

US-41 COMMERCIAL DEVELOPMENT SITE

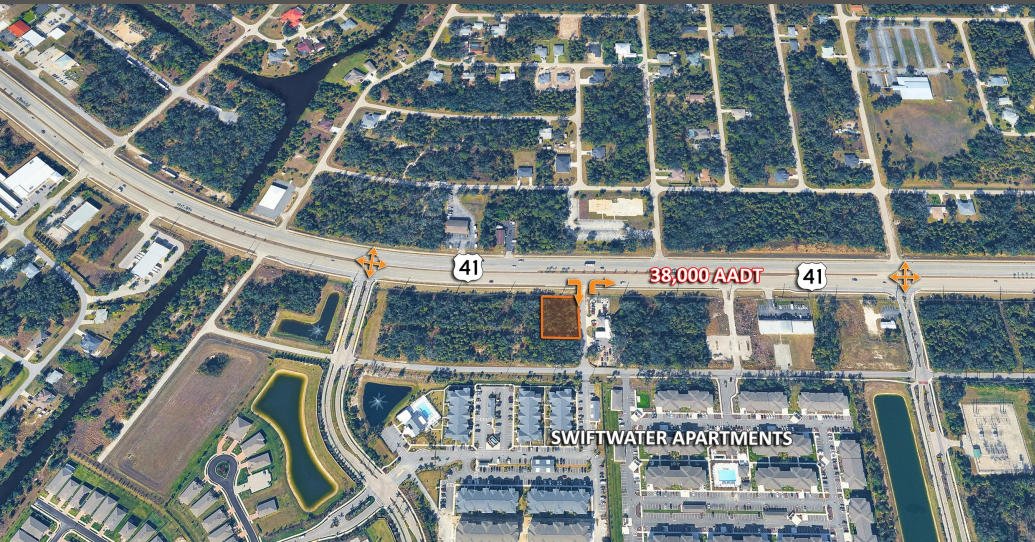
641 South Tamiami Trail | Port Charlotte, FL 33953

Commercial For Sale



LQ Commercial
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[GOOGLE TOUR](#)

[CG ZONING CODE](#)



\$300,000
PRICE



0.36 AC
SIZE



CG
ZONING

- 0.36 AC commercial development site for sale in Port Charlotte, FL
- Double-lot corner parcel fronting US-41, directly north of West Port Subdivision
- Water and sewer nearby
- Option to acquire 13 additional adjacent CG lots (2.79 acres) with Tamiami Trail and Franklin Ave frontage



5-MILE POPULATION

94,270



5-MILE AVG HH INCOME

\$102,158



5-MILE HOUSEHOLDS

39,720



5-MILE EMPLOYEES

26,333

[PROPERTIES.LQCRE.COM/641-643-TAMIAMI-TRAIL-SITE](https://properties.lqcre.com/641-643-tamiami-trail-site)



Tampa, FL 33609
5440 Mariner St #112
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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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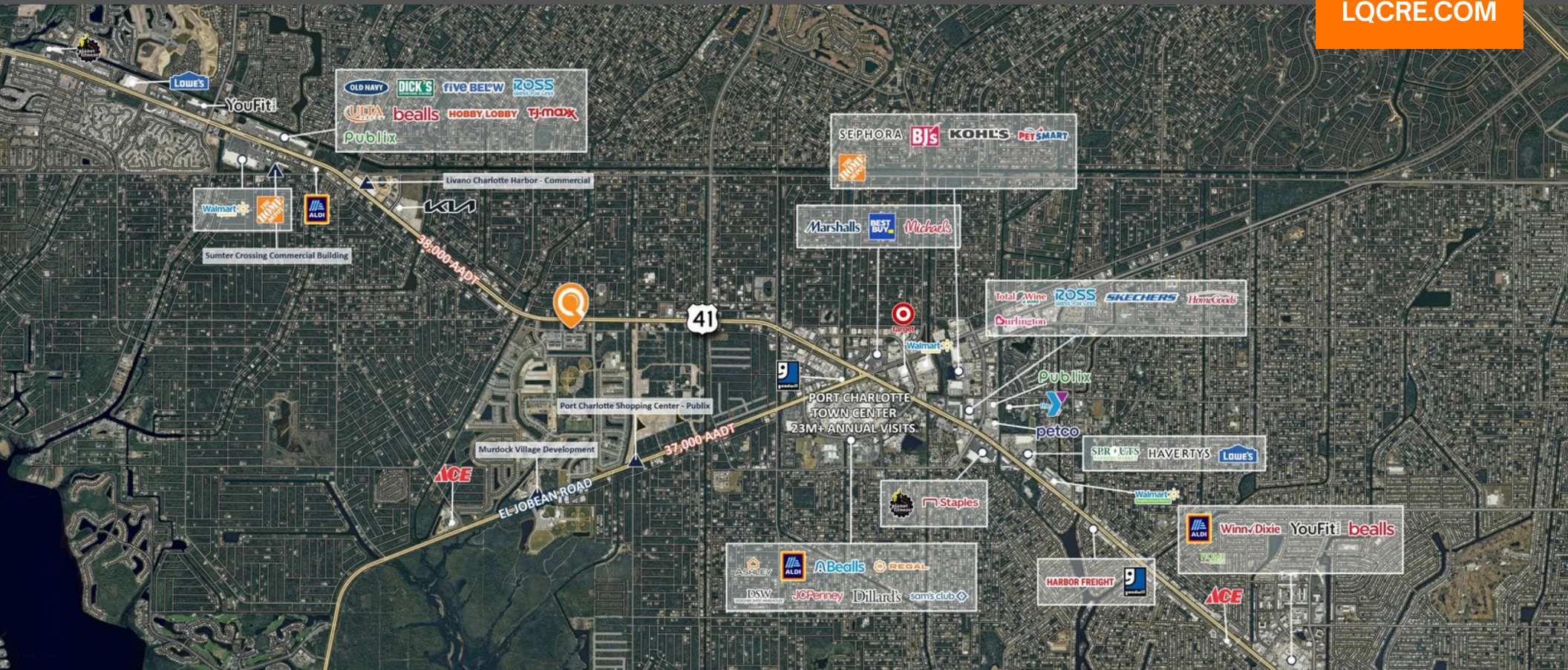
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Double-lot parcel on the corner of Tamiami Trail and Moss Drive (directly north of the West Port Subdivision) available for sale. Water and sewer nearby. Plus, if you choose to acquire an additional 13 mostly contiguous CG-zoned lots in Parcel A (adjacent to this listing) that offers frontage on Tamiami Trail (six lots on Tamiami Trail plus six lots behind them on Franklin Avenue - an additional 2.79 acres), you can create an impressive presence on Tamiami Trail! Vacant commercial land is going fast! Don't miss this opportunity to add your business on busy Tamiami Trail in Port Charlotte!



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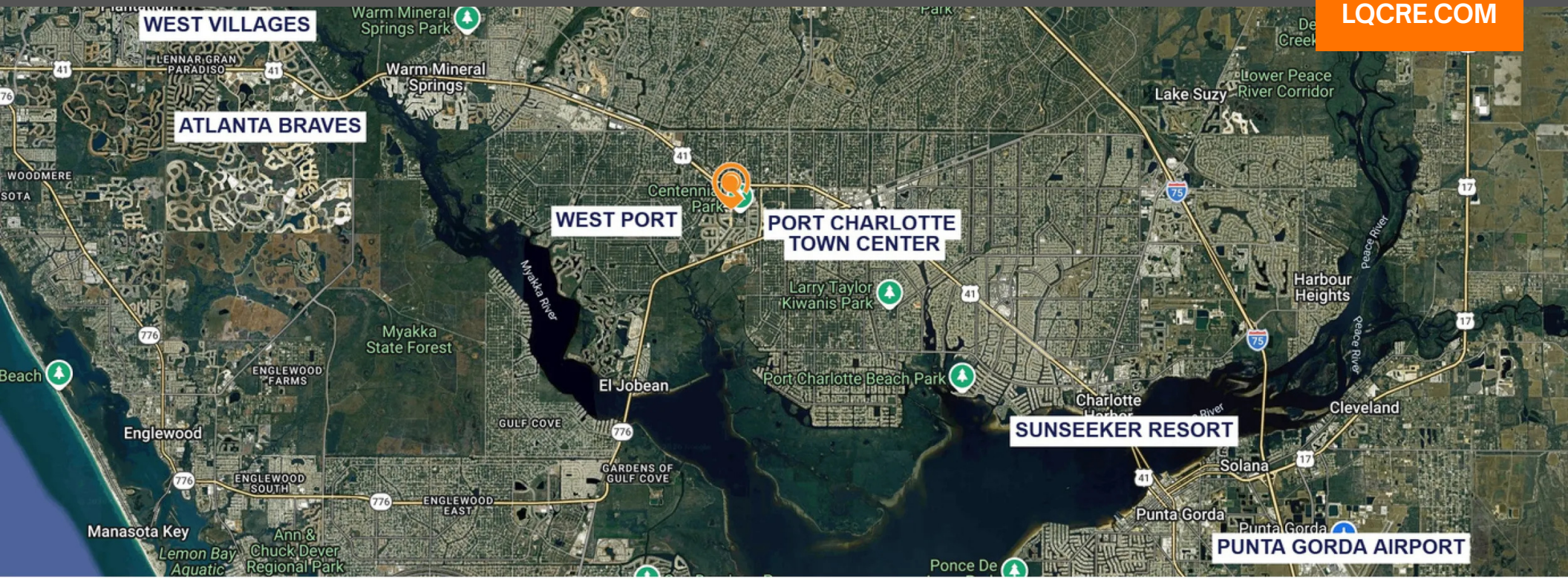
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West Port: West Port is poised to add 3,500+ new residences, from retirees seeking tranquility to growing families desiring space and modern amenities. West Port also promises thousands of square feet of new commercial space.

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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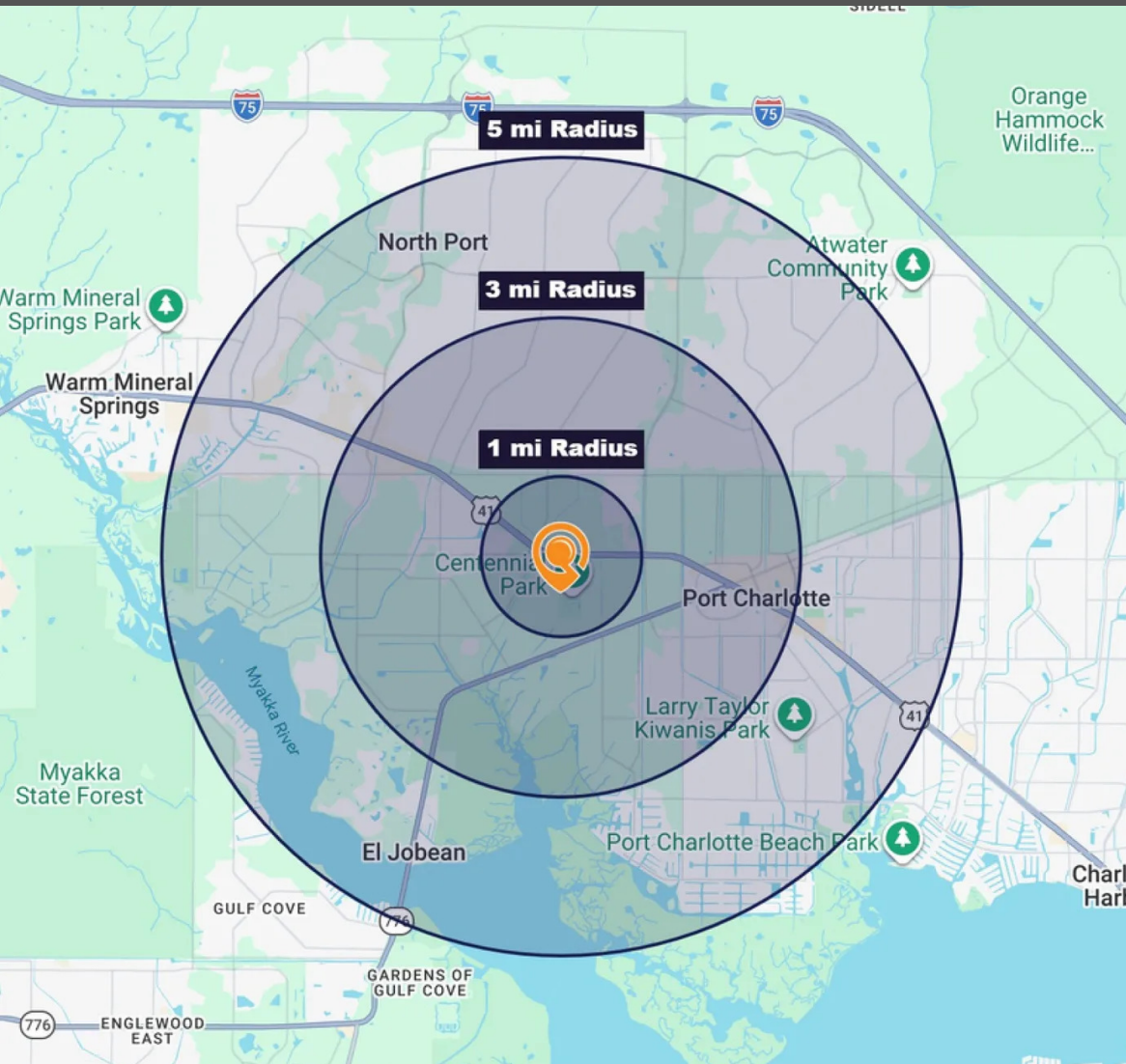
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,548	30,360	94,270
Five-Year Increase (#)	6,294	34,658	101,897
Five-Year Increase (%)	7.7%	2.8%	1.6%
Median Age	51.0	48.8	49.9
Households	2,049	12,472	39,720
Projected Annual Growth to 2026	2,738	14,100	42,324
White	84.1%	80.8%	81.1%
Black or African American	7.0%	7.8%	7.6%
Asian or Pacific Islander	1.6%	2.1%	1.9%
American Indian or Native Alaskan	0.2%	0.2%	0.2%
Other Races	7.1%	9.1%	9.1%
Hispanic	11.4%	11.4%	11.2%
Average Household Income	\$96,927	\$99,533	\$102,158
Median Household Income	\$80,611	\$72,914	\$75,013
Elementary (Grades 0 - 8)	1.2%	2.0%	2.1%
Some High School (Grades 9 - 11)	2.9%	4.5%	4.8%
High School Graduate	35.0%	31.4%	31.3%
Some College	18.6%	24.1%	24.6%
Associates Degree Only	20.2%	14.4%	11.9%
Bachelors Degree Only	13.3%	15.3%	16.5%
Graduate Degree	8.9%	8.3%	8.8%
Total Businesses	109	2,005	4,857
Total Employees	499	12,361	26,333



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