

# 3859 & 3871 Tamiami

## Rare Corner Lot in Port Charlotte



FOR SALE



### Property Overview

A rare corner lot opportunity located in Port Charlotte along highly traveled Tamiami Trail, close to hospitals, restaurants, retail centers, and established businesses. Build your business from the ground up in one of the area's growing commercial corridors. The combined parcels offer excellent visibility, accessibility, and development potential for a variety of commercial uses. Conveniently positioned with easy access

### Property Highlights

- 333 Feet of US 41 Road Frontage
- Corner Lot In Port Charlotte
- Minutes north from the Sunseekers Resort
- 312 Feet Canal Waterfront
- Right off of US-41
- Excellent visibility and exposure for future development
- High-growth area with ongoing commercial and residential expansion

### Property Details

<b>Price:</b>	\$995,000
<b>Lot Size:</b>	1.10 AC
<b>Frontage:</b>	180 ft
<b>Utilities:</b>	All to Site
<b>Zoning:</b>	PD

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BK3307013, Florida

KELLER WILLIAMS PEACE RIVER

1675 W. Marion Ave, Suite 112

Punta Gorda, FL 33950

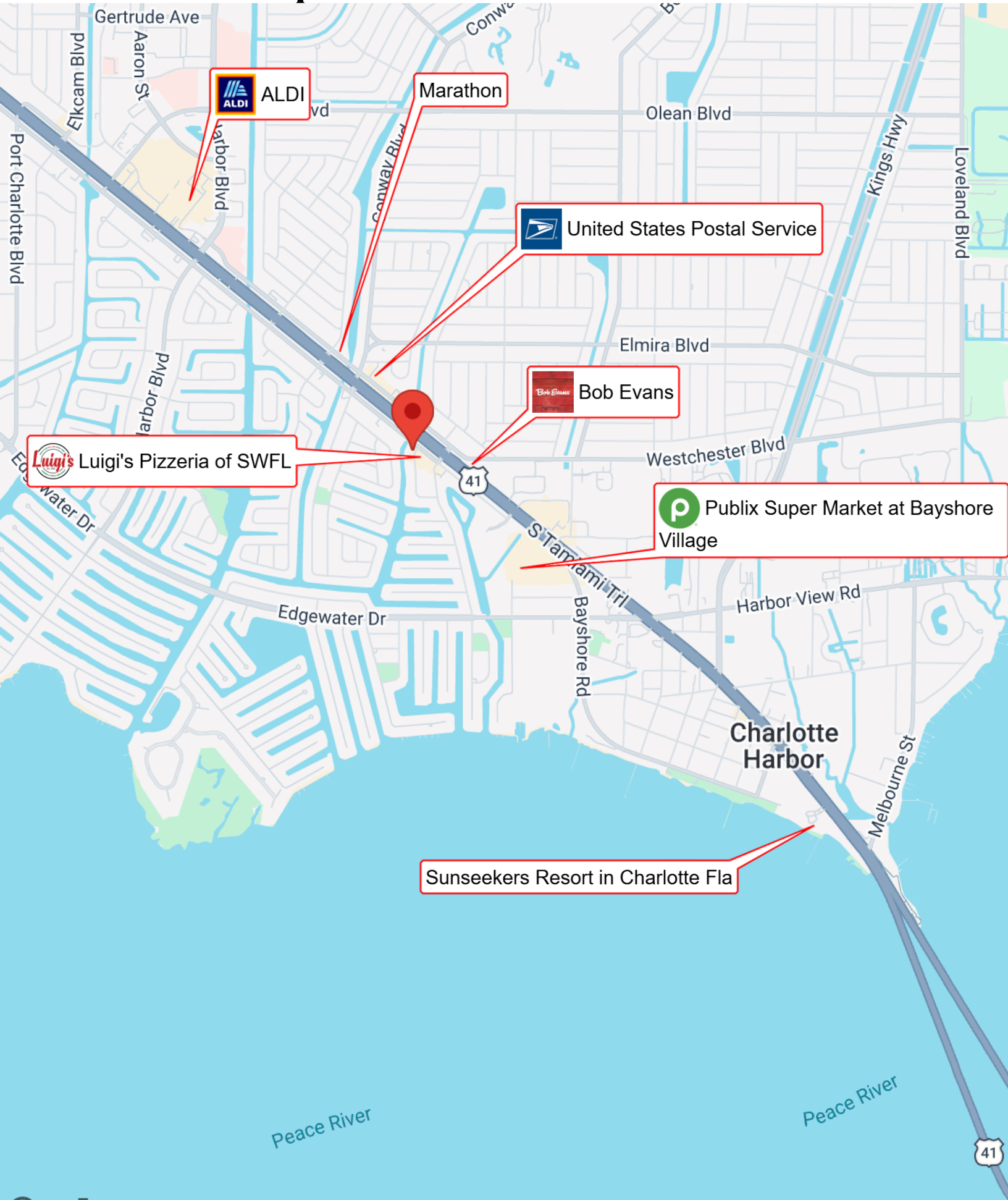
Each Office is Independently  
Owned and Operated



# Property Photos





# Business Map





 ALDI

Marathon

 United States Postal Service

 Bob Evans

 Luigi's Pizzeria of SWFL

 Publix Super Market at Bayshore Village

Sunseekers Resort in Charlotte Fla

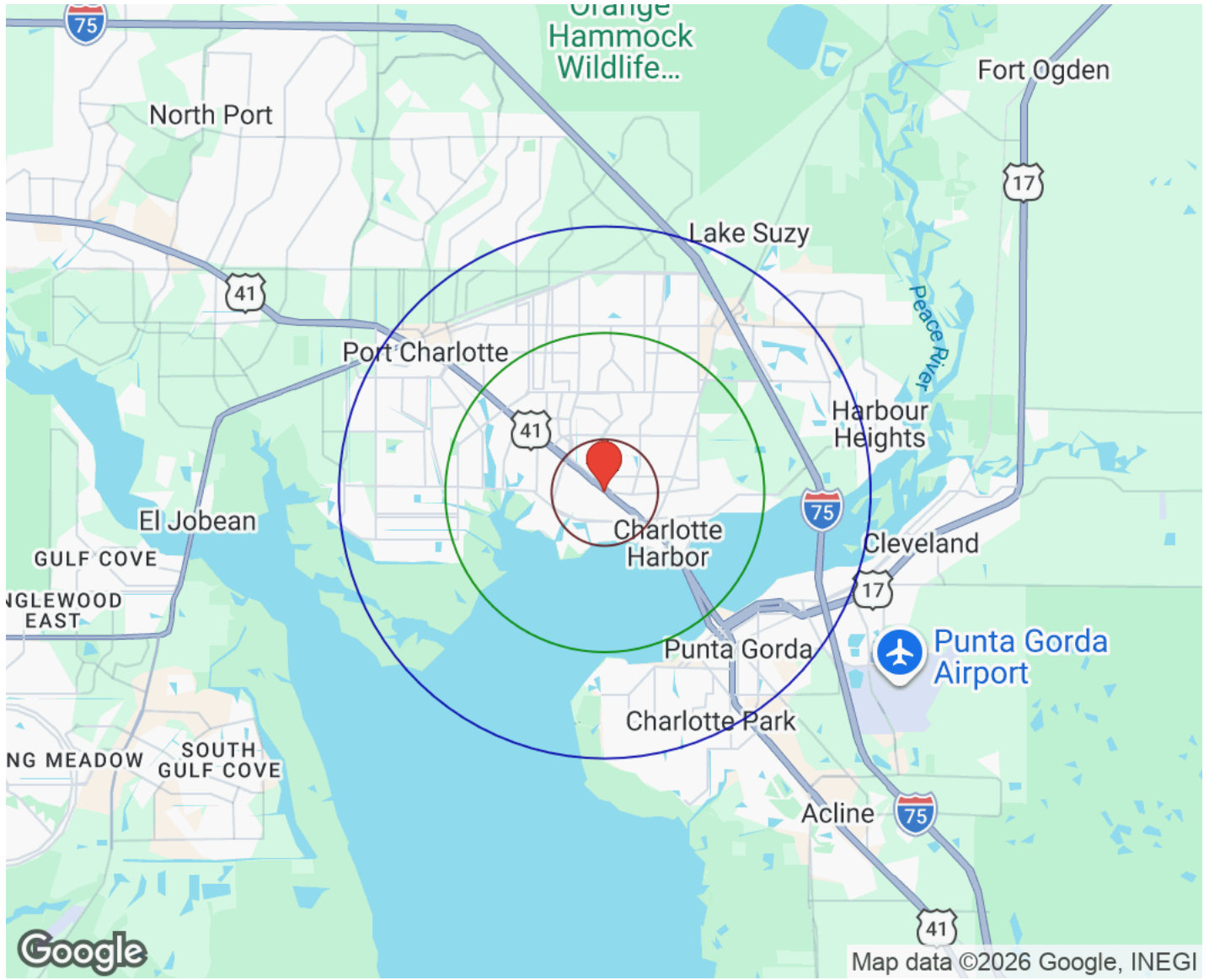
Charlotte Harbor

Peace River

Peace River

41

# Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,780	18,649	44,717
Female	3,740	18,880	46,202
Total Population	7,520	37,529	90,920

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	5,710	28,196	70,199
Black	659	3,460	7,801
Am In/AK Nat	6	34	91
Hawaiian	3	15	18
Hispanic	853	4,320	9,419
Asian	147	754	1,691
Multiracial	131	691	1,564
Other	12	60	136

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,675	22,695	56,696
Occupied	3,488	17,062	42,641
Owner Occupied	2,220	12,020	31,576
Renter Occupied	1,268	5,042	11,065
Vacant	1,186	5,633	14,055

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	778	4,068	9,112
Ages 15 - 24	650	3,442	7,490
Ages 25 - 54	2,390	12,171	26,063
Ages 55 - 64	1,160	5,606	14,006
Ages 65+	2,543	12,241	34,251

Income	1 Mile	3 Miles	5 Miles
Median	\$64,646	\$63,772	\$69,877
Under \$15k	479	1,864	3,292
\$15k - \$25k	201	1,394	3,087
\$25k - \$35k	417	1,580	3,484
\$35k - \$50k	320	1,904	4,681
\$50k - \$75k	581	3,396	8,615
\$75k - \$100k	632	2,723	6,275
\$100k - \$150k	463	2,495	7,286
\$150k - \$200k	264	943	2,948
Over \$200k	134	763	2,973



Commercial Broker Associate,  
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