St (0.02 miles NE)	2005	9,500
3.65	Tamiami Trl	Herald Ct (0.02 miles NW)	2005	20,000
3.65		(0.0 miles)	2005	2,200
3.66	Duncan Rd	Windsor Rd (0.06 miles NE)	2005	18,900
3.72	E Marion Ave	Nesbit St (0.05 miles NE)	2005	6,800
3.73	E Olympia Ave	Cooper St (0.03 miles W)	2005	9,000
3.73	E Marion Ave	Dupont St (0.01 miles SW)	2005	12,500
3.75		(0.0 miles)	2005	2,400
3.77		(0.0 miles)	2005	1,300
3.85	Marion Ave	E Marion Ave (0.03 miles SW)	2005	11,500
3.87		(0.0 miles)	2005	1,400

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 2018 to 1963. Over 25% of the counts were taken between 2010 and 2018 and over 77% of the counts were taken between 2000 and 2018. 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).

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Executive Summary

10061 Tamiami Trl, Punta Gorda, Florida, 33950
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	5 minutes	10 minutes	15 minutes
Population			
2000 Population	3,463	15,325	32,756
2010 Population	4,511	17,638	37,218
2018 Population	5,394	21,667	43,766
2023 Population	6,512	24,601	49,229
2000-2010 Annual Rate	2.68%	1.42%	1.29%
2010-2018 Annual Rate	2.19%	2.53%	1.98%
2018-2023 Annual Rate	3.84%	2.57%	2.38%
2018 Male Population	49.1%	48.8%	48.4%
2018 Female Population	50.9%	51.2%	51.6%
2018 Median Age	64.6	63.0	64.7

In the identified area, the current year population is 43,766. In 2010, the Census count in the area was 37,218. The rate of change since 2010 was 1.98% annually. The five-year projection for the population in the area is 49,229 representing a change of 2.38% annually from 2018 to 2023. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 64.6, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	95.3%	91.9%	92.4%
2018 Black Alone	1.2%	3.4%	3.3%
2018 American Indian/Alaska Native Alone	0.3%	0.5%	0.4%
2018 Asian Alone	1.4%	1.3%	1.2%
2018 Pacific Islander Alone	0.0%	0.1%	0.1%
2018 Other Race	0.5%	0.9%	0.9%
2018 Two or More Races	1.2%	1.9%	1.7%
2018 Hispanic Origin (Any Race)	5.3%	6.5%	5.8%

Persons of Hispanic origin represent 5.8% 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 23.8 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	1,664	7,214	15,939
2010 Households	2,217	8,340	18,278
2018 Total Households	2,591	10,101	21,212
2023 Total Households	3,187	11,523	23,888
2000-2010 Annual Rate	2.91%	1.46%	1.38%
2010-2018 Annual Rate	1.91%	2.35%	1.82%
2018-2023 Annual Rate	4.23%	2.67%	2.40%
2018 Average Household Size	2.05	2.09	2.01

The household count in this area has changed from 18,278 in 2010 to 21,212 in the current year, a change of 1.82% annually. The five-year projection of households is 23,888, a change of 2.40% annually from the current year total. Average household size is currently 2.01, compared to 1.98 in the year 2010. The number of families in the current year is 13,458 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	\$43,782	\$46,479	\$51,479
2023 Median Household Income	\$52,174	\$54,347	\$58,895
2018-2023 Annual Rate	3.57%	3.18%	2.73%
Average Household Income			
2018 Average Household Income	\$69,670	\$71,334	\$76,547
2023 Average Household Income	\$84,613	\$86,485	\$92,669
2018-2023 Annual Rate	3.96%	3.93%	3.90%
Per Capita Income			
2018 Per Capita Income	\$33,752	\$34,684	\$37,970
2023 Per Capita Income	\$41,281	\$41,839	\$45,736
2018-2023 Annual Rate	4.11%	3.82%	3.79%

Households by Income

Current median household income is \$51,479 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$58,895 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$76,547 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$92,669 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$37,970 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$45,736 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	2,146	9,319	20,399
2000 Owner Occupied Housing Units	1,518	6,100	13,313
2000 Renter Occupied Housing Units	146	1,115	2,625
2000 Vacant Housing Units	482	2,104	4,461
2010 Total Housing Units	2,897	11,418	25,340
2010 Owner Occupied Housing Units	1,971	6,674	14,665
2010 Renter Occupied Housing Units	246	1,666	3,613
2010 Vacant Housing Units	680	3,078	7,062
2018 Total Housing Units	3,227	13,477	28,929
2018 Owner Occupied Housing Units	2,300	8,095	16,966
2018 Renter Occupied Housing Units	291	2,006	4,246
2018 Vacant Housing Units	636	3,376	7,717
2023 Total Housing Units	4,061	15,321	32,432
2023 Owner Occupied Housing Units	2,901	9,481	19,618
2023 Renter Occupied Housing Units	286	2,042	4,270
2023 Vacant Housing Units	874	3,798	8,544

Currently, 58.6% of the 28,929 housing units in the area are owner occupied; 14.7%, renter occupied; and 26.7% 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 25,340 housing units in the area - 57.9% owner occupied, 14.3% renter occupied, and 27.9% vacant. The annual rate of change in housing units since 2010 is 6.06%. Median home value in the area is \$234,290, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.28% annually to \$275,355.

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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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

Sunstar Realty

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