



**COLDWELL
BANKER
COMMERCIAL**

SUNSTAR REALTY

FOR SALE

CBCWORLDWIDE.COM

23038 BAYSHORE ROAD 1.22 VACANT LAND

\$1,200,000

23038 BAYSHORE ROAD
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

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23038 BAYSHORE ROAD, Port Charlotte, FL 33980



OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	1.22 Acres
Zoning:	CR3.5
Market:	Port Charlotte
Submarket:	Punta Gorda, North Port
Traffic Count:	40,000
Price / SF:	\$22.58

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PROPERTY OVERVIEW

Located within the Charlotte Harbor Redevelopment area, these lots are currently zoned CR3.5. The level lots provide excellent potential for water views as well as spectacular sunsets and sunrises. The access to recreation, dining and shopping make this an excellent location for a specialty motel or luxury condominiums. See the new Sunseekers Resort coming to this area. <https://youtu.be/PpLXG5yokL0>

PROPERTY HIGHLIGHTS

- 1.2 Acres
- Water and Electric available
- Zoned CR3.5
- Excellent potential for water views



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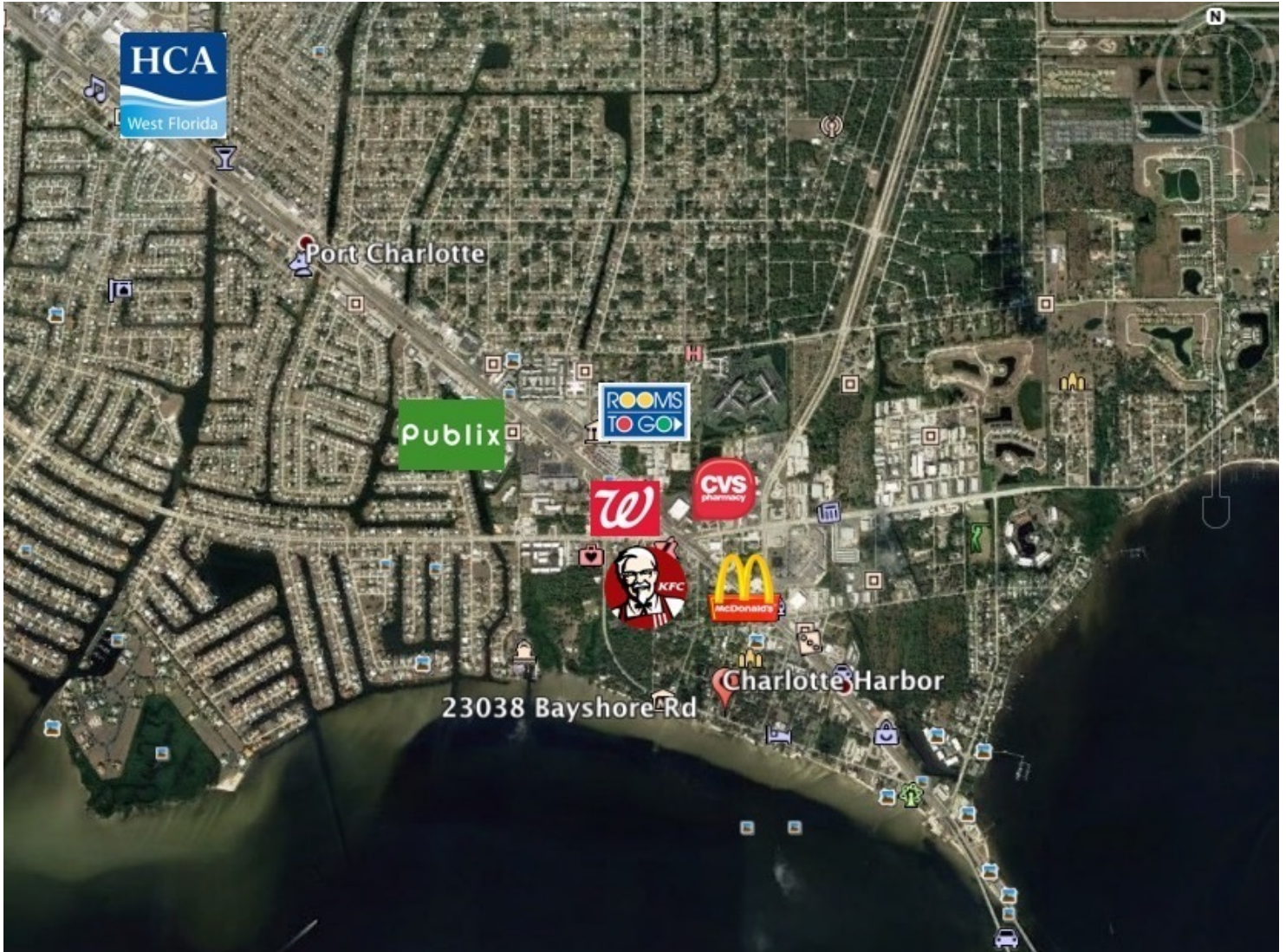
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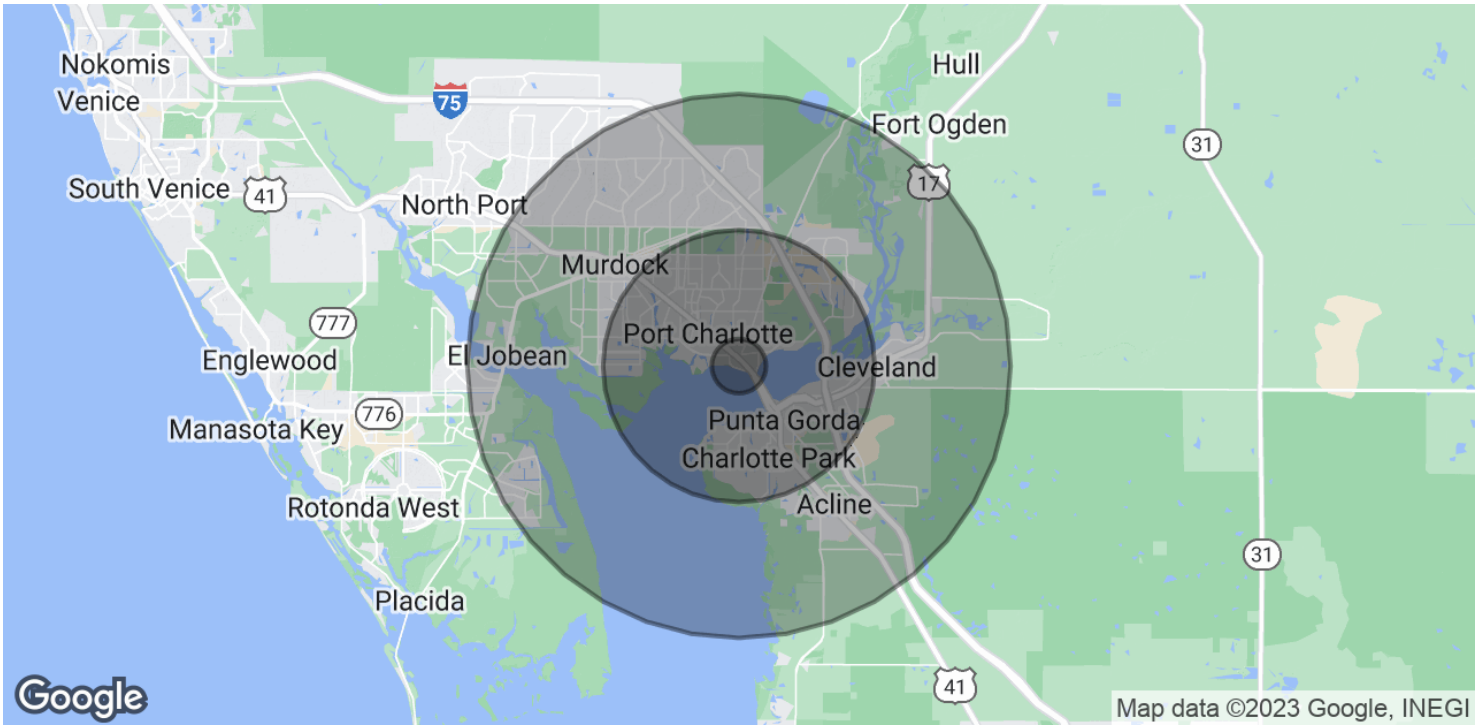
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,480	73,115	135,864
Average age	62.8	52.5	50.4
Average age (Male)	61.3	51.2	49.3
Average age (Female)	63.4	53.3	51.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	713	33,462	59,537
# of persons per HH	2.1	2.2	2.3
Average HH income	\$47,176	\$55,199	\$56,977
Average house value	\$507,601	\$256,415	\$244,410

* Demographic data derived from 2020 ACS - US Census

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Traffic Count Map

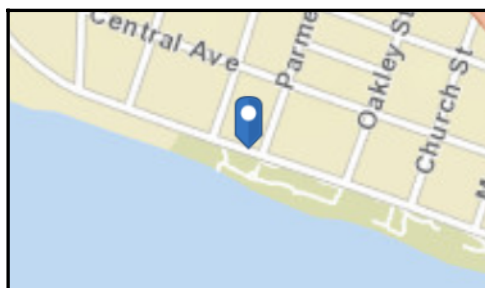
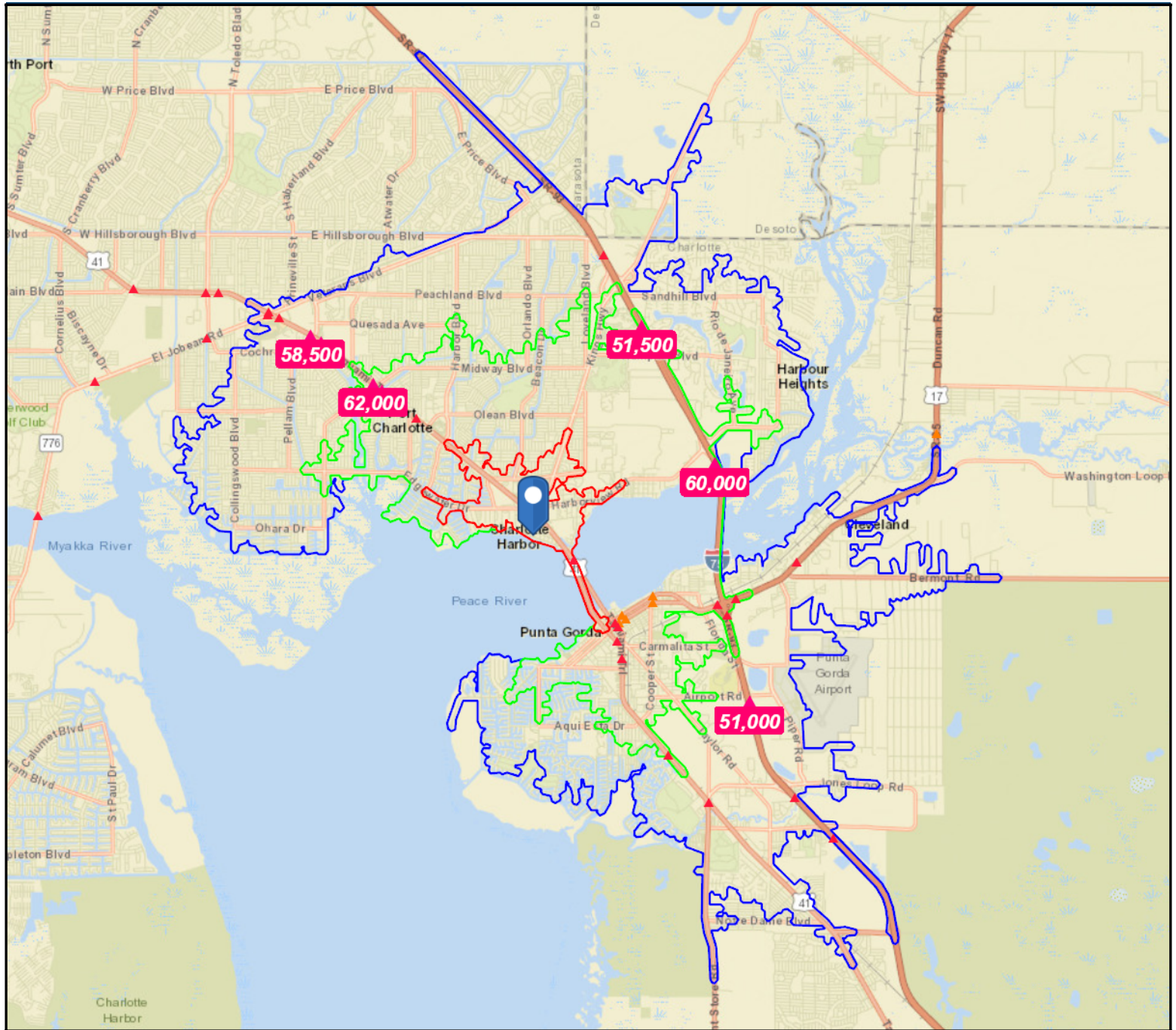
23038 Bayshore Rd, Punta Gorda, Florida, 33980

Drive Time (10/6/18, 5:14 PM GMT-04:00): 5, 10, 15 minute radii

Prepared by Esri

Latitude: 26.95723

Longitude: -82.07236



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 06, 2018



Executive Summary

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Latitude: 26.95723
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	5 minutes	10 minutes	15 minutes
Population			
2000 Population	4,604	38,268	88,638
2010 Population	4,145	36,871	94,108
2018 Population	4,666	41,203	105,413
2023 Population	5,015	44,227	113,558
2000-2010 Annual Rate	-1.04%	-0.37%	0.60%
2010-2018 Annual Rate	1.45%	1.36%	1.38%
2018-2023 Annual Rate	1.45%	1.43%	1.50%
2018 Male Population	45.3%	47.6%	47.8%
2018 Female Population	54.7%	52.4%	52.2%
2018 Median Age	62.4	56.4	58.4

In the identified area, the current year population is 105,413. In 2010, the Census count in the area was 94,108. The rate of change since 2010 was 1.38% annually. The five-year projection for the population in the area is 113,558 representing a change of 1.50% 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 62.4, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	86.6%	84.5%	86.3%
2018 Black Alone	6.8%	8.2%	7.7%
2018 American Indian/Alaska Native Alone	0.3%	0.4%	0.3%
2018 Asian Alone	2.4%	1.8%	1.6%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	1.9%	2.2%	1.7%
2018 Two or More Races	2.0%	2.7%	2.4%
2018 Hispanic Origin (Any Race)	8.3%	10.8%	9.0%

Persons of Hispanic origin represent 9.0% 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 37.2 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	2,231	17,950	40,285
2010 Households	2,101	17,196	43,324
2018 Total Households	2,361	18,950	47,881
2023 Total Households	2,549	20,286	51,526
2000-2010 Annual Rate	-0.60%	-0.43%	0.73%
2010-2018 Annual Rate	1.42%	1.18%	1.22%
2018-2023 Annual Rate	1.54%	1.37%	1.48%
2018 Average Household Size	1.82	2.13	2.17

The household count in this area has changed from 43,324 in 2010 to 47,881 in the current year, a change of 1.22% annually. The five-year projection of households is 51,526, a change of 1.48% annually from the current year total. Average household size is currently 2.17, compared to 2.14 in the year 2010. The number of families in the current year is 29,998 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	\$45,350	\$41,396	\$45,934
2023 Median Household Income	\$51,796	\$48,256	\$52,688
2018-2023 Annual Rate	2.69%	3.11%	2.78%
Average Household Income			
2018 Average Household Income	\$58,964	\$58,385	\$64,285
2023 Average Household Income	\$70,039	\$70,085	\$77,082
2018-2023 Annual Rate	3.50%	3.72%	3.70%
Per Capita Income			
2018 Per Capita Income	\$31,503	\$27,479	\$29,774
2023 Per Capita Income	\$36,927	\$32,706	\$35,507
2018-2023 Annual Rate	3.23%	3.54%	3.58%

Current median household income is \$45,934 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$52,688 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$64,285 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$77,082 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$29,774 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$35,507 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	2,717	21,826	48,342
2000 Owner Occupied Housing Units	1,497	13,652	33,116
2000 Renter Occupied Housing Units	734	4,298	7,169
2000 Vacant Housing Units	486	3,876	8,057
2010 Total Housing Units	2,941	23,044	57,086
2010 Owner Occupied Housing Units	1,230	12,029	33,424
2010 Renter Occupied Housing Units	871	5,167	9,900
2010 Vacant Housing Units	840	5,848	13,762
2018 Total Housing Units	3,248	25,234	62,630
2018 Owner Occupied Housing Units	1,340	13,124	36,648
2018 Renter Occupied Housing Units	1,021	5,826	11,233
2018 Vacant Housing Units	887	6,284	14,749
2023 Total Housing Units	3,500	26,909	67,096
2023 Owner Occupied Housing Units	1,516	14,517	40,516
2023 Renter Occupied Housing Units	1,032	5,768	11,010
2023 Vacant Housing Units	951	6,623	15,570

Currently, 58.5% of the 62,630 housing units in the area are owner occupied; 17.9%, renter occupied; and 23.5% 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 57,086 housing units in the area - 58.6% owner occupied, 17.3% renter occupied, and 24.1% vacant. The annual rate of change in housing units since 2010 is 4.21%. Median home value in the area is \$178,319, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.87% annually to \$215,549.

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 06, 2018



The Elders

Dominant Tapestry Segment

KEY FACTS



4,666

Total Population



\$161,391

Median Home Value



617

Businesses



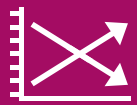
7,544

Daytime Population



62.4

Median Age



1.4%

2010-17 Pop
Growth Rate



\$31,503

Per Capita Income



1.8

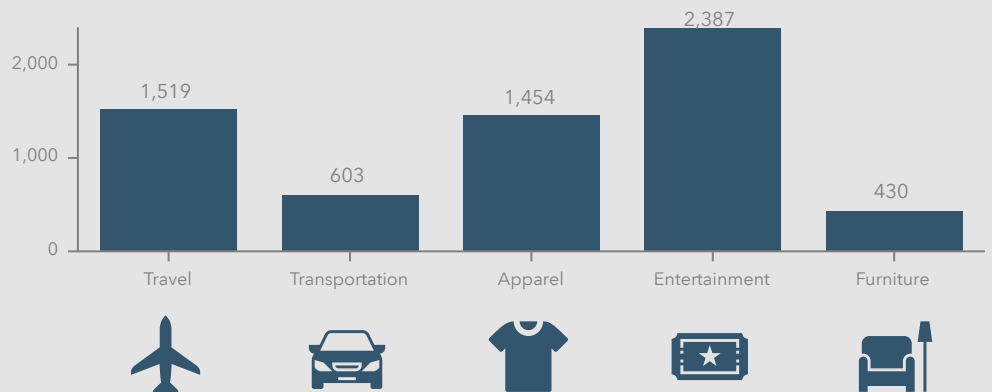
Avg Household
Size



\$45,350

Median Household
Income

KEY SPENDING FACTS (\$)



esri®



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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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