



**COLDWELL  
BANKER  
COMMERCIAL**

SUNSTAR REALTY



**Fuccillo Kia**  
of Port Charlotte

**FOR SALE**

CBCWORLDWIDE.COM

## US-41 199 TAMIAMI TRL

\$130,000

199 Tamiami Trail  
Port Charlotte, FL 33953



### OFFICE

Ray Brunner  
415 608 1942  
raybrunner@me.com

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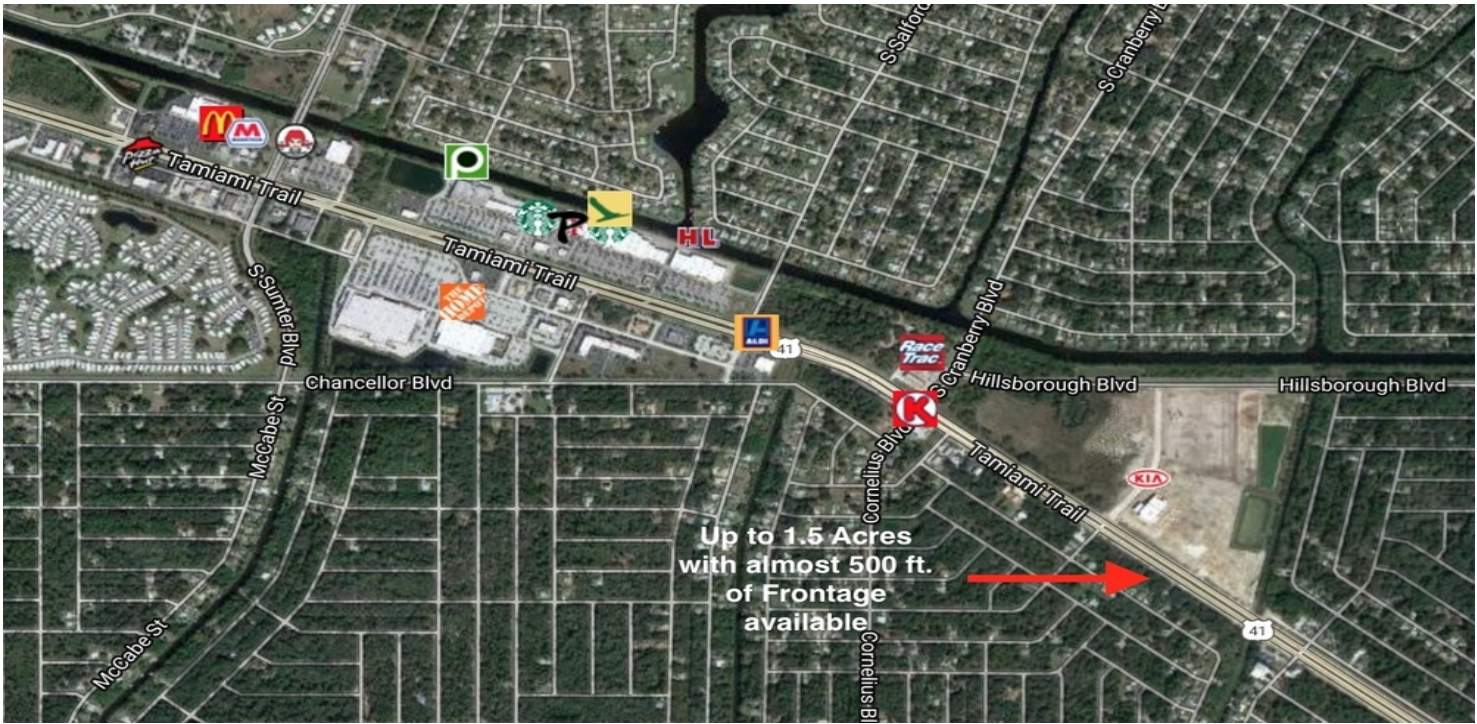
**COLDWELL BANKER COMMERCIAL  
SUNSTAR REALTY**  
19700 Cochran Blvd, Port Charlotte, FL 33948  
941.255.3497



SALE

## US-41 199 TAMIAM TRL

199 Tamiami Trail, Port Charlotte, FL 33953



### OFFERING SUMMARY

Sale Price:	\$130,000
Lot Size:	0 SF
Zoning:	Commercial General
Market:	Port Charlotte
Submarket:	North Port
Traffic Count:	50,000
Price / SF:	\$755,813.95

### PROPERTY OVERVIEW

This property is offered separately for \$130,000 or as part of a 1.5 acre portfolio with over 450 feet of direct US 41 frontage, exceptional visibility and access.

Located directly across from the worlds largest KIA dealer, a future hotel and planned water park complex. The location sees well over 50,000 CPD pass by and once the four lane construction is complete it is expected to increase to as much as 75,000 CPD. By 2020 Murdock Village will be adding 5,000 roof tops to the immediate area. Plus the Atlanta Braves spring training facility will be locating just a few miles north of this property with a complete training facility and sports complex.

Join Circle K, WaWa, Race trac, Seven Eleven, Aldi Foods, Publix, Home Depot, ABC liquor, First Watch, and more in serving this growing demand.

### PROPERTY HIGHLIGHTS

- 50,000 CPD pass by
- Offered separately for \$130,000 or as part of a 1.5 acre portfolio with over
- 450 feet of direct US 41 frontage
- By 2020 Murdock Village will be adding 5,000 roof tops to the immediate
- area

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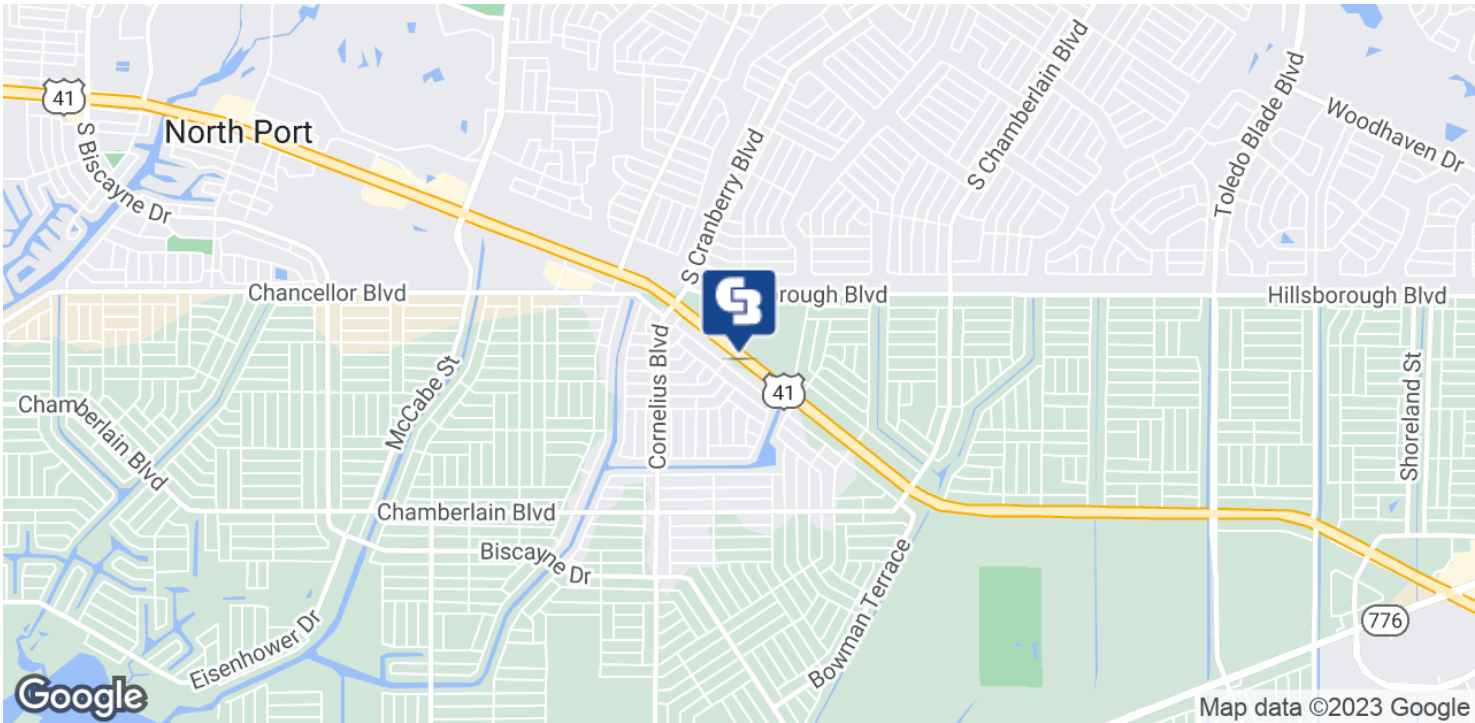
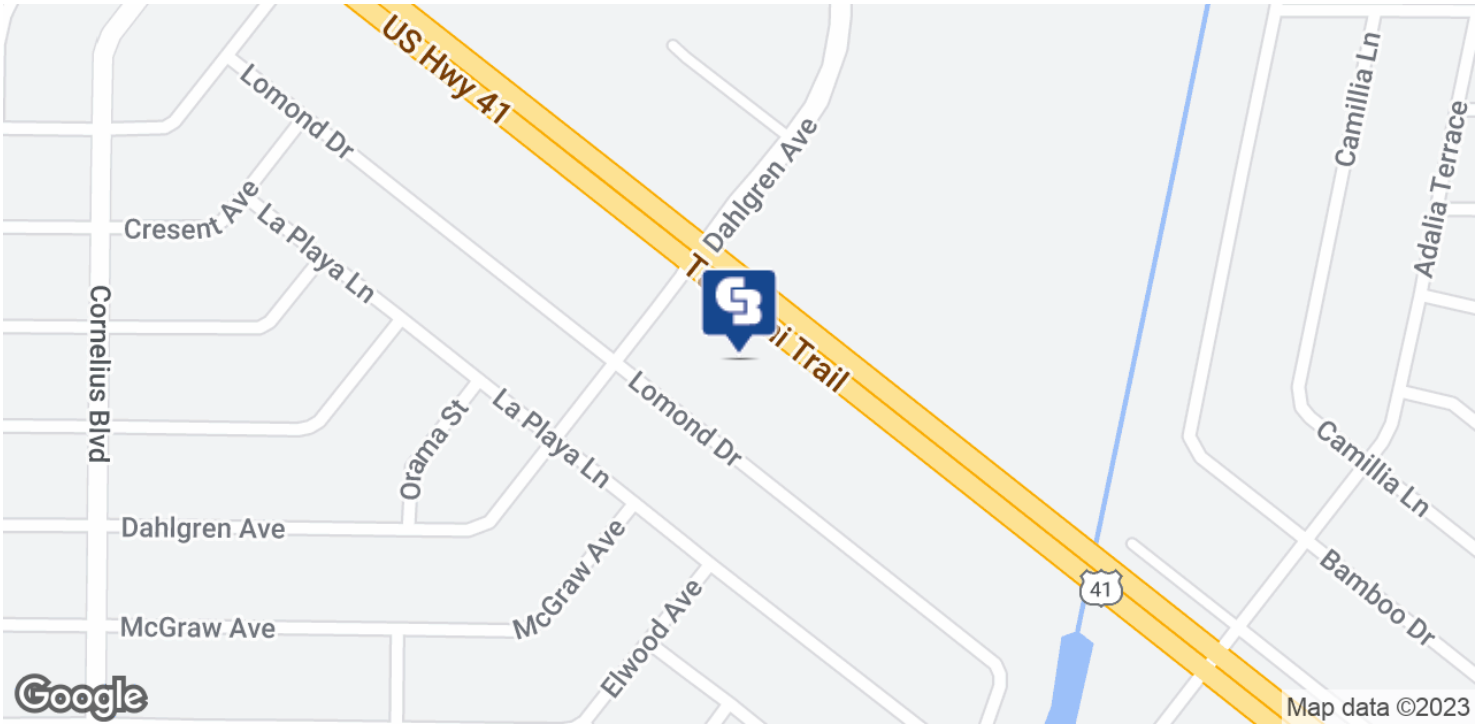
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# US-41 199 TAMiami TrL

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SALE



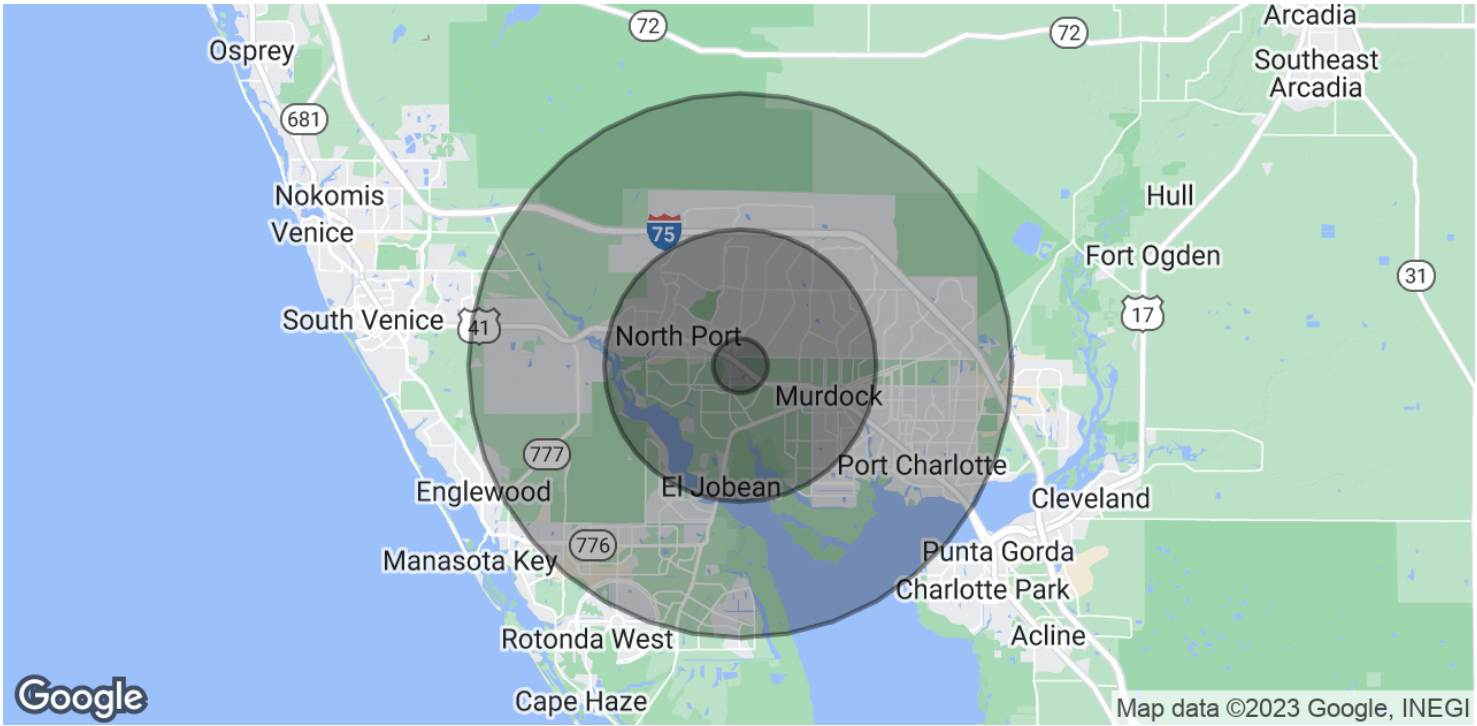
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US-41 199 TAMIAMO TRL

199 Tamiami Trail, Port Charlotte, FL 33953



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,580	52,782	159,481
Average age	49.1	48.4	48.8
Average age (Male)	46.8	46.0	47.0
Average age (Female)	50.1	50.0	50.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	663	22,370	68,060
# of persons per HH	2.4	2.4	2.3
Average HH income	\$61,928	\$56,230	\$55,594
Average house value	\$190,357	\$191,497	\$207,091

\* Demographic data derived from 2020 ACS - US Census





## Executive Summary

199 Tamiami Trl, Port Charlotte, Florida, 33953  
Drive Time (10/23/18, 8:21 PM GMT-04:00): 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 27.02846  
Longitude: -82.19893

	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2000 Population	3,291	23,867	71,739
2010 Population	5,506	41,895	106,582
2018 Population	6,060	45,596	117,775
2023 Population	6,506	48,444	125,486
2000-2010 Annual Rate	5.28%	5.79%	4.04%
2010-2018 Annual Rate	1.17%	1.03%	1.22%
2018-2023 Annual Rate	1.43%	1.22%	1.28%
2018 Male Population	48.6%	48.4%	48.3%
2018 Female Population	51.4%	51.6%	51.7%
2018 Median Age	46.3	47.2	49.9

In the identified area, the current year population is 117,775. In 2010, the Census count in the area was 106,582. The rate of change since 2010 was 1.22% annually. The five-year projection for the population in the area is 125,486 representing a change of 1.28% annually from 2018 to 2023. Currently, the population is 48.3% male and 51.7% female.

### Median Age

The median age in this area is 46.3, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	86.4%	86.1%	86.3%
2018 Black Alone	6.6%	7.0%	7.2%
2018 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2018 Asian Alone	1.7%	1.6%	1.5%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	2.0%	2.0%	1.9%
2018 Two or More Races	2.9%	2.9%	2.7%
2018 Hispanic Origin (Any Race)	8.8%	10.0%	10.1%

Persons of Hispanic origin represent 10.1% 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	1,324	9,968	31,048
2010 Households	2,219	17,436	45,199
2018 Total Households	2,411	18,748	49,304
2023 Total Households	2,579	19,883	52,373
2000-2010 Annual Rate	5.30%	5.75%	3.83%
2010-2018 Annual Rate	1.01%	0.88%	1.06%
2018-2023 Annual Rate	1.36%	1.18%	1.22%
2018 Average Household Size	2.51	2.42	2.38

The household count in this area has changed from 45,199 in 2010 to 49,304 in the current year, a change of 1.06% annually. The five-year projection of households is 52,373, a change of 1.22% annually from the current year total. Average household size is currently 2.38, compared to 2.35 in the year 2010. The number of families in the current year is 33,030 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 24, 2018



## Executive Summary

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	5 minutes	10 minutes	15 minutes
<b>Median Household Income</b>			
2018 Median Household Income	\$49,922	\$49,227	\$47,698
2023 Median Household Income	\$55,677	\$55,260	\$54,011
2018-2023 Annual Rate	2.21%	2.34%	2.52%
<b>Average Household Income</b>			
2018 Average Household Income	\$65,382	\$63,019	\$62,714
2023 Average Household Income	\$78,512	\$75,444	\$75,257
2018-2023 Annual Rate	3.73%	3.66%	3.71%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$25,869	\$25,810	\$26,405
2023 Per Capita Income	\$30,943	\$30,766	\$31,530
2018-2023 Annual Rate	3.65%	3.58%	3.61%

### Households by Income

Current median household income is \$47,698 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$54,011 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$62,714 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$75,257 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$26,405 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$31,530 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	1,449	11,577	36,324
2000 Owner Occupied Housing Units	1,141	8,528	26,075
2000 Renter Occupied Housing Units	183	1,440	4,973
2000 Vacant Housing Units	125	1,609	5,276
2010 Total Housing Units	2,715	21,890	57,524
2010 Owner Occupied Housing Units	1,792	13,249	34,900
2010 Renter Occupied Housing Units	427	4,187	10,299
2010 Vacant Housing Units	496	4,454	12,325
2018 Total Housing Units	2,909	23,125	61,774
2018 Owner Occupied Housing Units	1,941	14,264	38,004
2018 Renter Occupied Housing Units	470	4,484	11,301
2018 Vacant Housing Units	498	4,377	12,470
2023 Total Housing Units	3,056	24,059	64,619
2023 Owner Occupied Housing Units	2,122	15,609	41,565
2023 Renter Occupied Housing Units	457	4,274	10,809
2023 Vacant Housing Units	477	4,176	12,246

Currently, 61.5% of the 61,774 housing units in the area are owner occupied; 18.3%, renter occupied; and 20.2% 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 57,524 housing units in the area - 60.7% owner occupied, 17.9% renter occupied, and 21.4% vacant. The annual rate of change in housing units since 2010 is 3.22%. Median home value in the area is \$165,512, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.89% annually to \$200,285.

**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 24, 2018



## Traffic Count Profile

199 Tamiami Trl, Port Charlotte, Florida, 33953  
Drive Time (10/23/18, 8:21 PM GMT-04:00): 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 27.02846  
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
1.09	Tamiami Trl	Pembroke Dr (0.04 miles E)	2001	26,000
2.24	Tamiami Trl	Barger Dr (0.03 miles W)	2005	34,000
2.26	Jobean Rd	Cornelius Blvd (0.27000001 miles SW)	2005	27,500
2.45	Tamiami Trl	Toledo Blade Blvd (0.17 miles W)	2005	40,500
2.63	El Jobean Rd	Como St (0.07 miles SW)	2001	18,600
2.97	N Toledo Blade Blvd	Bobcat Trl W (0.15000001 miles N)	1998	5,100
3.38	Tamiami Trl	Veterans Blvd (0.03 miles SE)	1999	25,000
3.38	El Jobean Rd	Veterans Blvd (0.05 miles NE)	2005	25,500
3.39	Tamiami Trl	Eager St (0.06 miles W)	2005	31,000
3.59	Tamiami Trl	Veterans Blvd (0.16 miles NW)	2005	43,500
3.80	Granada Blvd	Suarez St (0.06 miles S)	1997	1,200
4.12	Wawana Rd	Tomaso Rd (0.09 miles NE)	1997	550
4.20	Tamiami Trl	Toledo Blade Blvd (0.06 miles E)	2005	58,500
4.30	Ortiz Blvd	Majorca Pl (0.03 miles S)	1998	1,400
4.41	Tamiami Trl	Toledo Blade Blvd (0.15000001 miles NW)	2001	51,500
4.62	El Jobean Rd	River Beach Dr (0.08 miles N)	2005	26,164
4.79	N Chamberlain Blvd	Falmouth Ave (0.06 miles N)	1997	5,000
4.84	Toledo Rd	Mallorca Ave (0.03 miles N)	1998	450
4.85		(0.0 miles )	2005	5,000
4.85		(0.0 miles )	2005	5,000
4.90	I-75	N Sumter Blvd (0.75 miles W)	2005	55,000
4.95		(0.0 miles )	2005	2,000
4.96		(0.0 miles )	2005	2,000
5.10	I-75	Ponce de Leon Blvd (0.61000001 miles W)	1997	38,000
5.45		(0.0 miles )	2005	5,100
5.52	Tamiami Trl	Midway Blvd (0.06 miles SE)	2005	62,000
5.54		(0.0 miles )	2005	2,700
5.55		(0.0 miles )	2005	5,300
5.65		(0.0 miles )	2005	2,800
5.71	Tamiami Trl	Midway Blvd (0.13 miles NW)	2005	60,000

**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).

October 24, 2018



## Midlife Constants

Dominant Tapestry Segment

## KEY FACTS



6,060

Total Population



\$190,248

Median Home Value



395

Businesses



6,865

Daytime Population



46.3

Median Age



1.2%

2010-17 Pop  
Growth Rate



\$25,869

Per Capita Income



2.5

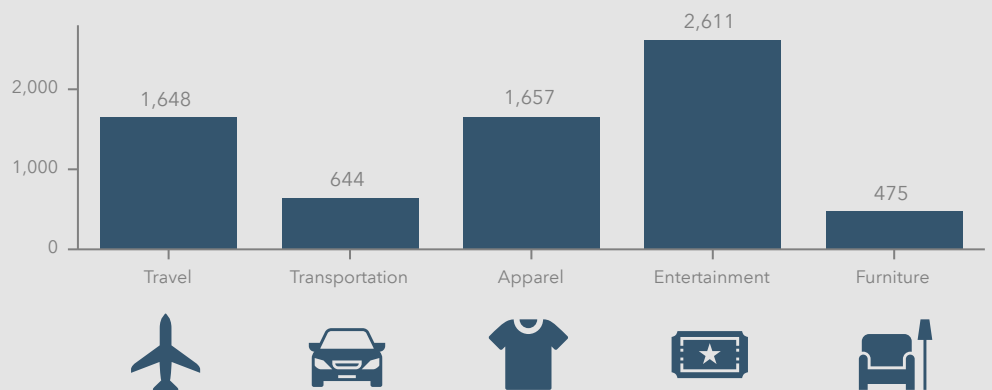
Avg Household  
Size



\$49,922

Median Household  
Income

## KEY SPENDING FACTS (\$)



esri®



SALE

## US-41 199 TAMIAMO TRL

199 Tamiami Trail, Port Charlotte, FL 33953

### DISCLAIMER

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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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199 Tamiami Trail, Port Charlotte, FL 33953



### RAY BRUNNER

Commercial Broker

raybrunner@me.com

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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