

## LAND FOR SALE

### RETAIL PAD SITE AT COCHRAN CORNER ON COCHRAN BLVD

19677 Cochran Blvd, Port Charlotte, FL 33948



**SALE PRICE:** \$275,000

**PRICE PER ACRE:** \$462,635

**LOT SIZE:** 0.59 Acres

**APN #:** 402208131002

**ZONING:** CG

#### PROPERTY OVERVIEW

Offered for Sale is this building site at Cochran Corner, located at the SE quad Cochran and Peachland Blvd. This is in the Murdock area of Port Charlotte, FL.

Autozone just built next door. All infrastructure is in place and utilities are stubbed out on the lot. There is access to both Peachland Blvd and to Cochran Blvd. The lot is zoned Commercial General (CG). Traffic count of 15,800.

In the immediate area is: Home Depot, Kohls, Petsmart, Advanced Auto Parts, Prime Steak House, Wendy's and BB&T bank.

#### PROPERTY FEATURES

- Cochran Corner development
- Traffic Count 15,800
- Infrastructure in place

**KW COMMERCIAL**  
1675 W. Marion Ave.,  
Suite 112  
Punta Gorda, FL 33950

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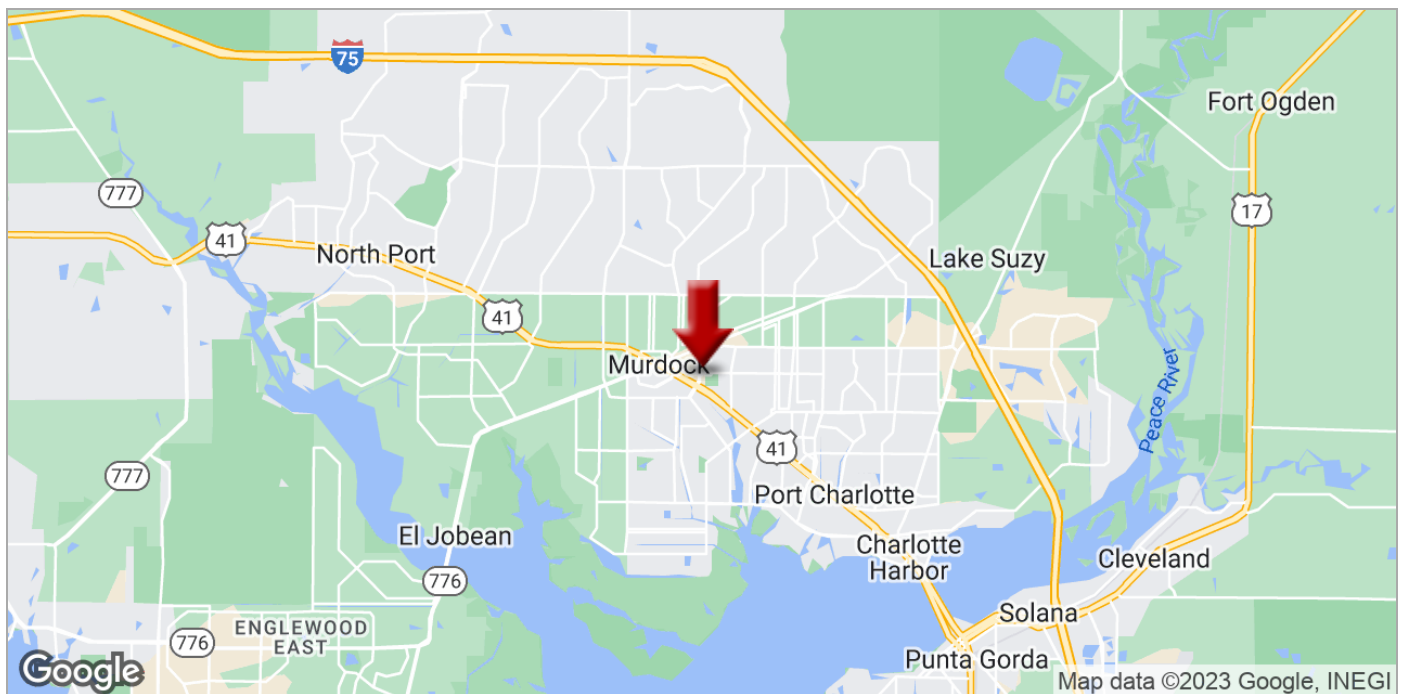
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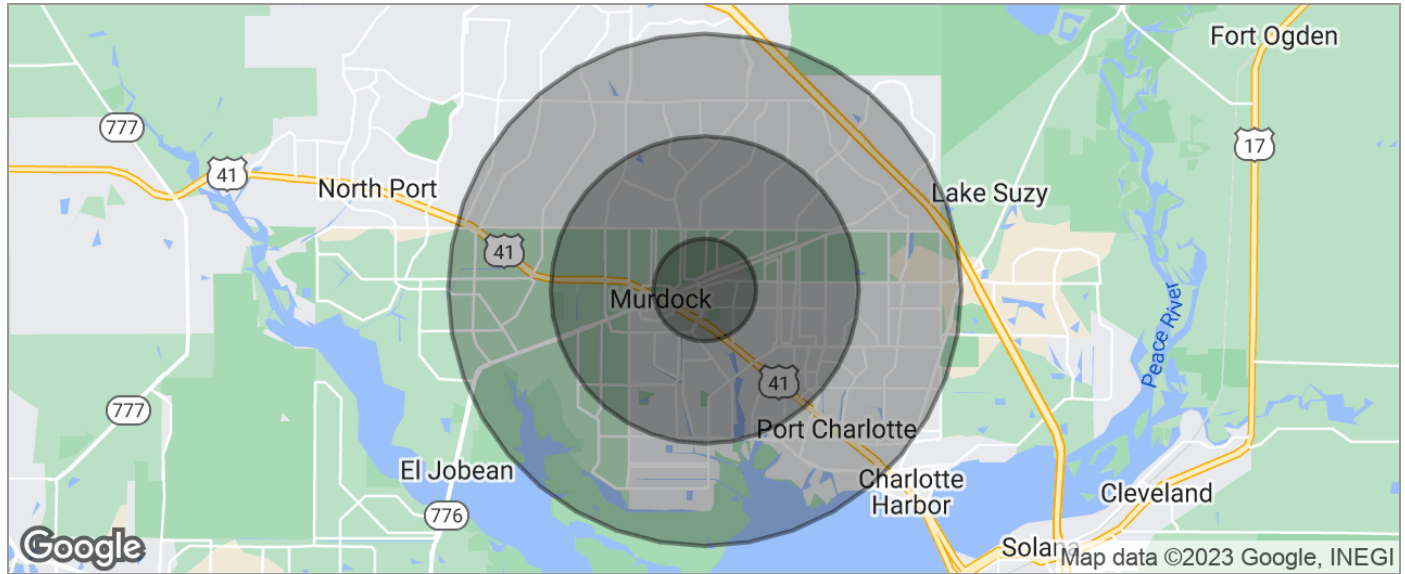
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,524	34,450	76,681
MEDIAN AGE	56.8	48.7	46.4
MEDIAN AGE (MALE)	55.7	46.3	44.8
MEDIAN AGE (FEMALE)	58.1	50.7	47.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,765	15,229	32,168
# OF PERSONS PER HH	2.0	2.3	2.4
AVERAGE HH INCOME	\$46,271	\$49,824	\$53,706
AVERAGE HOUSE VALUE	\$316,565	\$190,412	\$201,660
RACE	1 MILE	3 MILES	5 MILES
% WHITE	87.1%	85.5%	85.6%
% BLACK	8.2%	7.4%	8.3%
% ASIAN	1.2%	1.4%	1.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.2%	0.3%
% OTHER	1.2%	2.3%	2.0%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	8.0%	9.7%	9.5%

\* Demographic data derived from 2020 ACS - US Census

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