

SALE

11069 Tamiami Trail

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Punta Gorda, FL 33955

PRESENTED BY:

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**TUCKERS POINTE DEVELOPMENT
1,689 RESIDENTIAL UNITS**

US-41 | TAMAMI TRAIL | AADT 16,200



PROPERTY DETAILS & HIGHLIGHTS

SALE PRICE	\$1,220,000
PROPERTY SUBTYPE	Retail
APN	412334106004, 412334106005
BUILDING SIZE	1,608 SF
LOT SIZE	2.28 Acres
NUMBER OF LOTS	2
FREE STANDING	Yes

LAND FOR SALE - on busy US41 in Punta Gorda, FL just north of up and coming Tucker Grade corridor. This corridor is located 1 mile south and bringing 1,689 residential units and a multitude of commercial retailers. The subject property is 2.28 acre and consists of two existing buildings. One duplex and one office. The duplex is 1,008Sqft, both units currently rented on a month to month basis. The detached office is 600Sqft and currently vacant, was previously used as a car lot. 5 Mile Radius Area Demographics, Medium Home Price \$260,675; Average Income \$76,557; Average Age 60; Total Population 27,782.

Best allowable uses under the Commercial General zoning: Dollar Stores, Hardware Stores, Car/RV/Boat/Golf Cart Sales, Carwash, Retail Plaza, and many more. Site was previously zoned CI (Commercial Intensive) and will be delivered with such zoning that would allow for both Commercial and Industrial Uses found in the Charlotte County Municode (CG & IG).

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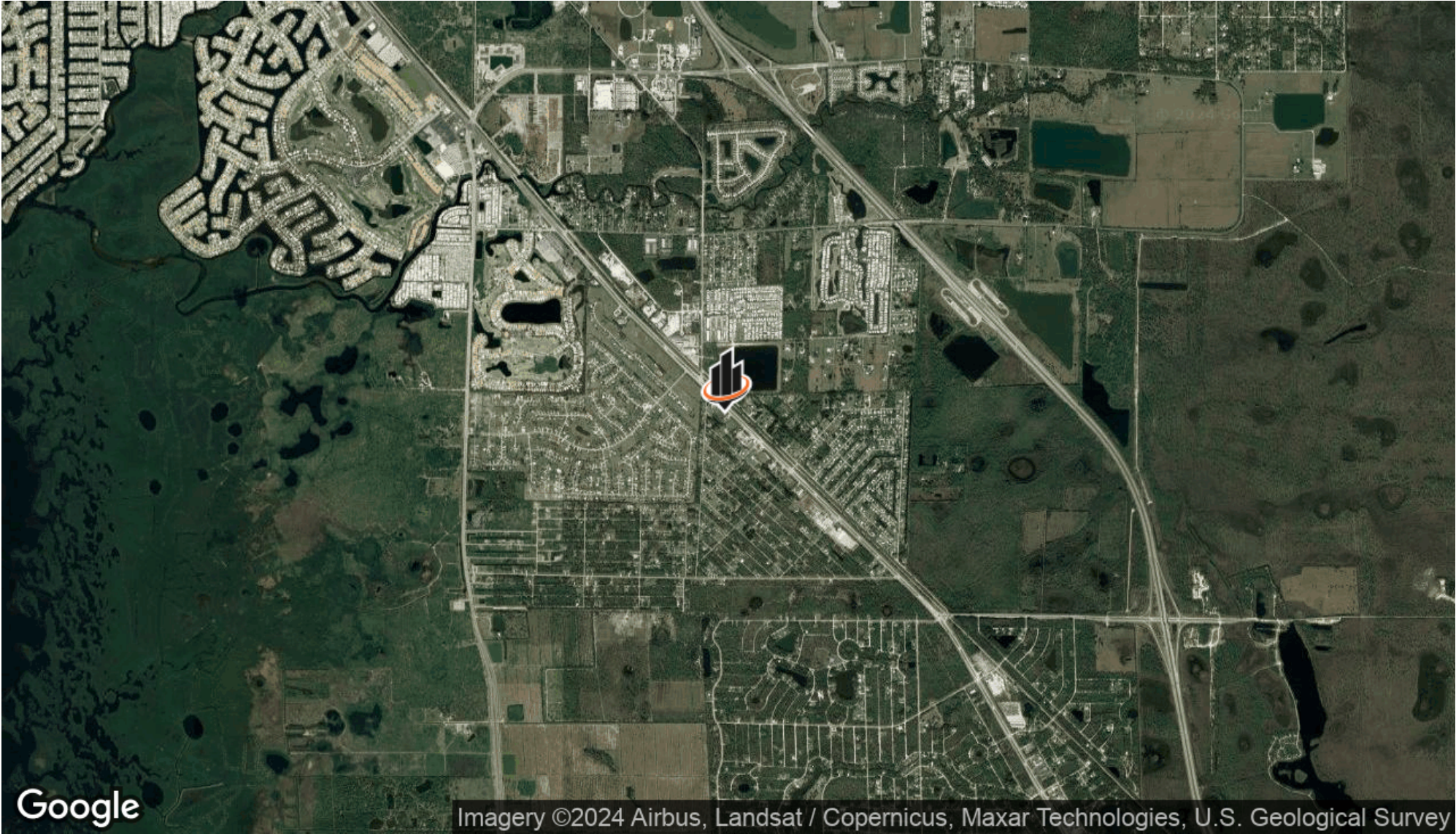
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- 2.25 Acres - Zoned Commercial General with Industrial Uses Allowed also
- 1.3 miles north of new development Tuckers Point (1,389 residential units, 300 multifamily units, and 60 acres +/- of commercial uses) Phase 1 is currently under construction.
- 21,317 AADT - Traffic counts will only increase due to nearby developments.
- Two existing building on the property. One vacant 600sf office and one fully leased 1,008sf duplex (month to month).
- Dollar Store, Hardware Store, Car/RV/Boat/Golf Cart Sales, Carwash, Retail Plaza, and many more allowable uses under current zoning, as well as a multitude of industrial uses.

LOCATION MAP



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CITY INFORMATION



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LOCATION DESCRIPTION

The subject property is located 1.1 Miles North of the Tuckers Point Development Site, situation on busy US-41. The Tuckers Point 560-acre tract will consist of 1,389 residential homes and approximately 60 acres will be used for 300 multifamily units and a myriad of commercial uses. The project is currently in Phase 1, which includes a 354 residential unit community on the Western portion of the property.

The current traffic counts are 21,317 (AADT) and will only increase as the Tuckers Point Development comes to fruition.

The subject property is located on US41 for a convenient north and south transit along the Southwest Florida coastline. This property is located 1.3 miles from the Tuckers Point Development, 4.2 miles from the Punta Gorda Airport (PGD), 5.5 miles from Downtown Punta Gorda, 13.8 miles from Murdock Circle, and 11.1 miles from Cape Coral.

LOCATION DETAILS

SUB MARKET	North Fort Myers, Cape Coral, Port Charlotte
COUNTY	Charlotte

ADDITIONAL PHOTOS



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MEET THE TEAM



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