



FOR SALE



NIX
COMMERCIAL GROUP

Property Overview

Located along the highly traveled Tamiami Trail, this commercial property offers a great opportunity for an owner-user, investor, automotive user, or redevelopment project. Prime redevelopment opportunity on highly visible Tamiami Trail corridor. Existing tire discount store currently occupies the site, with value primarily in the land and location. Existing improvements are functional but may require substantial renovation, presenting an opportunity for investors, owner-users, or developers seeking redevelopment, repositioning, or new construction. Many buyers may see the highest and best use as future redevelopment of the site.

Property Highlights

- Prime corner lot on a busy highway
- 4 bay garage with 12-foot overhead doors
- 2 dedicated storage rooms
- Prime commercial location on busy Tamiami Trail (US-41) with excellent visibility and daily traffic counts
- Excellent redevelopment or owner-user potential in a growing commercial area
- Rare opportunity to secure commercial land along one of the area's major thoroughfares
- Centrally located with quick access to Punta Gorda, Port Charlotte, and I-75

Property Details

Price:	1,600,000
Building SF:	2,441
Land Area:	0.43 AC
Floors:	1
Tenancy:	Single
Year Built:	1954
Renovated:	1975
Parking:	5 Spaces
Parking Ratio:	1.86
Zoning:	HC

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BK3307013, Florida

KELLER WILLIAMS PEACE RIVER

1675 W. Marion Ave, Suite 112

Punta Gorda, FL 33950

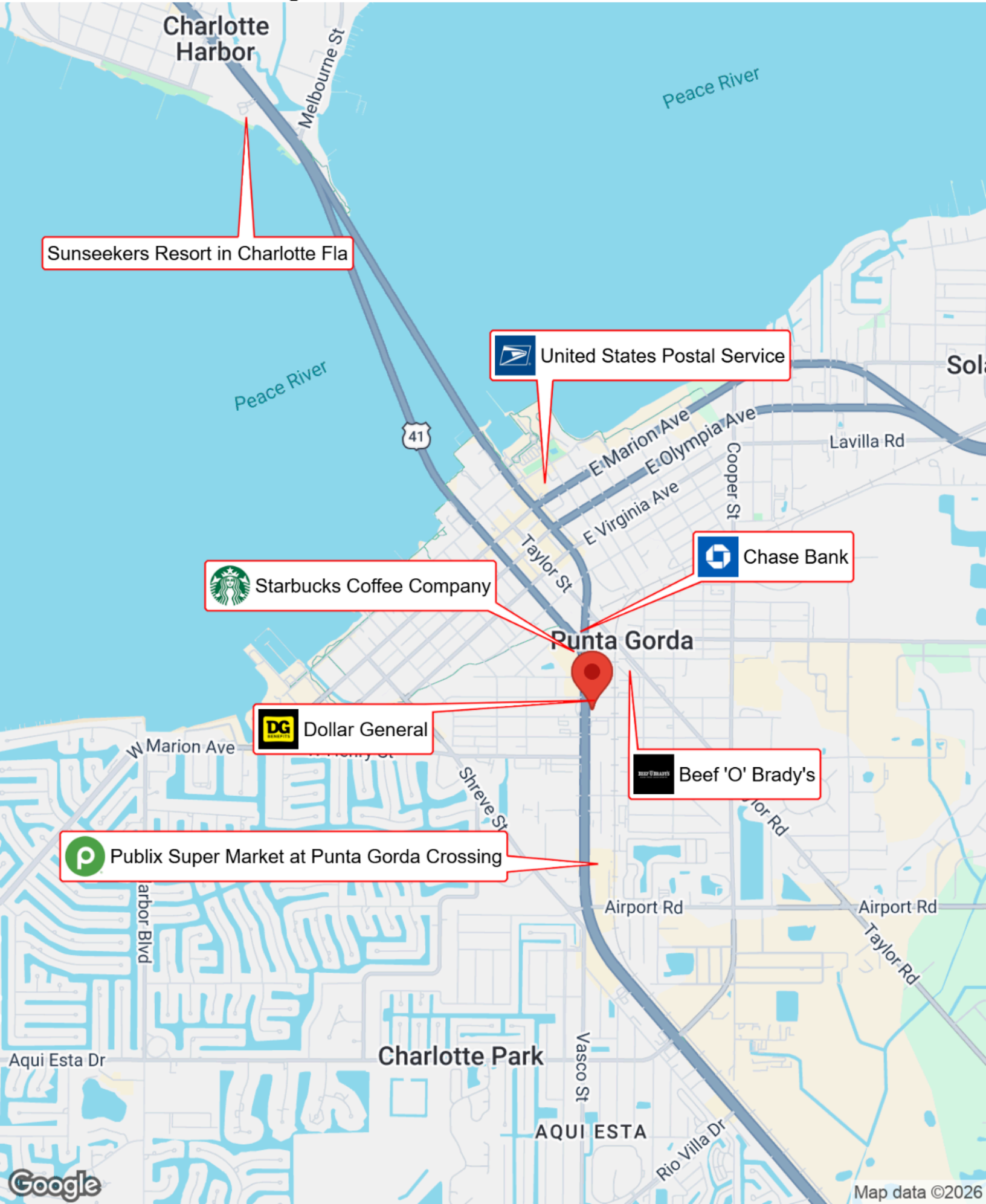
Each Office is Independently
Owned and Operated




Property Photos




Business Map




Sunseekers Resort in Charlotte Fla


 United States Postal Service

 Starbucks Coffee Company

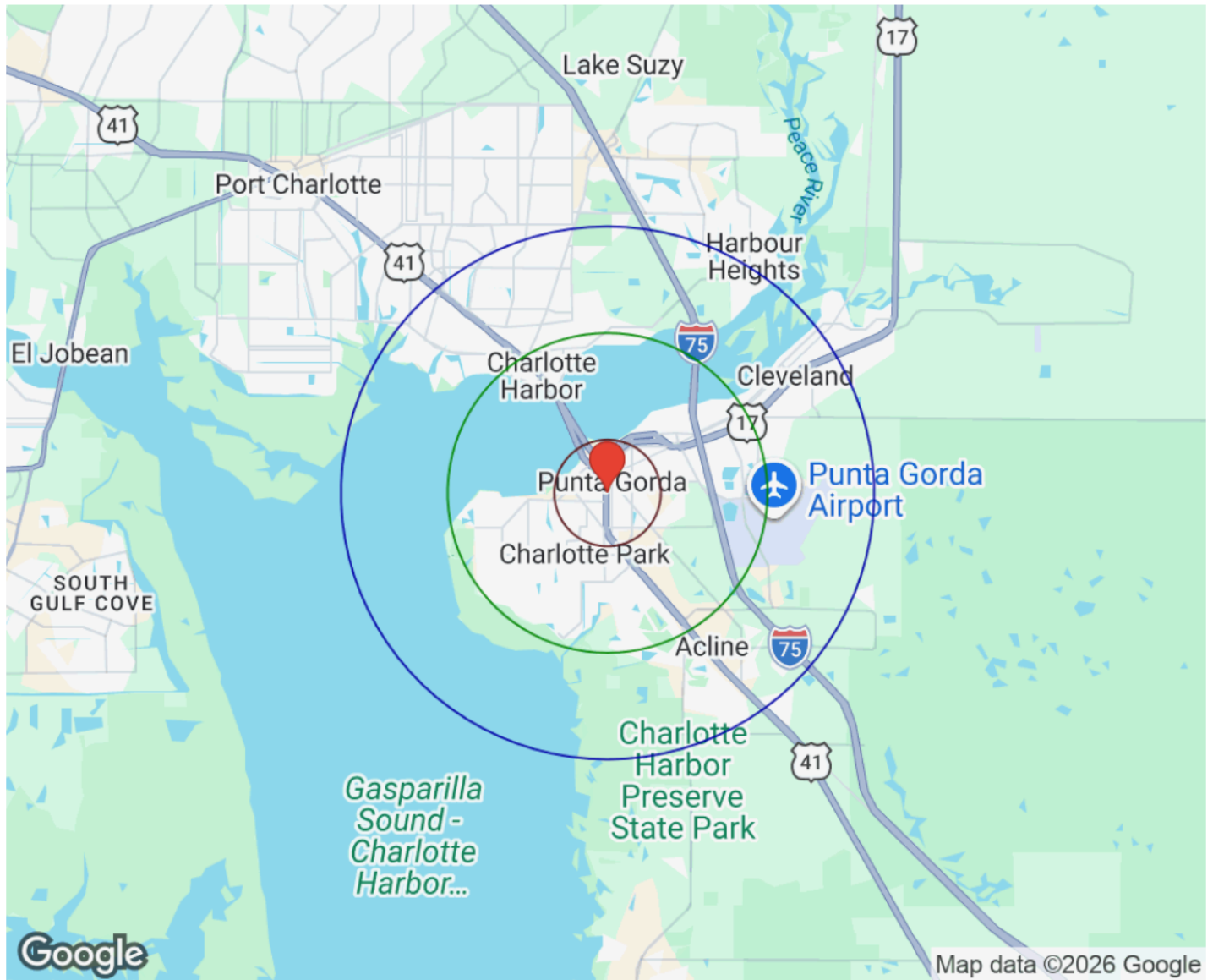
 Chase Bank

 Dollar General

 Beef 'O' Brady's

 Publix Super Market at Punta Gorda Crossing

Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,478	12,413	26,226
Female	2,597	12,640	26,632
Total Population	5,075	25,053	52,858

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,135	20,929	43,238
Black	343	1,223	3,087
Am In/AK Nat	7	28	53
Hawaiian	N/A	5	11
Hispanic	431	2,102	4,630
Asian	68	368	962
Multiracial	85	373	814
Other	6	28	63

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,508	17,735	35,244
Occupied	2,586	13,018	26,108
Owner Occupied	1,633	10,079	20,108
Renter Occupied	953	2,939	6,000
Vacant	922	4,716	9,136

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	474	1,911	4,612
Ages 15 - 24	385	1,389	3,518
Ages 25 - 54	1,309	4,882	12,549
Ages 55 - 64	781	4,126	8,305
Ages 65+	2,128	12,745	23,874

Income	1 Mile	3 Miles	5 Miles
Median	\$64,810	\$83,283	\$72,942
Under \$15k	291	1,061	2,340
\$15k - \$25k	198	726	1,688
\$25k - \$35k	185	824	2,198
\$35k - \$50k	293	1,058	2,544
\$50k - \$75k	512	2,332	4,669
\$75k - \$100k	385	1,538	3,339
\$100k - \$150k	253	2,598	4,792
\$150k - \$200k	224	1,176	2,089
Over \$200k	246	1,707	2,448



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