



**COLDWELL
BANKER
COMMERCIAL**
SUNSTAR REALTY

FOR SALE

CBCWORLDWIDE.COM

433 TAMIAMI TRAIL

\$750,000

433 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

433 TAMIAMI TRAIL

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OFFERING SUMMARY

Sale Price: \$750,000

Lot Size: 0.971 Acres

Zoning: CG

Market: North Port - Sarasota

Submarket: Port Charlotte

Price / SF: \$17.73

PROPERTY OVERVIEW

Lots are located at 433, 437, 441 Tamiami Trail & 432, 440 Bowman. Over 100 feet of direct US 41 access and a stones throw to KIA.

Located 1/2 Mile from the HUGH new KIA dealership in North Port. This location is ideally situated for your business. With 150 feet of frontage, 275 feet of depth, North and South bound access via two easy crossovers, rear access and egress, 33,000 cars daily (soon to grow past 50,000), no drive thru for miles in either direction, this is a home run. Don't miss out.

PROPERTY HIGHLIGHTS

- Access & Egress North & South
- Easy North South transition
- Plus depth all the way through the block.

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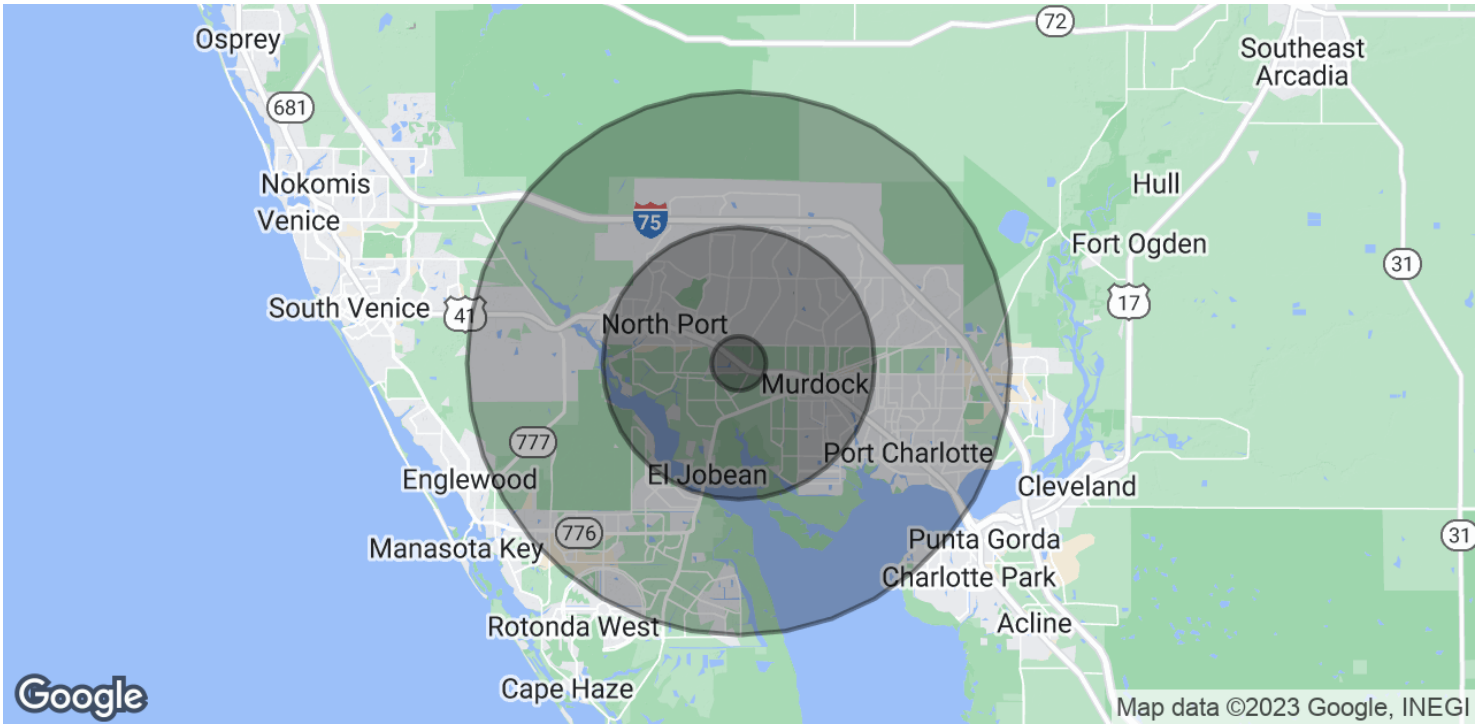
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,051	53,716	161,378
Average age	50.2	48.4	48.8
Average age (Male)	48.1	46.1	47.0
Average age (Female)	51.0	50.1	50.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	447	22,722	68,939
# of persons per HH	2.4	2.4	2.3
Average HH income	\$67,845	\$56,286	\$55,394
Average house value	\$213,291	\$194,132	\$204,139

* Demographic data derived from 2020 ACS - US Census

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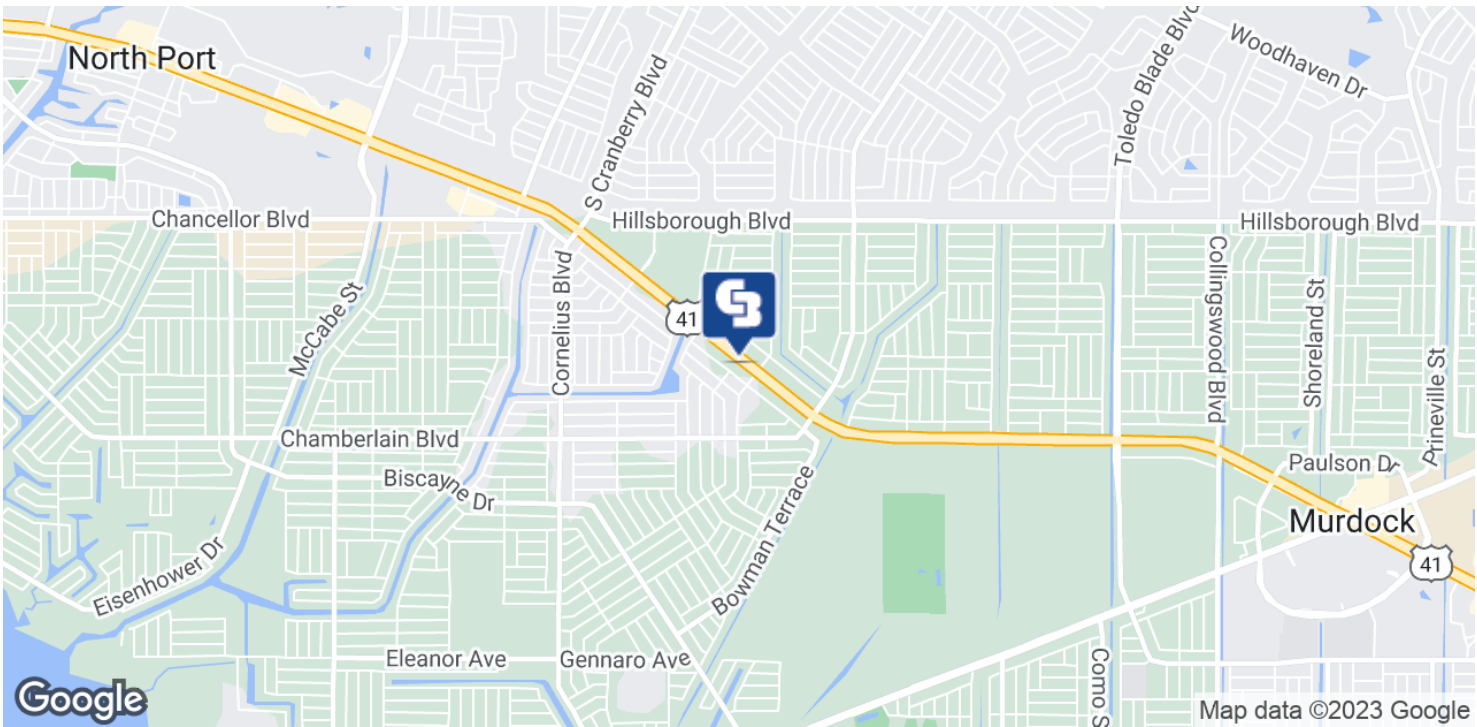
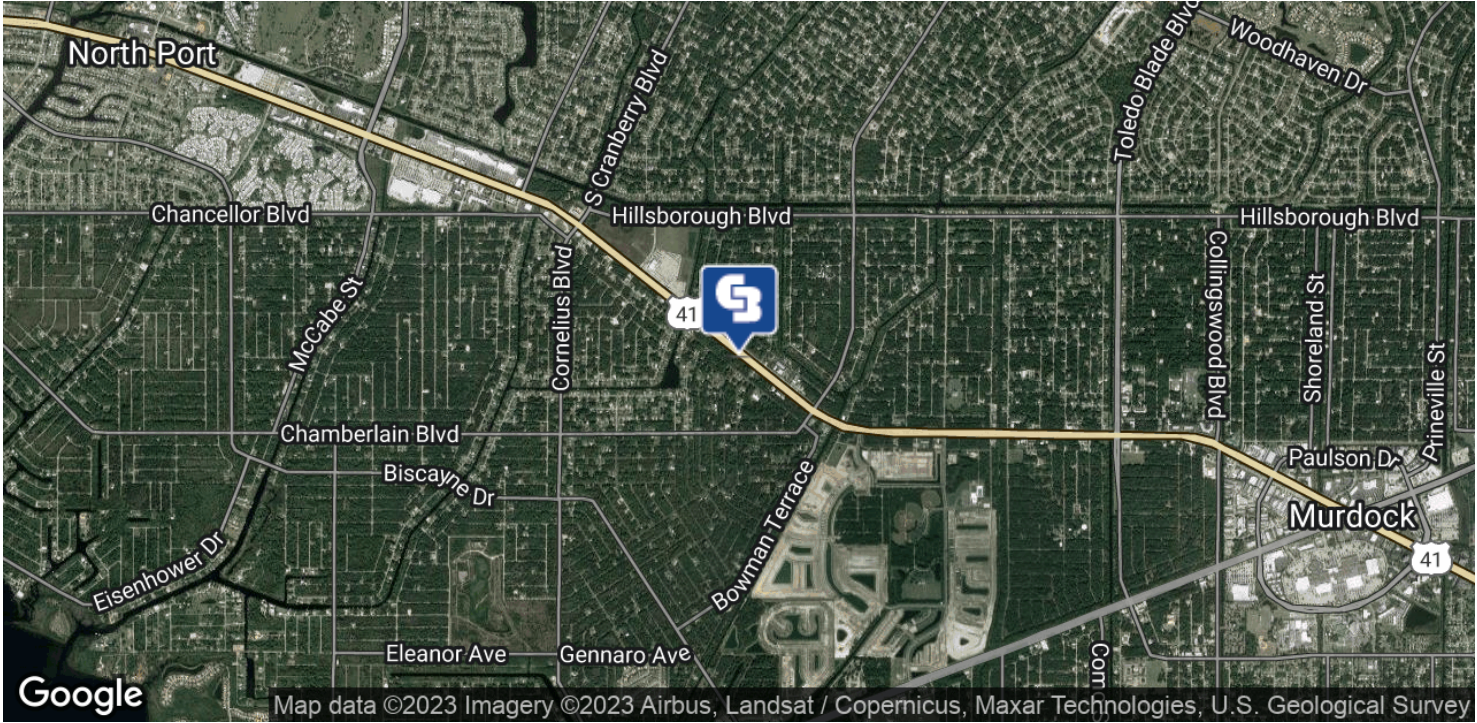
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Executive Summary

433 Tamiami Trl, Port Charlotte, Florida, 33953
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 27.02336
Longitude: -82.19168

	1 mile	3 miles	5 miles
Population			
2000 Population	1,215	12,599	42,146
2010 Population	1,821	24,498	72,854
2018 Population	2,076	26,701	80,274
2023 Population	2,261	28,366	85,442
2000-2010 Annual Rate	4.13%	6.88%	5.63%
2010-2018 Annual Rate	1.60%	1.05%	1.18%
2018-2023 Annual Rate	1.72%	1.22%	1.26%
2018 Male Population	48.2%	48.4%	48.4%
2018 Female Population	51.8%	51.6%	51.6%
2018 Median Age	46.0	47.7	48.4

In the identified area, the current year population is 80,274. In 2010, the Census count in the area was 72,854. The rate of change since 2010 was 1.18% annually. The five-year projection for the population in the area is 85,442 representing a change of 1.26% 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 46.0, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	84.5%	86.8%	86.4%
2018 Black Alone	7.4%	6.5%	7.0%
2018 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2018 Asian Alone	2.0%	1.7%	1.6%
2018 Pacific Islander Alone	0.0%	0.1%	0.1%
2018 Other Race	2.7%	1.9%	1.9%
2018 Two or More Races	3.0%	2.8%	2.7%
2018 Hispanic Origin (Any Race)	8.8%	9.2%	9.9%

Persons of Hispanic origin represent 9.9% 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 38.2 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	467	5,126	17,711
2010 Households	727	10,064	30,456
2018 Total Households	819	10,845	33,179
2023 Total Households	887	11,494	35,239
2000-2010 Annual Rate	4.53%	6.98%	5.57%
2010-2018 Annual Rate	1.45%	0.91%	1.04%
2018-2023 Annual Rate	1.61%	1.17%	1.21%
2018 Average Household Size	2.52	2.45	2.41

The household count in this area has changed from 30,456 in 2010 to 33,179 in the current year, a change of 1.04% annually. The five-year projection of households is 35,239, a change of 1.21% annually from the current year total. Average household size is currently 2.41, compared to 2.38 in the year 2010. The number of families in the current year is 22,814 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.

September 21, 2018



Traffic Count Profile

433 Tamiami Trl, Port Charlotte, Florida, 33953
Drive Time (10/23/18, 11:30 AM GMT-04:00): 5, 10, 15 minute radii

Prepared by Esri
Latitude: 27.02336
Longitude: -82.19168

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.53	Tamiami Trl	Pembroke Dr (0.04 miles E)	2001	26,000
1.72	Tamiami Trl	Barger Dr (0.03 miles W)	2005	34,000
1.91	Jobean Rd	Cornelius Blvd (0.27000001 miles SW)	2005	27,500
1.93	Tamiami Trl	Toledo Blade Blvd (0.17 miles W)	2005	40,500
2.06	El Jobean Rd	Como St (0.07 miles SW)	2001	18,600
2.81	N Toledo Blade Blvd	Bobcat Trl W (0.15000001 miles N)	1998	5,100
2.85	Tamiami Trl	Veterans Blvd (0.03 miles SE)	1999	25,000
2.85	El Jobean Rd	Veterans Blvd (0.05 miles NE)	2005	25,500
3.06	Tamiami Trl	Veterans Blvd (0.16 miles NW)	2005	43,500
3.66	Tamiami Trl	Toledo Blade Blvd (0.06 miles E)	2005	58,500
3.87	Tamiami Trl	Toledo Blade Blvd (0.15000001 miles NW)	2001	51,500
3.94	Tamiami Trl	Eager St (0.06 miles W)	2005	31,000
4.36	Granada Blvd	Suarez St (0.06 miles S)	1997	1,200
4.38	El Jobean Rd	River Beach Dr (0.08 miles N)	2005	26,164
4.69	Wawana Rd	Tomaso Rd (0.09 miles NE)	1997	550
4.86	Ortiz Blvd	Majorca Pl (0.03 miles S)	1998	1,400
4.93	N Chamberlain Blvd	Falmouth Ave (0.06 miles N)	1997	5,000
4.97	Tamiami Trl	Midway Blvd (0.06 miles SE)	2005	62,000
5.16	Tamiami Trl	Midway Blvd (0.13 miles NW)	2005	60,000
5.23	I-75	N Sumter Blvd (0.75 miles W)	2005	55,000
5.23		(0.0 miles)	2005	5,000
5.25		(0.0 miles)	2005	5,000
5.35		(0.0 miles)	2005	2,000
5.40	Toledo Rd	Mallorca Ave (0.03 miles N)	1998	450
5.57	I-75	Ponce de Leon Blvd (0.61000001 miles W)	1997	38,000
5.58		(0.0 miles)	2005	5,100
5.66		(0.0 miles)	2005	5,300
5.67		(0.0 miles)	2005	2,700
5.89	Tamiami Trl	Elkcam Blvd (0.04 miles SE)	1999	47,000
6.60	S McCall Rd	Coliseum Blvd (0.07 miles E)	2005	19,600

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 23, 2018



Executive Summary

433 Tamiami Trl, Port Charlotte, Florida, 33953
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 27.02336
Longitude: -82.19168

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$42,193	\$51,375	\$50,068
2023 Median Household Income	\$48,260	\$57,632	\$55,824
2018-2023 Annual Rate	2.72%	2.33%	2.20%
Average Household Income			
2018 Average Household Income	\$64,267	\$65,890	\$64,230
2023 Average Household Income	\$77,898	\$78,966	\$77,086
2018-2023 Annual Rate	3.92%	3.69%	3.72%
Per Capita Income			
2018 Per Capita Income	\$25,787	\$26,739	\$26,567
2023 Per Capita Income	\$31,054	\$31,891	\$31,764
2018-2023 Annual Rate	3.79%	3.59%	3.64%

Current median household income is \$50,068 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$55,824 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$64,230 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$77,086 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$26,567 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$31,764 in five years, compared to \$36,530 for all U.S. households

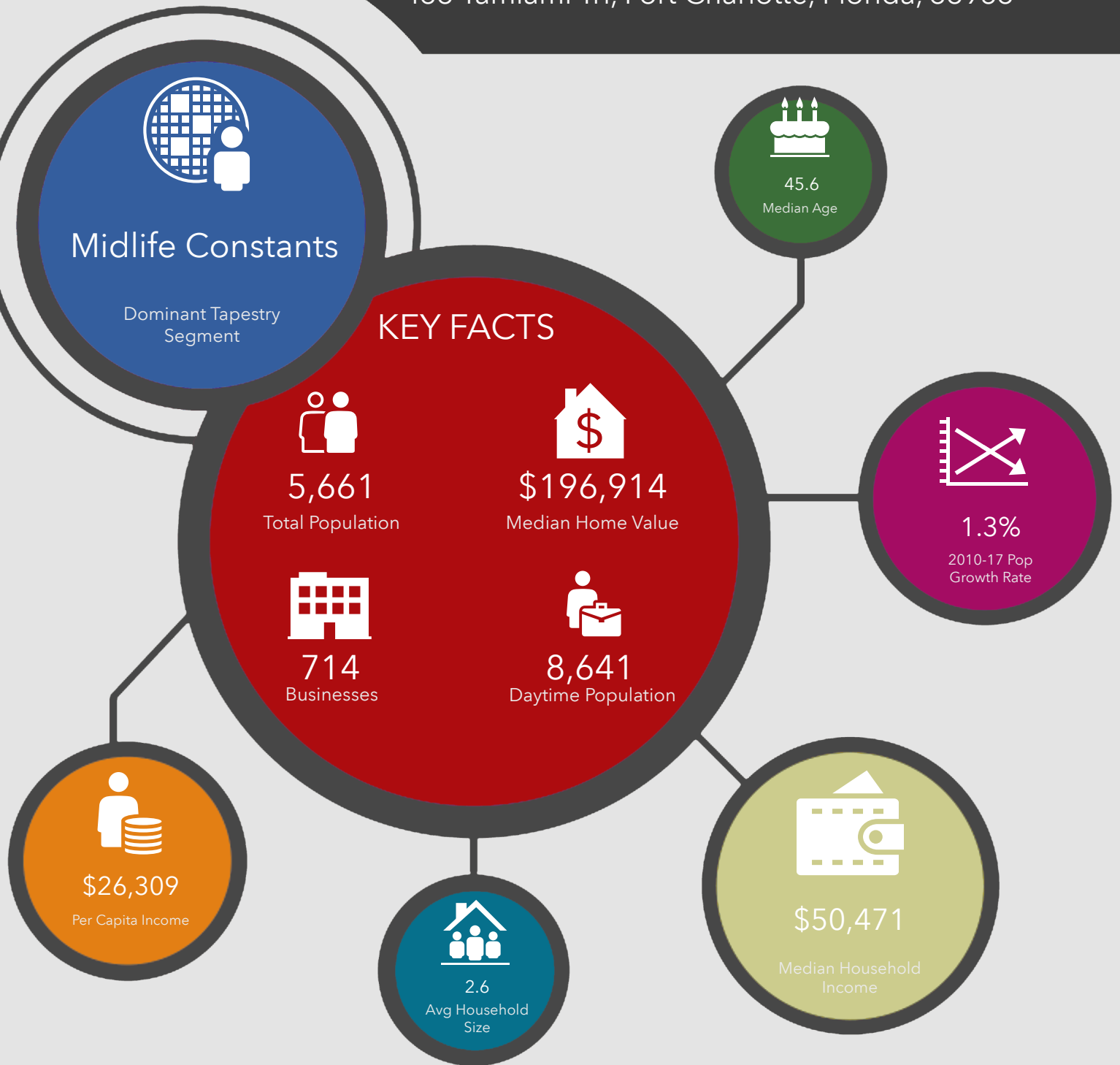
Housing			
2000 Total Housing Units	505	5,832	21,012
2000 Owner Occupied Housing Units	373	4,477	15,263
2000 Renter Occupied Housing Units	94	649	2,448
2000 Vacant Housing Units	38	706	3,301
2010 Total Housing Units	886	12,582	38,950
2010 Owner Occupied Housing Units	562	7,905	23,638
2010 Renter Occupied Housing Units	165	2,159	6,818
2010 Vacant Housing Units	159	2,518	8,494
2018 Total Housing Units	988	13,235	41,548
2018 Owner Occupied Housing Units	627	8,532	25,734
2018 Renter Occupied Housing Units	192	2,313	7,444
2018 Vacant Housing Units	169	2,390	8,369
2023 Total Housing Units	1,062	13,716	43,249
2023 Owner Occupied Housing Units	698	9,295	28,150
2023 Renter Occupied Housing Units	189	2,198	7,089
2023 Vacant Housing Units	175	2,222	8,010

Currently, 61.9% of the 41,548 housing units in the area are owner occupied; 17.9%, renter occupied; and 20.1% 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 38,950 housing units in the area - 60.7% owner occupied, 17.5% renter occupied, and 21.8% vacant. The annual rate of change in housing units since 2010 is 2.91%. Median home value in the area is \$172,599, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.96% annually to \$209,595.

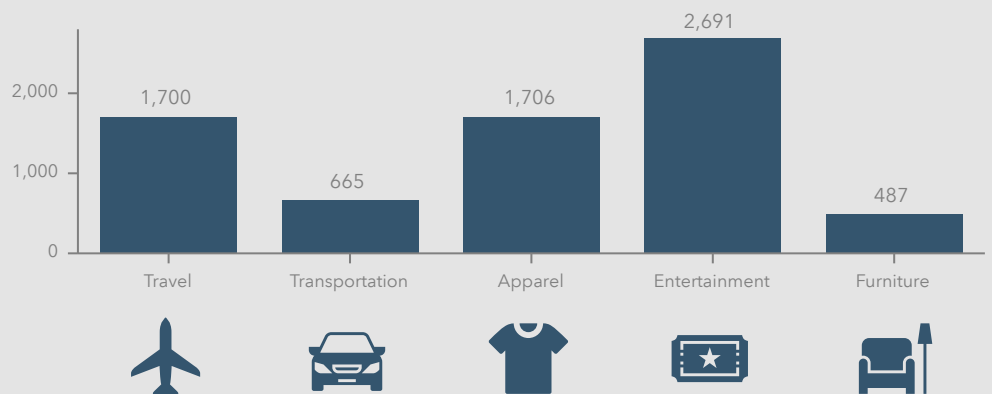
Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

September 21, 2018



KEY SPENDING FACTS (\$)





SALE

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DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the Coldwell Banker Commercial Broker or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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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

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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