



**COLDWELL  
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COMMERCIAL**  
SUNSTAR REALTY



**COLDWELL BANKER  
SUNSTAR REALTY**

**FOR SALE**



**CORNER OF US 41 & HARBOR BLVD |  
SIGNALIZED INTERSECTION |  
CHARLOTTE COUNTY**

\$2,200,000

3315 Harbor Blvd  
Port Charlotte, FL 33952

CBCWORLDWIDE.COM



**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



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3315 Harbor Blvd, Port Charlotte, FL 33952

SALE



### OFFERING SUMMARY

Sale Price: \$2,200,000

Lot Size: 0.95 Acres

Zoning: Commercial General

Market: Port Charlotte

Submarket: Punta Gorda, North Port

Price / SF: \$53.16

### PROPERTY OVERVIEW

+/- 1 Acre corner location zoned commercial general, at the intersection of US-41 and Harbor Blvd. This property provides income from multi tenant 4,204 sf building. Prime development opportunity.

### PROPERTY HIGHLIGHTS

- 58,900 AADT at a signaled intersection on Tamiami Trail
- Fastest growing area in SW Florida
- Ideal for Fast Food or C-Store
- Only Signaled Intersection available between Punta Gorda and North Port on US 41

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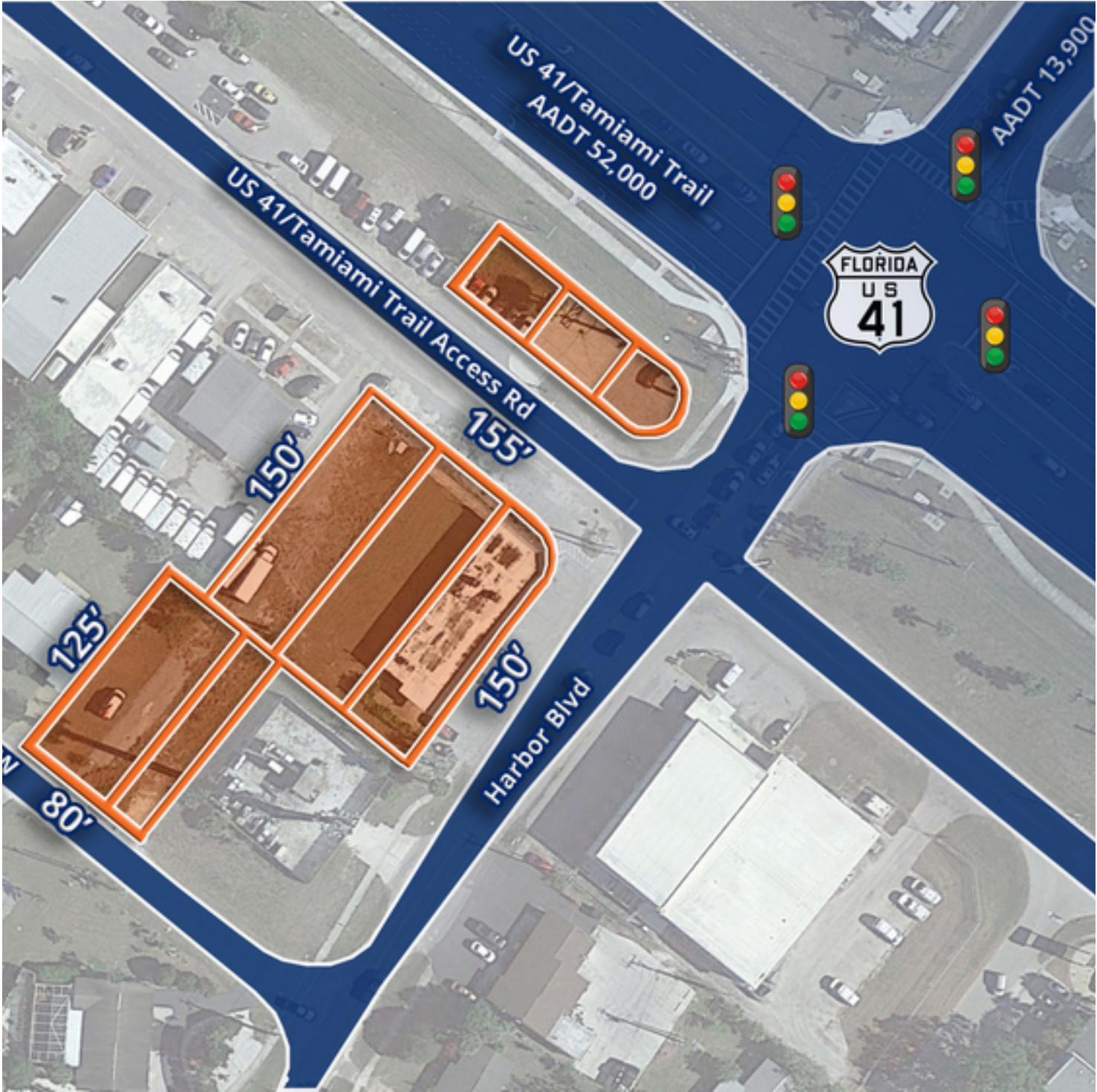




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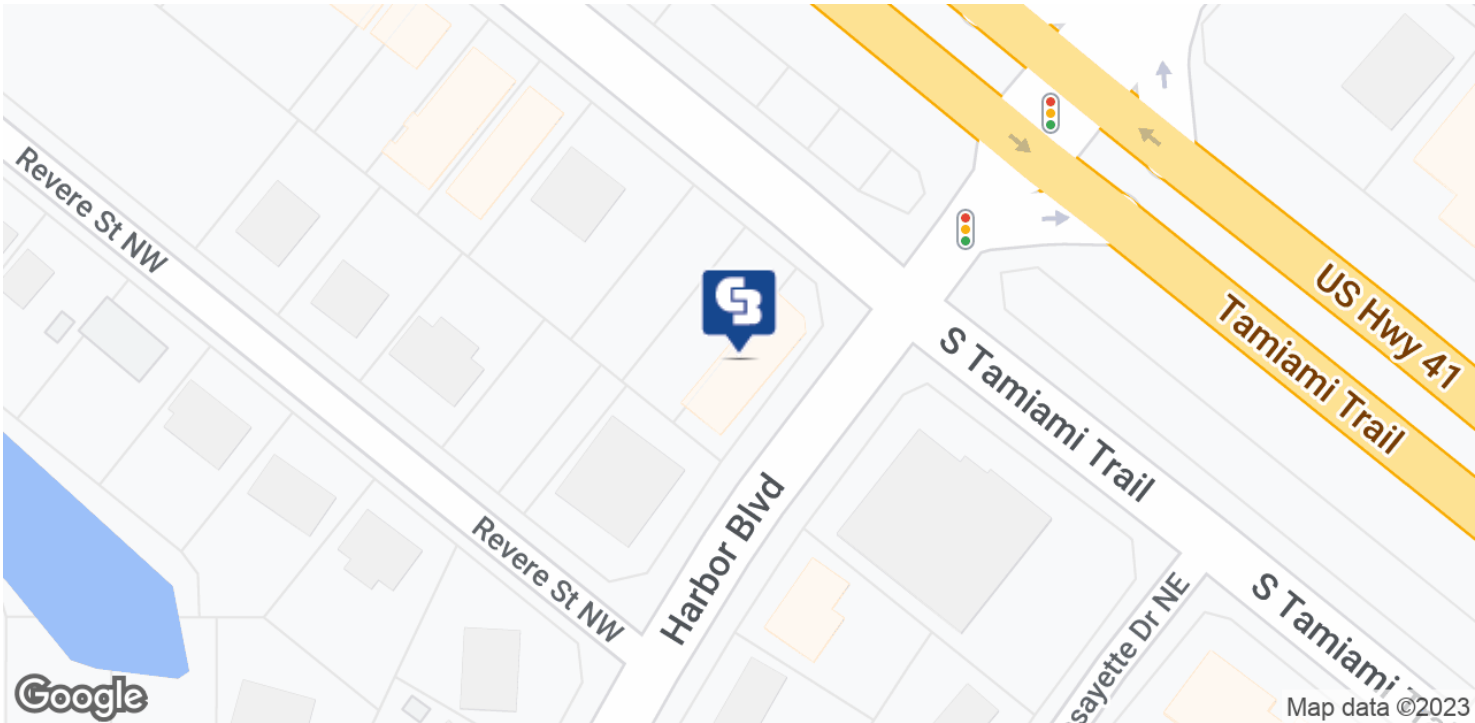
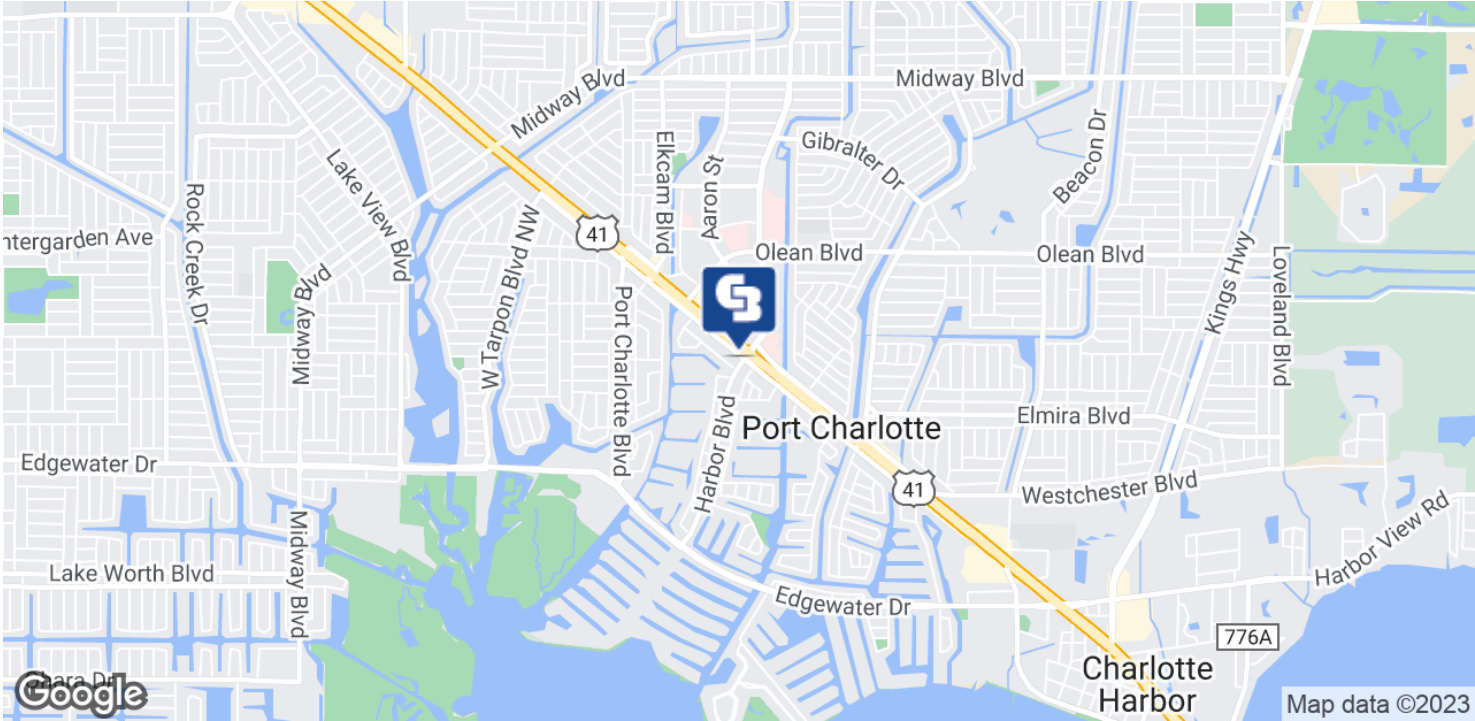
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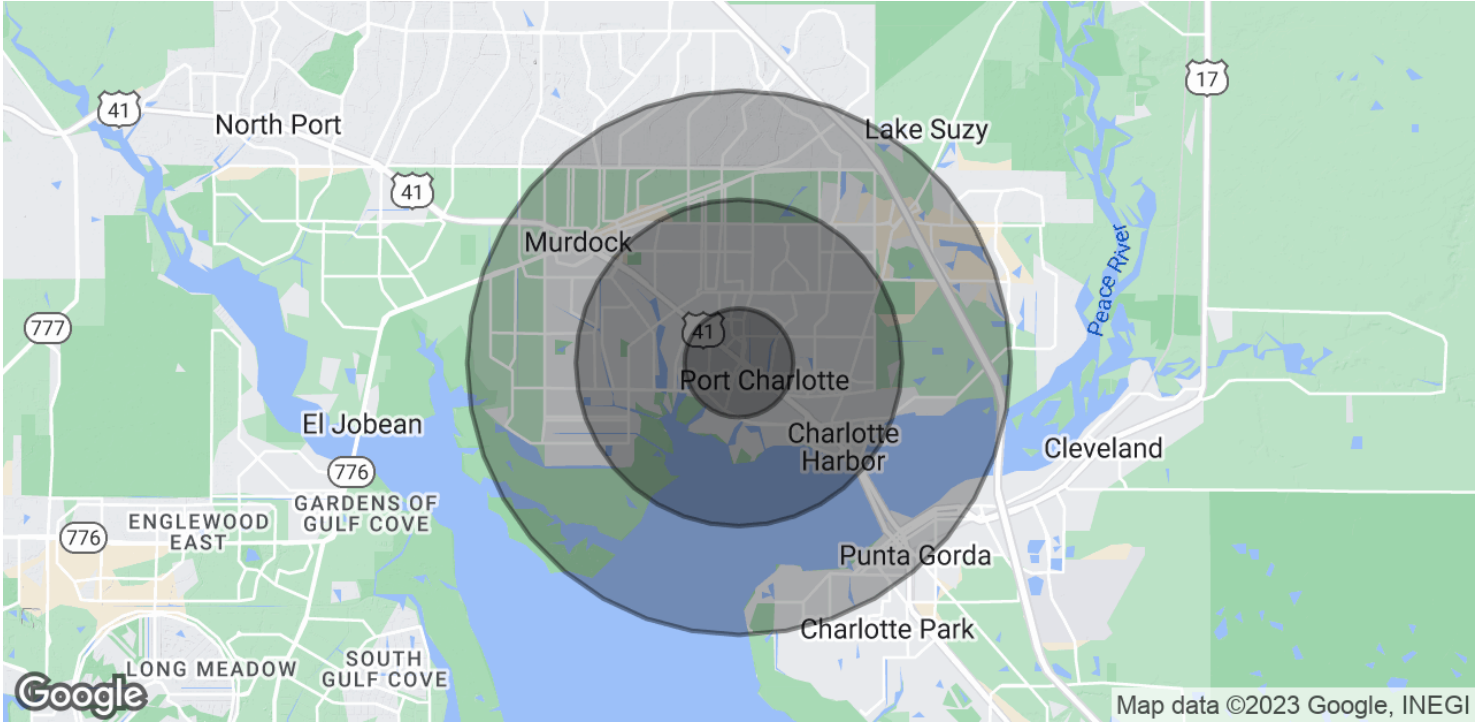




# CORNER OF US 41 & HARBOR BLVD | SIGNALIZED INTERSECTION | CHARLOTTE COUNTY

3315 Harbor Blvd, Port Charlotte, FL 33952

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,184	42,066	76,051
Average age	48.1	49.4	50.7
Average age (Male)	45.2	47.4	49.2
Average age (Female)	49.0	50.8	51.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,273	18,534	33,979
# of persons per HH	2.1	2.3	2.2
Average HH income	\$39,865	\$48,192	\$53,071
Average house value	\$118,576	\$194,463	\$222,029

\* Demographic data derived from 2020 ACS - US Census

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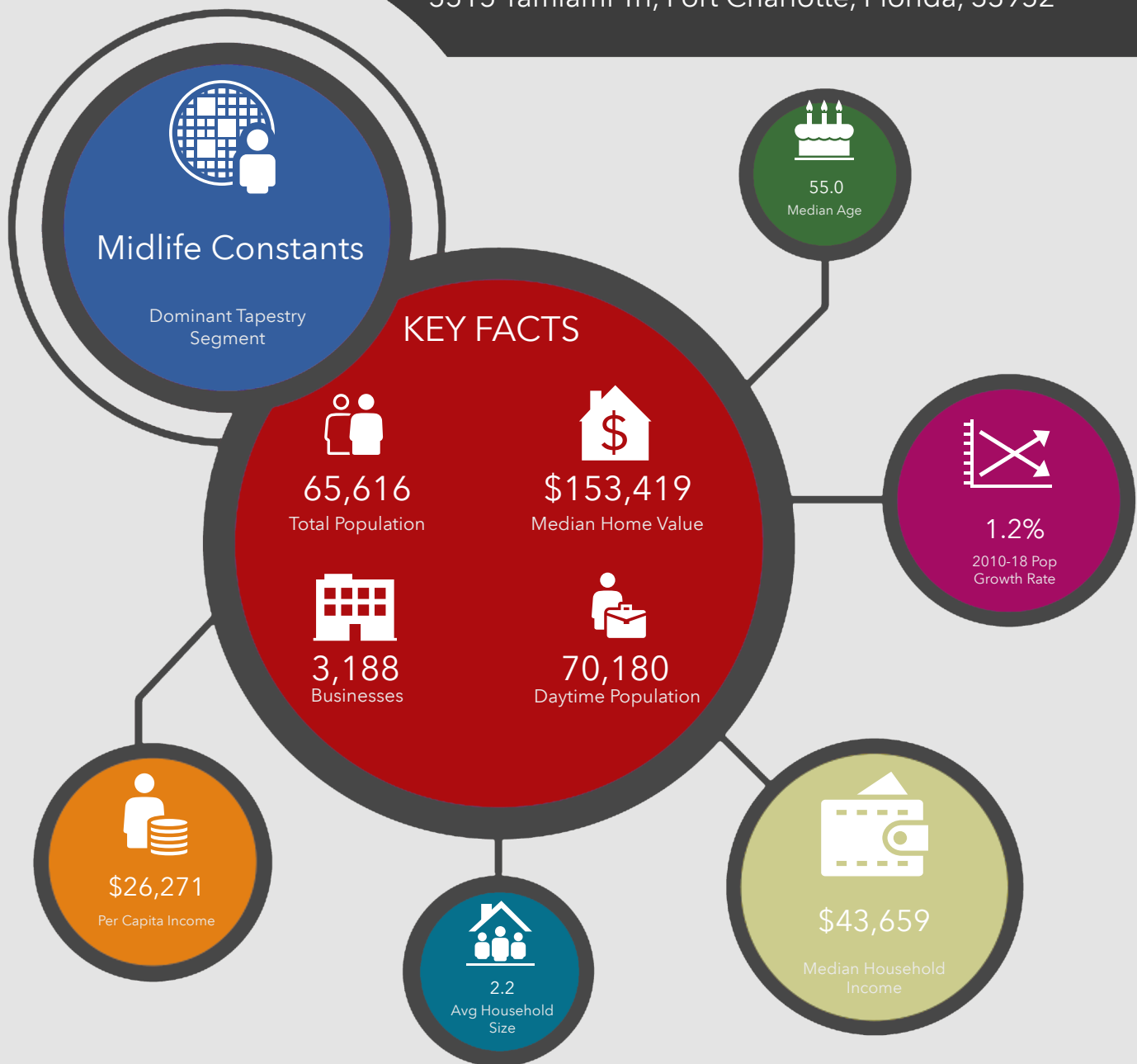
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# Executive Summary - Call Outs

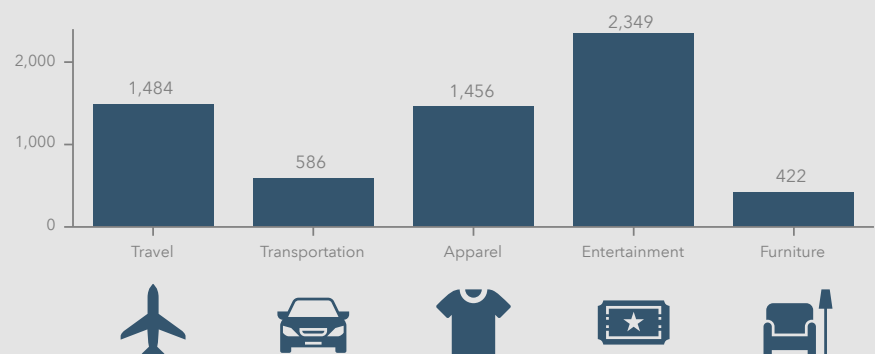
3315 Tamiami Trl, Port Charlotte, Florida, 33952 (5 miles)  
3315 Tamiami Trl, Port Charlotte, Florida, 33952  
Drive distance of 5 miles

Prepared by Ray Brunner  
Latitude: 26.98174  
Longitude: -82.09934

3315 Tamiami Trl, Port Charlotte, Florida, 33952



## KEY SPENDING FACTS (\$)



© Esri 2018  
Spending facts are average annual dollars per household

Source: This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and Infogroup. The vintage of the data is 2018.

## KEY FACTS

65,616

Population



Average Household Size

55.0

Median Age

\$43,659

Median Household Income

## EDUCATION

12%

No High School Diploma



34%

High School Graduate



34%

Some College



20%

Bachelor's/Grad/Prof Degree

## BUSINESS



3,188

Total Businesses



33,964

Total Employees

## EMPLOYMENT



White Collar

59%



Blue Collar

18%



Services

22%

5.4%

Unemployment Rate

## INCOME



\$43,659

Median Household Income



\$26,271

Per Capita Income



\$140,724

Median Net Worth

## Households By Income

The largest group: \$50,000 - \$74,999 (22.0%)

The smallest group: \$150,000 - \$199,999 (2.0%)

Indicator	Value	Difference	
<\$15,000	11.8%	+1.3%	
\$15,000 - \$24,999	13.2%	+2.0%	
\$25,000 - \$34,999	13.5%	+1.4%	
\$35,000 - \$49,999	17.4%	0	
\$50,000 - \$74,999	22.0%	+0.9%	
\$75,000 - \$99,999	9.7%	-1.9%	
\$100,000 - \$149,999	8.2%	-1.4%	
\$150,000 - \$199,999	2.0%	-1.2%	
\$200,000+	2.1%	-1.3%	

Bars show deviation from  
Charlotte County



# Restaurant Market Potential

3315 Tamiami Trl, Port Charlotte, Florida, 33952  
Drive Distance: 5 mile radius

Prepared by Esri  
Latitude: 26.98174  
Longitude: -82.09934

Demographic Summary		2018	2023
Population		65,616	69,689
Population 18+		55,919	59,467
Households		29,030	30,734
Median Household Income		\$43,659	\$50,713
		Expected Number of	
Product/Consumer Behavior	Adults	Percent	MPI
Went to family restaurant/steak house in last 6 mo	41,602	74.4%	99
Went to family restaurant/steak house 4+ times/mo	16,353	29.2%	109
Spent at family restaurant/30 days: <\$31	5,363	9.6%	110
Spent at family restaurant/30 days: \$31-50	5,888	10.5%	106
Spent at family restaurant/30 days: \$51-100	7,217	12.9%	83
Spent at family restaurant/30 days: \$101-200	5,044	9.0%	97
Spent at family restaurant/30 days: \$201-300	1,126	2.0%	81
Family restaurant/steak house last 6 months: breakfast	7,154	12.8%	96
Family restaurant/steak house last 6 months: lunch	10,486	18.8%	96
Family restaurant/steak house last 6 months: dinner	24,942	44.6%	95
Family restaurant/steak house last 6 months: snack	727	1.3%	66
Family restaurant/steak house last 6 months: weekday	17,092	30.6%	99
Family restaurant/steak house last 6 months: weekend	21,623	38.7%	91
Fam rest/steak hse/6 months: Applebee`s	13,836	24.7%	110
Fam rest/steak hse/6 months: Bob Evans Farms	3,405	6.1%	167
Fam rest/steak hse/6 months: Buffalo Wild Wings	3,475	6.2%	59
Fam rest/steak hse/6 months: California Pizza Kitchen	816	1.5%	52
Fam rest/steak hse/6 months: Carrabba`s Italian Grill	2,012	3.6%	119
Fam rest/steak hse/6 months: The Cheesecake Factory	3,110	5.6%	77
Fam rest/steak hse/6 months: Chili`s Grill & Bar	6,181	11.1%	107
Fam rest/steak hse/6 months: CiCi`s Pizza	2,330	4.2%	117
Fam rest/steak hse/6 months: Cracker Barrel	7,829	14.0%	127
Fam rest/steak hse/6 months: Denny`s	4,776	8.5%	100
Fam rest/steak hse/6 months: Golden Corral	5,711	10.2%	137
Fam rest/steak hse/6 months: IHOP	4,829	8.6%	84
Fam rest/steak hse/6 months: Logan`s Roadhouse	1,862	3.3%	105
Fam rest/steak hse/6 months: LongHorn Steakhouse	3,312	5.9%	113
Fam rest/steak hse/6 months: Olive Garden	9,825	17.6%	105
Fam rest/steak hse/6 months: Outback Steakhouse	5,973	10.7%	120
Fam rest/steak hse/6 months: Red Lobster	6,906	12.4%	117
Fam rest/steak hse/6 months: Red Robin	3,012	5.4%	77
Fam rest/steak hse/6 months: Ruby Tuesday	3,517	6.3%	117
Fam rest/steak hse/6 months: Texas Roadhouse	5,287	9.5%	95
Fam rest/steak hse/6 months: T.G.I. Friday`s	2,491	4.5%	79
Fam rest/steak hse/6 months: Waffle House	3,549	6.3%	110
Went to fast food/drive-in restaurant in last 6 mo	49,951	89.3%	99
Went to fast food/drive-in restaurant 9+ times/mo	20,873	37.3%	94
Spent at fast food restaurant/30 days: <\$11	3,369	6.0%	117
Spent at fast food restaurant/30 days: \$11-\$20	6,893	12.3%	116
Spent at fast food restaurant/30 days: \$21-\$40	9,845	17.6%	108
Spent at fast food restaurant/30 days: \$41-\$50	4,602	8.2%	92
Spent at fast food restaurant/30 days: \$51-\$100	8,423	15.1%	90
Spent at fast food restaurant/30 days: \$101-\$200	3,852	6.9%	86
Spent at fast food restaurant/30 days: \$201+	1,123	2.0%	72

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2018 and 2023.

February 12, 2019





## Restaurant Market Potential

3315 Tamiami Trl, Port Charlotte, Florida, 33952  
Drive Distance: 5 mile radius

Prepared by Esri  
Latitude: 26.98174  
Longitude: -82.09934

Product/Consumer Behavior	Expected Number of		MPI
	Adults	Percent	
Fast food/drive-in last 6 months: eat in	20,633	36.9%	100
Fast food/drive-in last 6 months: home delivery	3,412	6.1%	73
Fast food/drive-in last 6 months: take-out/drive-thru	26,296	47.0%	100
Fast food/drive-in last 6 months: take-out/walk-in	9,489	17.0%	81
Fast food/drive-in last 6 months: breakfast	18,551	33.2%	96
Fast food/drive-in last 6 months: lunch	27,444	49.1%	97
Fast food/drive-in last 6 months: dinner	23,856	42.7%	93
Fast food/drive-in last 6 months: snack	6,072	10.9%	87
Fast food/drive-in last 6 months: weekday	33,503	59.9%	100
Fast food/drive-in last 6 months: weekend	23,594	42.2%	88
Fast food/drive-in last 6 months: A & W	1,503	2.7%	104
Fast food/drive-in last 6 months: Arby's	10,093	18.0%	108
Fast food/drive-in last 6 months: Baskin-Robbins	1,365	2.4%	70
Fast food/drive-in last 6 months: Boston Market	1,628	2.9%	88
Fast food/drive-in last 6 months: Burger King	18,479	33.0%	111
Fast food/drive-in last 6 months: Captain D's	2,696	4.8%	115
Fast food/drive-in last 6 months: Carl's Jr.	1,857	3.3%	58
Fast food/drive-in last 6 months: Checkers	2,313	4.1%	123
Fast food/drive-in last 6 months: Chick-fil-A	8,831	15.8%	72
Fast food/drive-in last 6 months: Chipotle Mex. Grill	4,306	7.7%	58
Fast food/drive-in last 6 months: Chuck E. Cheese's	1,072	1.9%	62
Fast food/drive-in last 6 months: Church's Fr. Chicken	1,455	2.6%	73
Fast food/drive-in last 6 months: Cold Stone Creamery	1,307	2.3%	72
Fast food/drive-in last 6 months: Dairy Queen	9,165	16.4%	107
Fast food/drive-in last 6 months: Del Taco	1,006	1.8%	51
Fast food/drive-in last 6 months: Domino's Pizza	5,116	9.1%	75
Fast food/drive-in last 6 months: Dunkin' Donuts	5,792	10.4%	75
Went to Five Guys in last 6 months	4,149	7.4%	76
Fast food/drive-in last 6 months: Hardee's	5,136	9.2%	146
Fast food/drive-in last 6 months: Jack in the Box	3,620	6.5%	81
Went to Jimmy John's in last 6 months	2,275	4.1%	70
Fast food/drive-in last 6 months: KFC	13,005	23.3%	115
Fast food/drive-in last 6 months: Krispy Kreme	2,406	4.3%	75
Fast food/drive-in last 6 months: Little Caesars	8,017	14.3%	107
Fast food/drive-in last 6 months: Long John Silver's	2,898	5.2%	142
Fast food/drive-in last 6 months: McDonald's	29,849	53.4%	102
Went to Panda Express in last 6 months	3,549	6.3%	67
Fast food/drive-in last 6 months: Panera Bread	4,819	8.6%	67
Fast food/drive-in last 6 months: Papa John's	3,986	7.1%	81
Fast food/drive-in last 6 months: Papa Murphy's	2,518	4.5%	89
Fast food/drive-in last 6 months: Pizza Hut	10,397	18.6%	109
Fast food/drive-in last 6 months: Popeyes Chicken	4,557	8.1%	87
Fast food/drive-in last 6 months: Sonic Drive-In	7,365	13.2%	112
Fast food/drive-in last 6 months: Starbucks	5,501	9.8%	54
Fast food/drive-in last 6 months: Steak 'n Shake	3,497	6.3%	114
Fast food/drive-in last 6 months: Subway	14,831	26.5%	97
Fast food/drive-in last 6 months: Taco Bell	15,959	28.5%	99
Fast food/drive-in last 6 months: Wendy's	14,655	26.2%	104
Fast food/drive-in last 6 months: Whataburger	2,142	3.8%	80
Fast food/drive-in last 6 months: White Castle	1,396	2.5%	79

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

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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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