



**COLDWELL
BANKER
COMMERCIAL**

SUNSTAR REALTY

FOR SALE

CBCWORLDWIDE.COM

2530 TAMIAMI TRAIL

\$1,850,000

2530 Tamiami Trail
Punta Gorda, FL 33950



OFFICE

Ray Brunner
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Jennifer Tower
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COLDWELL BANKER COMMERCIAL
SUNSTAR REALTY
19700 Cochran Blvd, Port Charlotte, FL 33948
941.255.3497



SALE

2530 TAMIAMI TRAIL

2530 Tamiami Trail, Punta Gorda, FL 33950



OFFERING SUMMARY

Sale Price:	\$1,850,000
Lot Size:	78,408 SF
Zoning:	HC
Market:	Port Charlotte
Submarket:	Punta Gorda
Traffic Count:	35,000
Price / SF:	\$23.59

PROPERTY OVERVIEW

Shovel ready vacant land with over 575 feet of frontage on Tamiami Trail. Two curb cuts in place and entitled. All Utilities on the property, SWFWMD permits in hand and storm water retention completed. Access from a signaled intersection.

Adjacent to CVS & Publix. Over 65000 cars through the intersection daily. City Water, Sewer, Electricity, and Cable lines are all in place. Property is 100% shovel ready. Elevated, storm water management permits in hand and retention in place, engineering drawings and site plan completed.

Priced as one parcel at 1.8 Acres. May be split into two parcels, price will be determined by location desired.

PROPERTY HIGHLIGHTS

- 575 Feet of US 41 Frontage
- Signaled Intersection
- CVS adjacent
- 35000 Cars daily at frontage
- 65,000 Cars daily at intersection.
- 100% Shovel Ready.
- Storm Water permits in hand and Retention in place.

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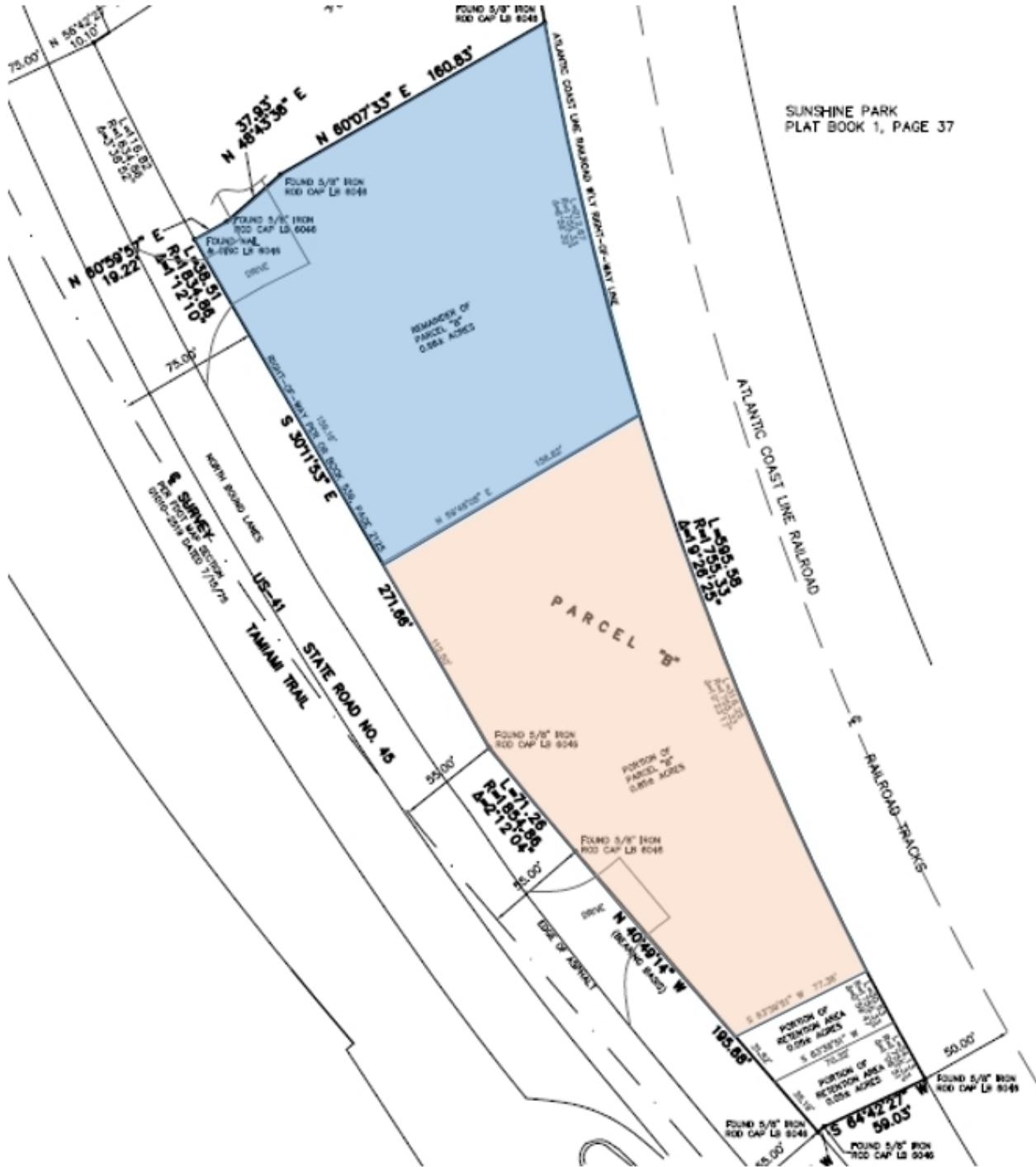
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Property Address	Property City	Market Time	Sale Price	Price Per AC Land	Price Per SF Land
4536 Tamiami Trail	Port Charlotte	1386	\$1,950,000.00	\$2,089,594.30	\$47.97
130 Herald Ct	Punta Gorda	1014	\$99,000.00	\$1,731,904.66	\$39.76
1445 Park Beach Cir	Punta Gorda	247	\$295,000.00	\$1,092,611.21	\$25.08
911 Tamiami Trail	Punta Gorda	1096	\$1,250,000.00	\$1,068,376.07	\$24.53
77 N Tamiami Trail	Punta Gorda	728	\$400,000.00	\$975,588.10	\$22.40
806 Marion Ave E	Punta Gorda	253		\$807,291.67	\$18.53
259 W Olympia Ave	Punta Gorda	1934	\$175,000.00	\$803,944.57	\$18.46
105-121 E McKenzie St	Punta Gorda	407	\$500,000.00	\$666,666.67	\$15.30
125 Berry St	Punta Gorda	1380	\$165,000.00	\$660,000.00	\$15.15
4157 Tamiami Trail	Port Charlotte	441	\$684,000.00	\$605,307.32	\$13.90
302 Wood St	Punta Gorda	595	\$60,000.00	\$546,435.65	\$12.54
	Number	11	10	11	11
	Average	862	\$557,800.00	\$1,004,338.20	\$23.06
			86%		
2530 Tamiami Trail			\$1,850,000.00	\$1,027,777.78	\$23.59

Key Facts

2530 Tamiami Trl, Punta Gorda, Florida, 33950 (15 minutes)

2530 Tamiami Trl, Punta Gorda, Florida, 33950

Drive time of 15 minutes

Prepared by Esri

Latitude: 26.91517

Longitude: -82.04609

KEY FACTS

78,449

Population



Average
Household Size

60.4

Median Age

\$45,282

Median Household
Income

EDUCATION

12%

No High
School
Diploma



32%

High School
Graduate



33%

Some College



24%

Bachelor's/Grad/Prof
Degree

BUSINESS



3,240

Total Businesses



32,465

Total Employees

EMPLOYMENT



White Collar

63%



Blue Collar

18%



Services

19%

6.4%

Unemployment
Rate

INCOME



\$45,282

Median Household
Income



\$31,690

Per Capita Income



\$171,907

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (19.9%)

The smallest group: \$150,000 - \$199,999 (3.5%)

Indicator	Value	Difference	
<\$15,000	12.3%	+1.8%	
\$15,000 - \$24,999	11.6%	+0.4%	
\$25,000 - \$34,999	13.0%	+0.9%	
\$35,000 - \$49,999	17.5%	+0.1%	
\$50,000 - \$74,999	19.9%	-1.2%	
\$75,000 - \$99,999	10.0%	-1.6%	
\$100,000 - \$149,999	8.5%	-1.1%	
\$150,000 - \$199,999	3.5%	+0.3%	
\$200,000+	3.8%	+0.4%	

Bars show deviation from
Charlotte County

Executive Summary - Call Outs

2530 Tamiami Trl, Punta Gorda, Florida, 33950 (15 minutes)

2530 Tamiami Trl, Punta Gorda, Florida, 33950

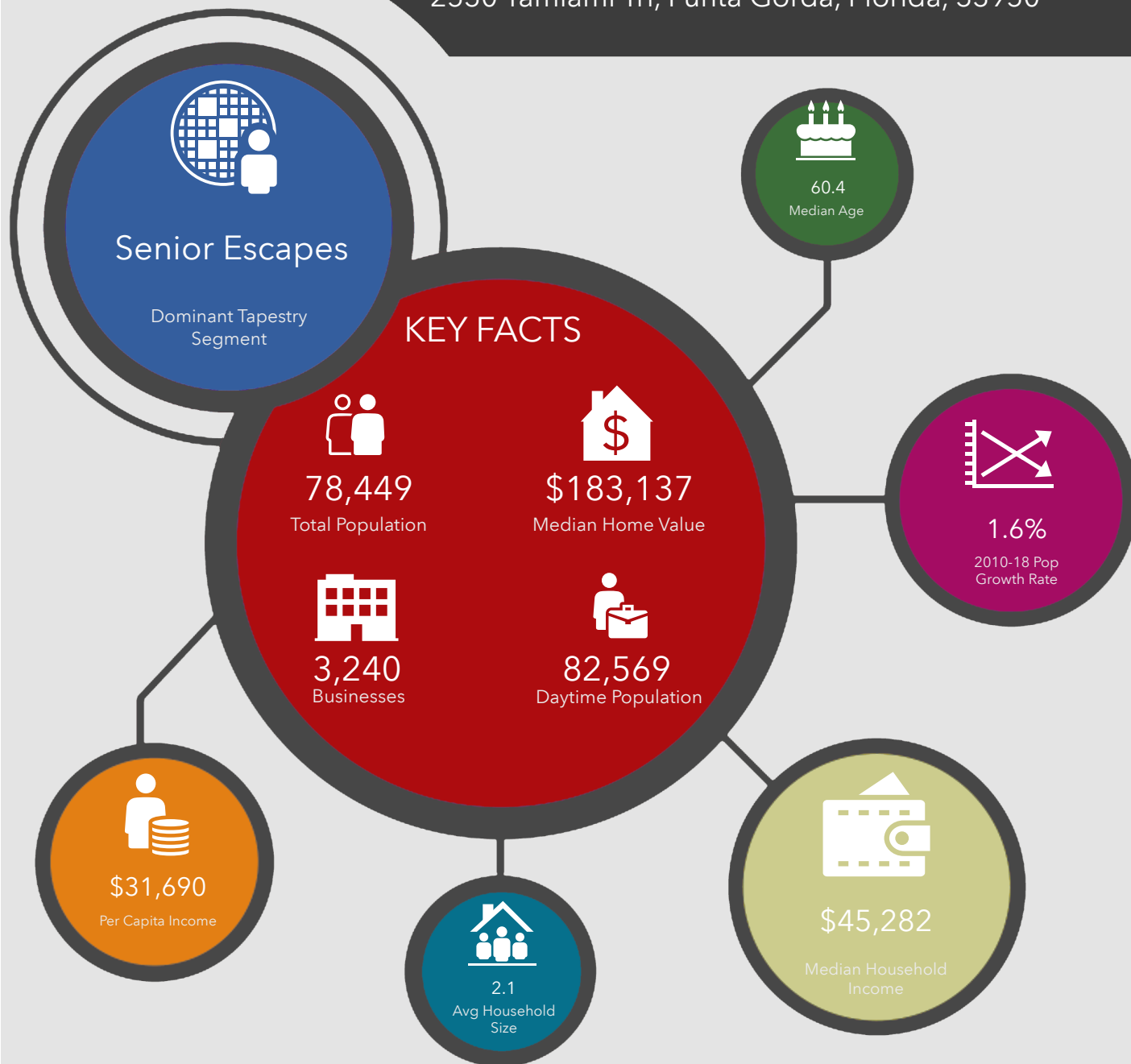
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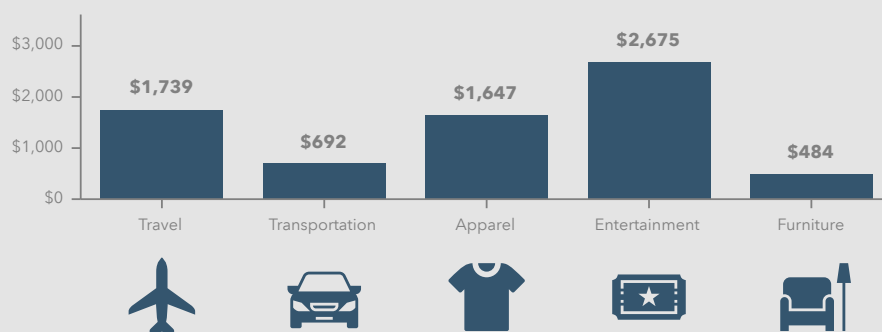
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KEY SPENDING FACTS





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DISCLAIMER

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Neither the Coldwell Banker Commercial Broker nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the Coldwell Banker Commercial Broker and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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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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