

US-41 COMMERCIAL DEVELOPMENT SITE

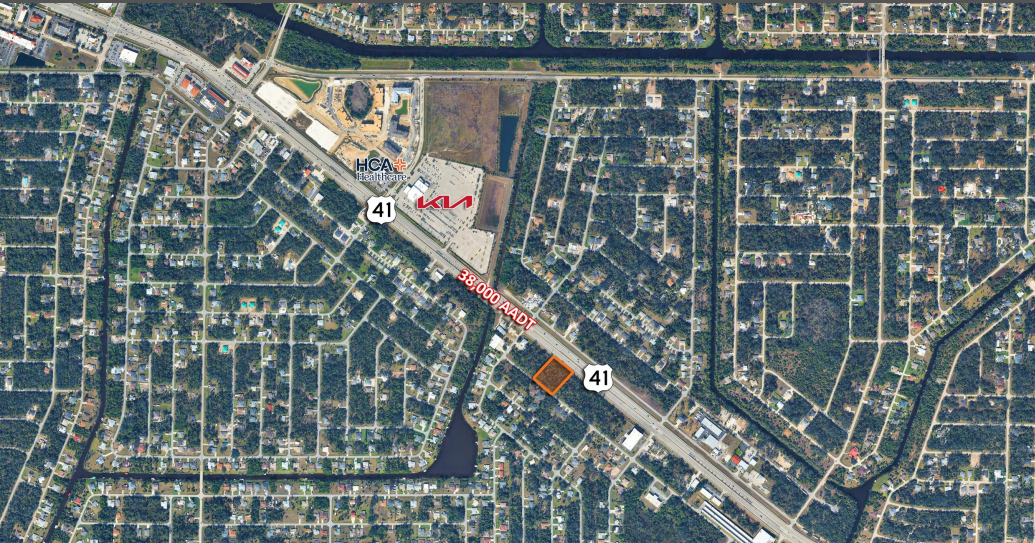
355-359 South Tamiami Trail | Port Charlotte, FL 33953

Land For Sale



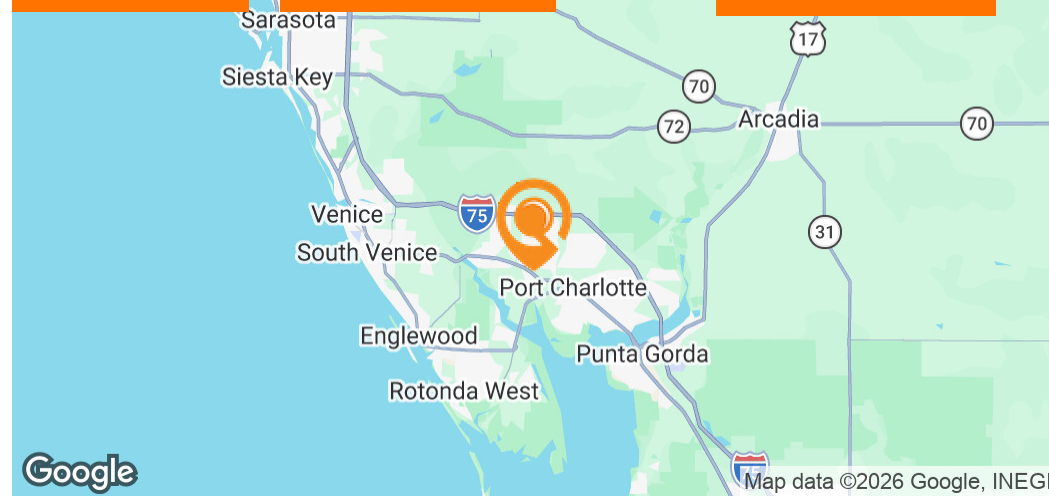
LQ Commercial
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GOOGLE TOUR

CG ZONING CODE



\$395,000
PRICE



0.52 AC
LOT SIZE



CG
ZONING

- 0.52 AC Commercial development site for sale in Port Charlotte, FL
- Two parcels with 150' prime frontage on US-41, adjacent to Port Charlotte Kia
- CG zoning offers flexibility for retail, dining, office, or service uses
- Water and sewer available



5-MILE POPULATION
91,597



5-MILE AVG HH INCOME
\$100,132



5-MILE HOUSEHOLDS
38,645



5-MILE EMPLOYEES
24,902

[PROPERTIES.LQCRE.COM/355-359-TAMIAMI-TRAIL-SITE](https://properties.lqcre.com/355-359-TAMIAMI-TRAIL-SITE)



Tampa, FL 33609
5440 Mariner St #112
LQCRE.COM

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Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

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Discover the perfect location for your next business venture with this exceptional property on Tamiami Trail. This property is strategically located near established enterprises like the Port Charlotte Kia dealership, ensuring a steady flow of potential customers. This offering includes two parcels spanning a total of 22,500 square feet. With 150 feet of prime frontage on one of the area's most bustling commercial corridors, this property promises high visibility and accessibility. The Commercial General zoning opens up endless possibilities for development, whether you're envisioning retail, dining, office space, or a service-oriented business.



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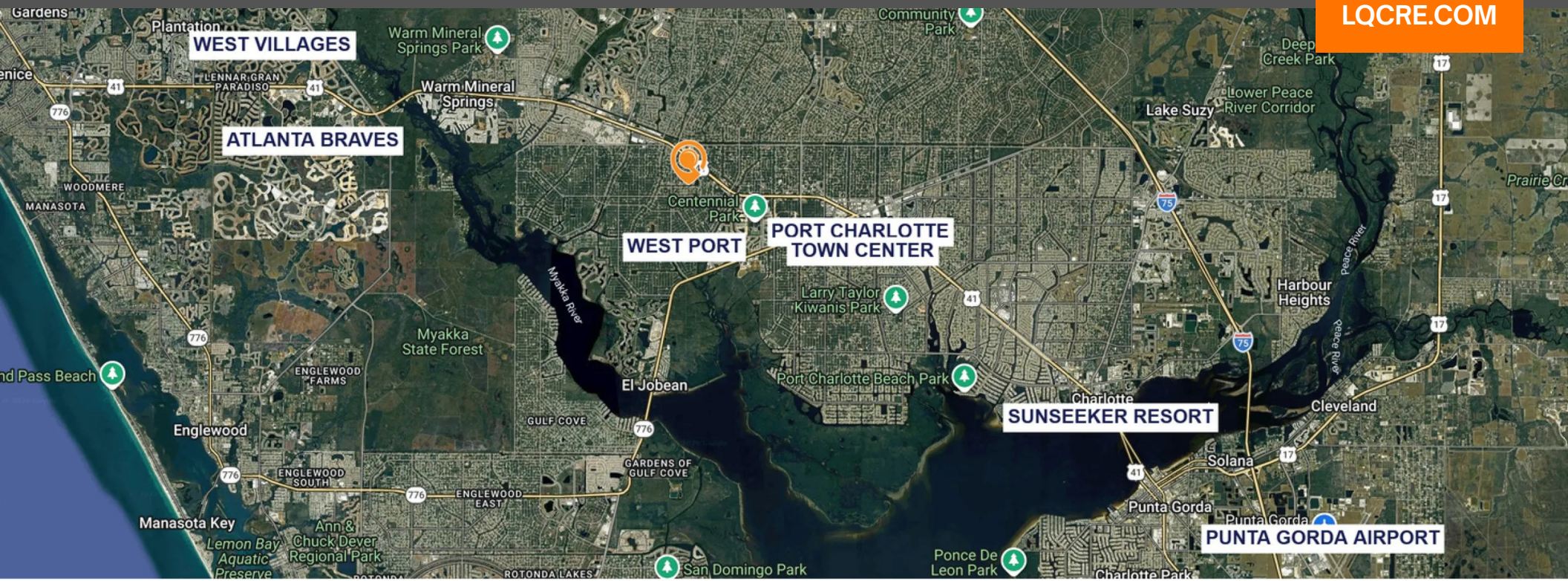
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West Port: West Port is poised to add 3,500+ new residences, from retirees seeking tranquility to growing families desiring space and modern amenities. West Port also promises thousands of square feet of new commercial space.

Centennial Park: 103.3 AC within the Murdock Village CRA and funded by Sales Tax, Parks/Rec Impact Fees and by the FL Recreation Development Assistance Program. The park is home to a College Baseball Tournament and a Disc Golf course.

West Port Marketplace: Publix-anchored shopping center, projected delivery early 2027. Located at the NE corner of El Jobean Rd and Flamingo Blvd. Flamingo Blvd will be extended to connect to US 41 and serves the West Port community.

Huntington Project: Initial construction is planned for two 5,000-sf multi-tenant quick serve restaurant tenants.



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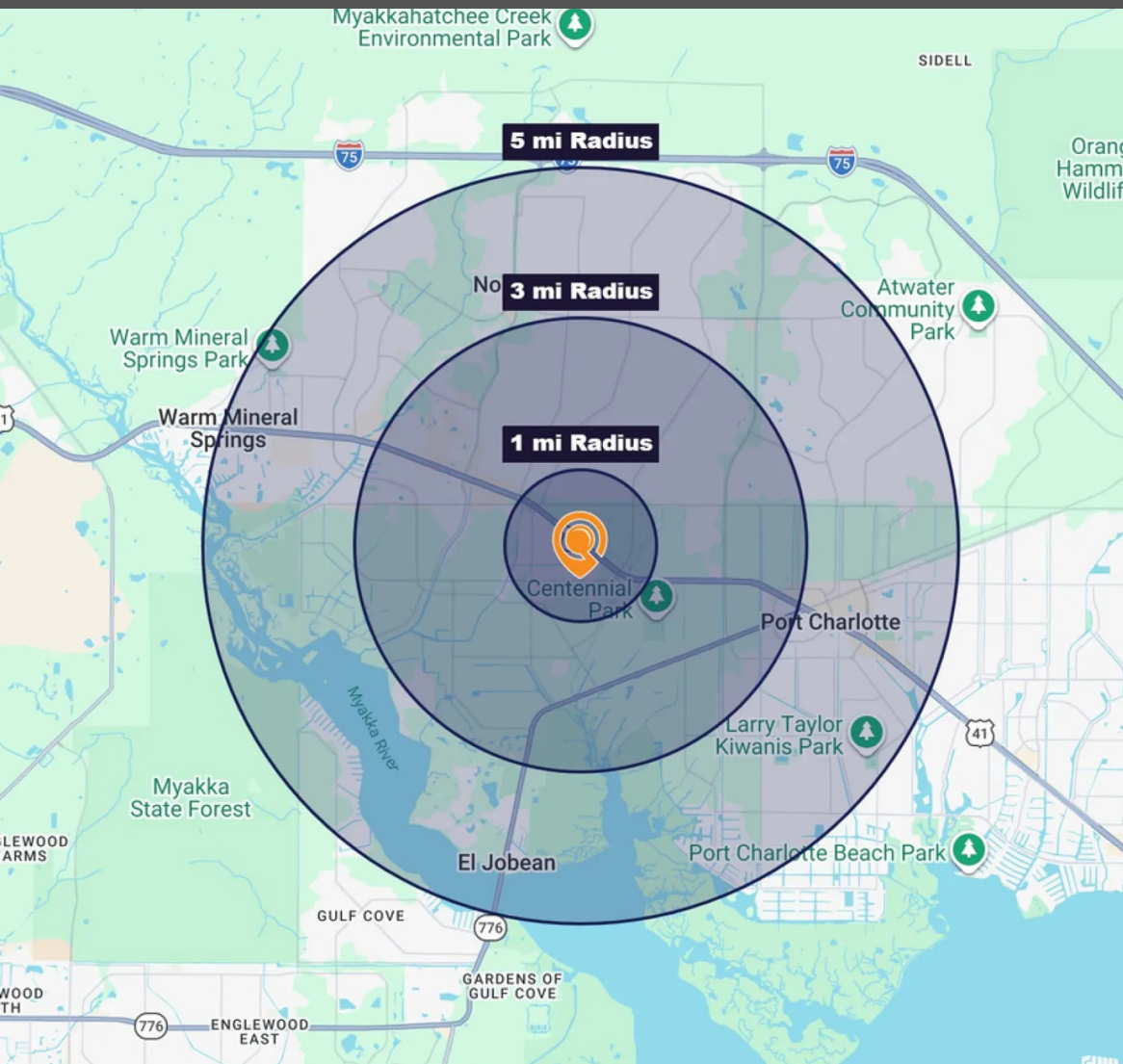
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,608	34,415	91,597
Five-Year Increase (#)	5,930	38,568	98,625
Five-Year Increase (%)	5.7%	2.4%	1.5%
Median Age	49.2	50.9	49.7
Households	1,953	14,696	38,645
Projected Annual Growth to 2026	2,497	16,297	41,121
White	82.2%	82.0%	81.6%
Black or African American	8.0%	6.9%	7.2%
Asian or Pacific Islander	1.8%	2.0%	1.8%
American Indian or Native Alaskan	0.2%	0.2%	0.2%
Other Races	7.9%	8.9%	9.1%
Hispanic	10.8%	11.2%	11.1%
Average Household Income	\$104,938	\$105,900	\$100,132
Median Household Income	\$84,587	\$78,165	\$73,989
Elementary (Grades 0 - 8)	1.5%	2.2%	2.0%
Some High School (Grades 9 - 11)	3.0%	3.7%	4.3%
High School Graduate	32.1%	30.9%	32.1%
Some College	19.1%	24.0%	24.0%
Associates Degree Only	21.6%	13.5%	11.9%
Bachelors Degree Only	15.7%	16.0%	16.2%
Graduate Degree	6.9%	9.7%	9.5%
Total Businesses	220	1,613	4,556
Total Employees	830	8,193	24,902



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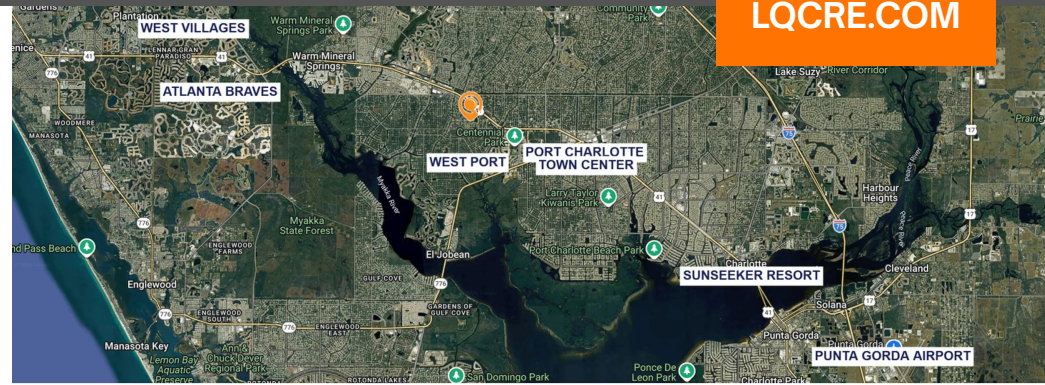
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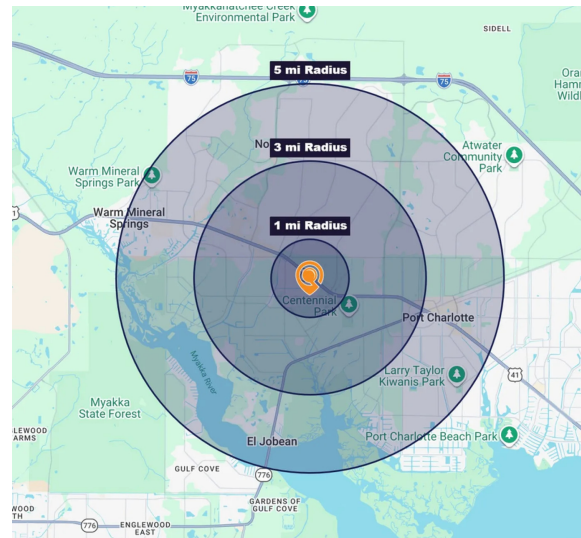


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