



**COLDWELL
BANKER
COMMERCIAL**

SUNSTAR REALTY

FOR SALE

CBCWORLDWIDE.COM

GULF COAST PLAZA

\$1,950,000

2301 Tamiami Trail
Port Charlotte, FL 33952



OFFICE

Ray Brunner
415 608 1942
raybrunner@me.com

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



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OFFERING SUMMARY

Sale Price:	\$1,950,000
Cap Rate:	5.0%
NOI:	\$106,384
Lot Size:	0.7 Acres
Year Built:	1980
Building Size:	9,847 SF
Renovated:	2005
Zoning:	Commercial General
Market:	SW Florida
Submarket:	Charlotte Sarasota Counties
Traffic Count:	55,000
Price / SF:	\$198.03

PROPERTY OVERVIEW

Located on US-41/Tamiami Trail with over 51,000 cars per day.
Next to Harbor Freight & Goodwill.
1 Mile South of Murdock Circle with retailers such as Burlington, Home Goods, Home Depot, Ross, Khol's, Lowe's, Office Max, Staples & much more!
1.5 Miles South of Port Charlotte Mall
Multi-Tenant Investment- 5% Cap Rate
5 Unit Strip Mall

PROPERTY HIGHLIGHTS

- Hard Corner on Tamiami Trail
- 55,000 AADT
- North and South Access - Egress
- Harbor Freight "Anchored"
- Fully Occupied

OTHER RESOURCES

[Video Link](#)

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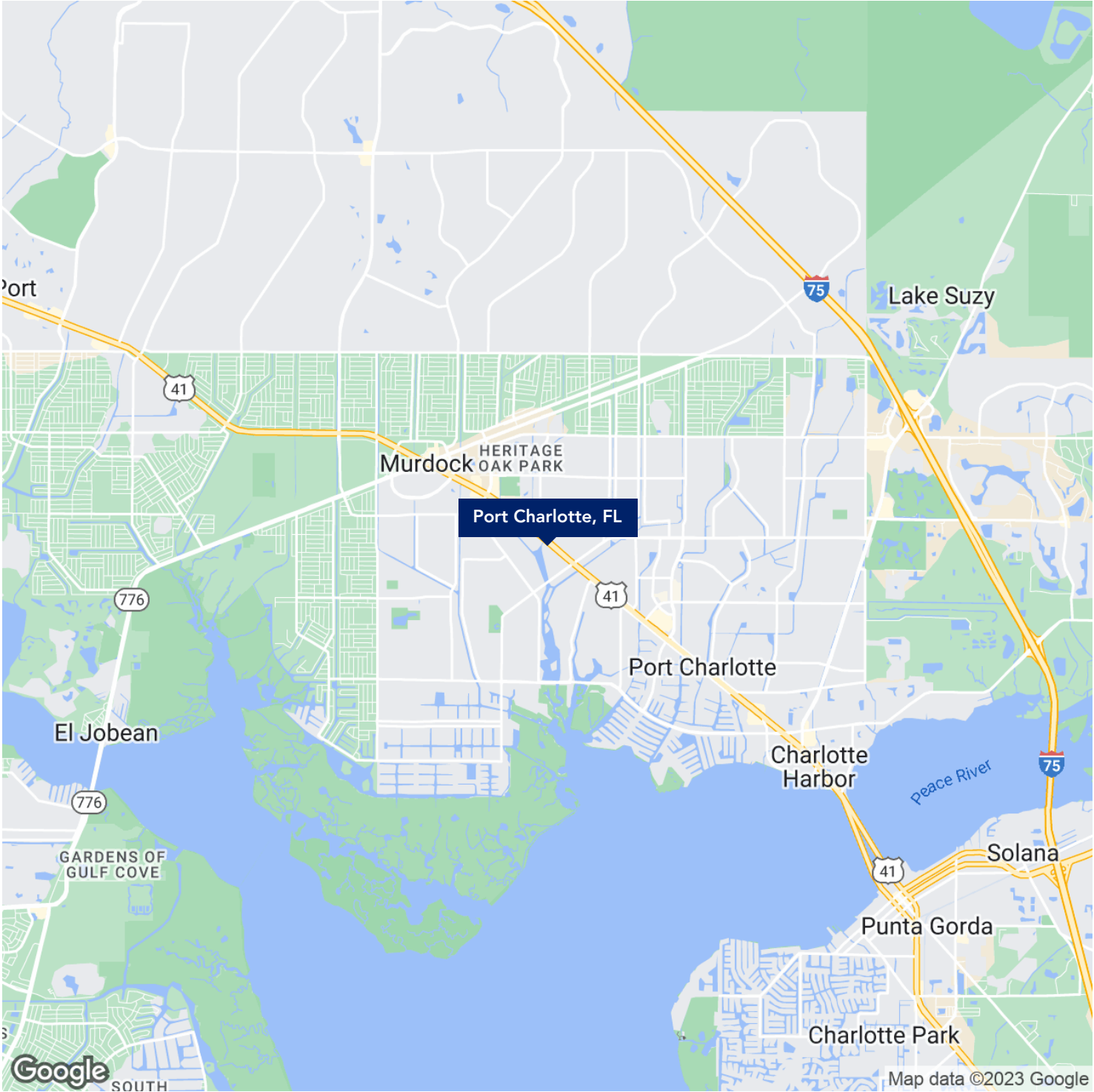
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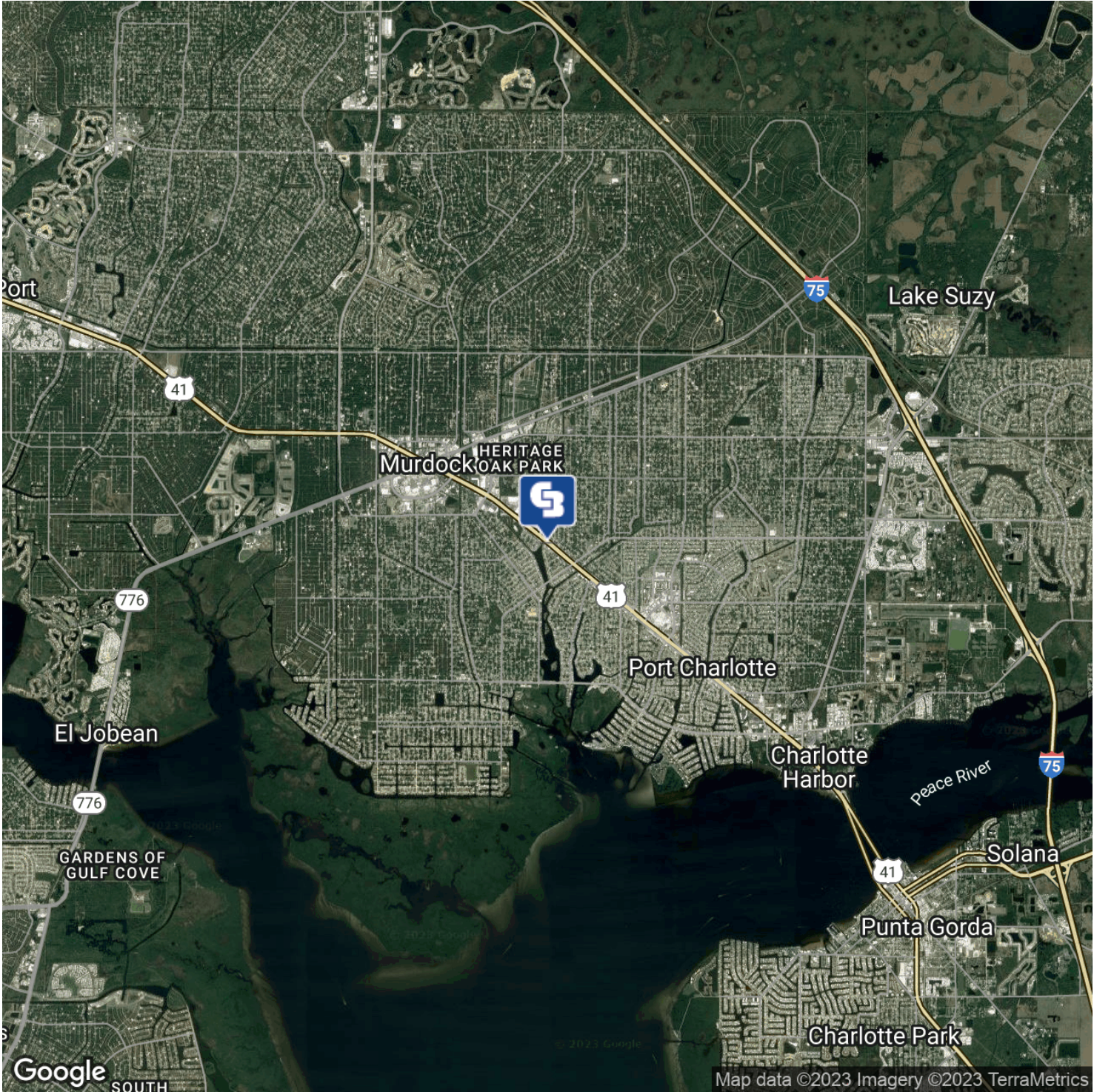
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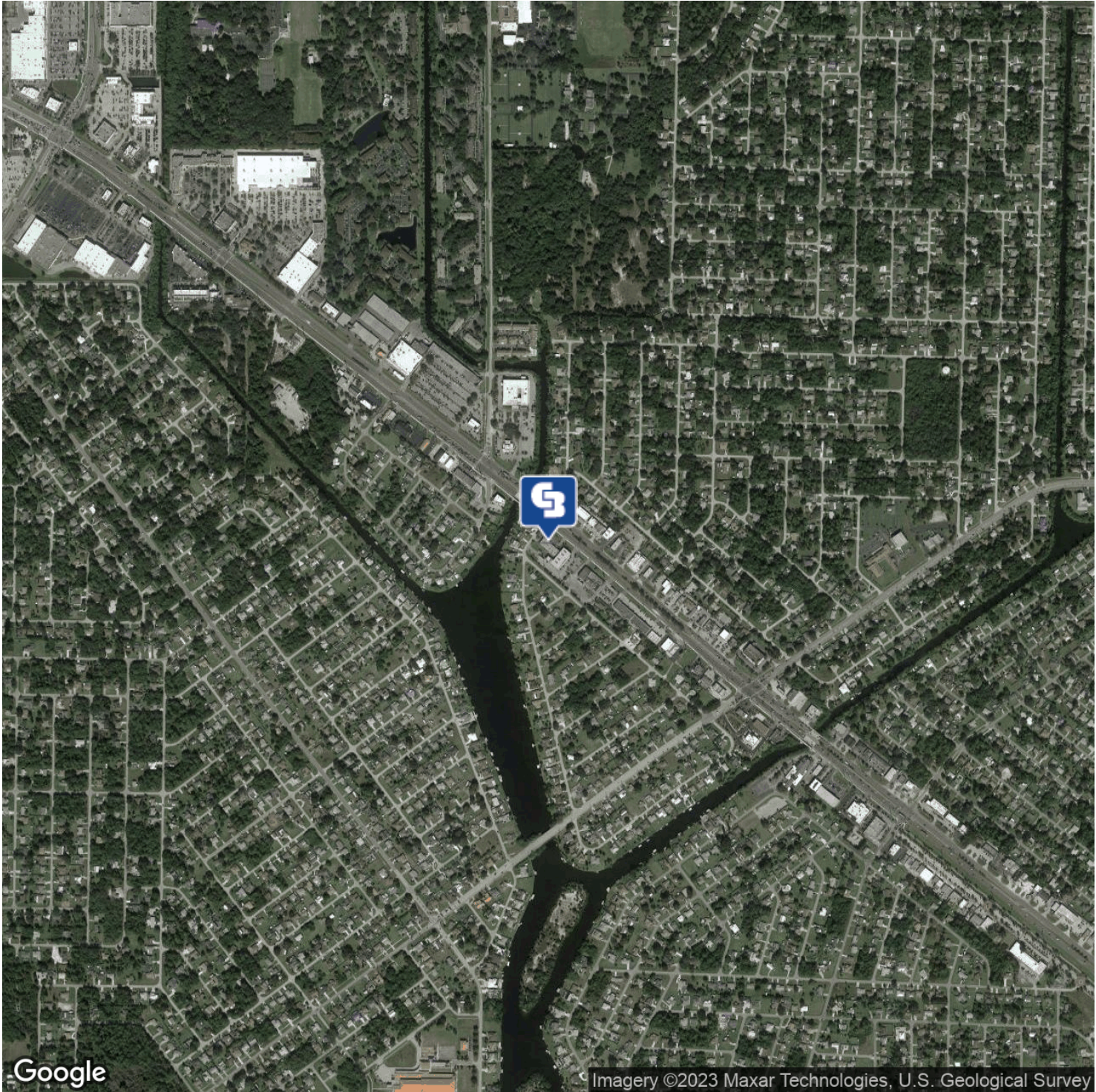
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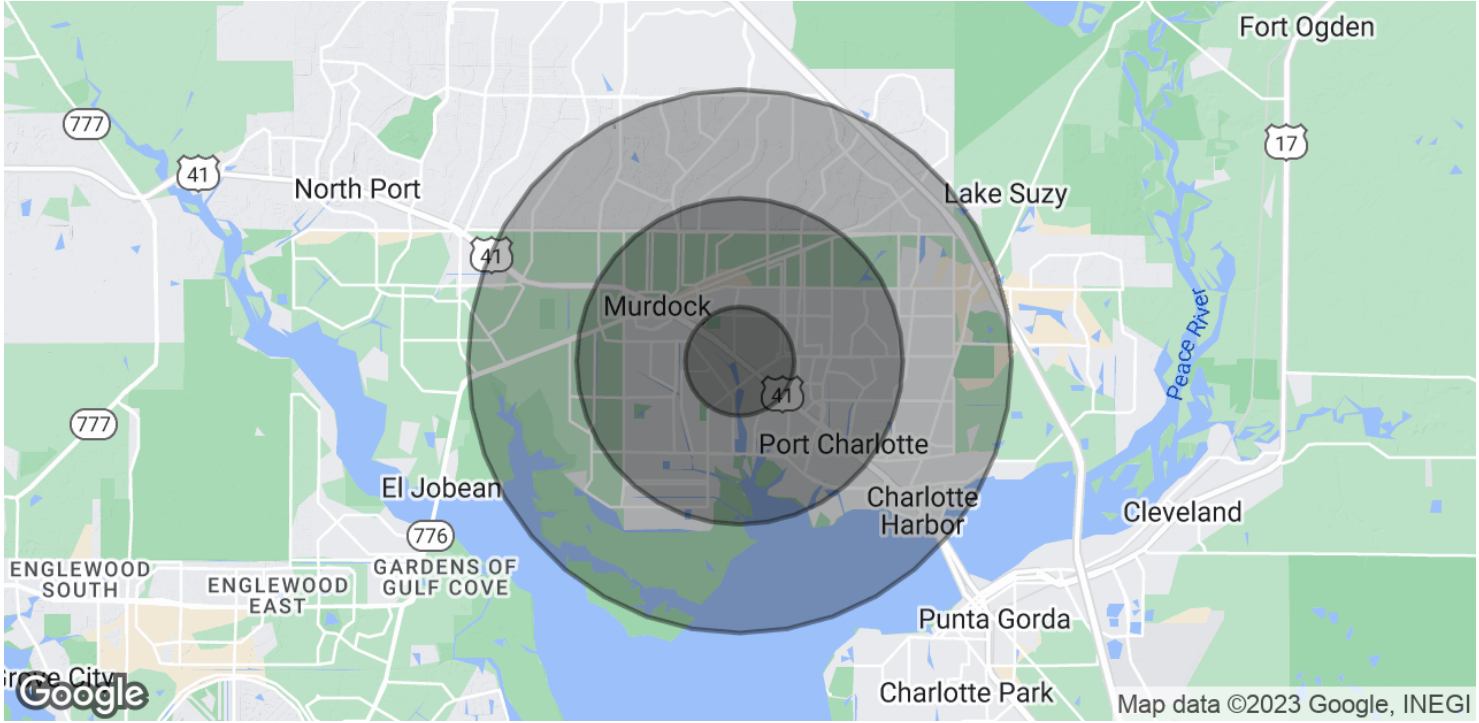
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,585	43,063	74,836
Average age	51.6	49.0	48.1
Average age (Male)	49.0	46.7	46.4
Average age (Female)	54.0	50.8	49.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,574	19,178	32,088
# of persons per HH	2.2	2.2	2.3
Average HH income	\$47,159	\$47,731	\$52,802
Average house value	\$182,025	\$179,820	\$200,132

* Demographic data derived from 2020 ACS - US Census

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DISCLAIMER

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RAY BRUNNER

Commercial Broker

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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

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Member of the Presidents Association of the American Management Association

ICSC Member

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