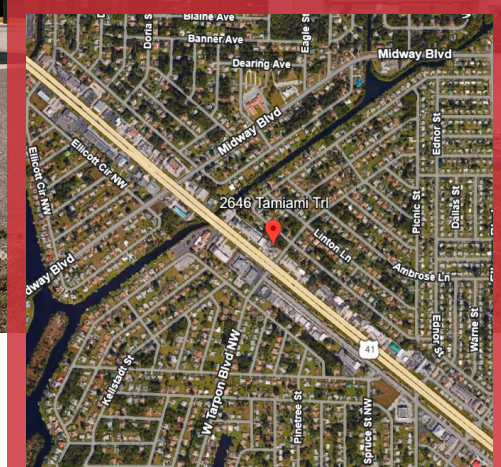




2646 Tamiami Trl

Port Charlotte, FL



Property Features

Redevelopment opportunity now available. Don't miss this rare opportunity to secure a prime position on a signalized intersection on US-41, one of Port Charlotte's main thoroughfares. QSR permitted. CG zoning allows a wide range of uses. Close to retail demand generators including HCA Florida Fawcett Hospital.

For more information:

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Building Sf	2,584
Land Sf	22,500 SF
Year Built	1984
Parking	11
Traffic Counts	49,000 VPD
Signage Type	N/A
3-Mile (Pop.)	24,700
5-Mile (Pop.)	87,987
Avg Hh. Income	\$54,640
Space Use	Redevelopment



Overview

Port Charlotte is a CDP located in Charlotte County, Florida. Port Charlotte has a 2025 population of 66,293. Port Charlotte is currently growing at a rate of 1.21% annually and its population has increased by 3.04% since the most recent census, which recorded a population of 64,335 in 2020.

Legal Information

Tax Parcel ID	4.02216E+11
2024 Re Taxes	\$14,995.24
Zoning	Commercial General

Restrictions

Property will be restricted against uses competitive with convenience stores

Offering Process

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers.

Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement.

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