

**0.26 ACRE
DEVELOPMENT SITE
WITH CANAL ACCESS**

2206 TEA ST
PORT CHARLOTTE, FLORIDA 33948

PROPERTY HIGHLIGHTS

- ±0.26 Acres / 11,520 SF
- OMI zoning – multiple commercial or residential uses permitted
- Canal access
- Located in desirable Port Charlotte market



DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

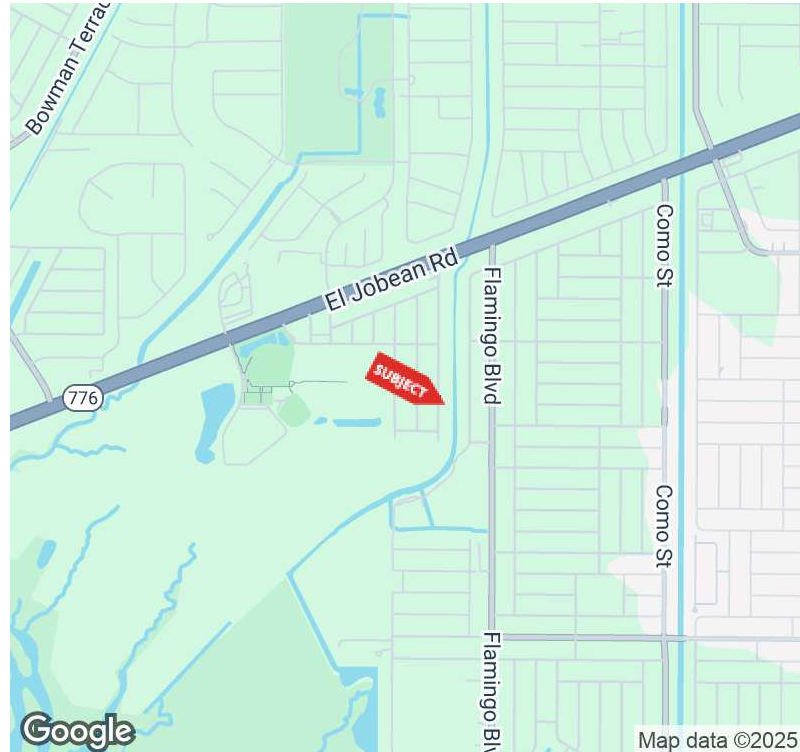
Total Households	23	79	408
Total Population	59	207	1,068
Average HH Income	\$72,935	\$72,980	\$72,993

For More Information

GEOFFREY PAUL

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PORT CHARLOTTE, FL 33948



OFFERING SUMMARY

Sale Price:	\$80,000
Lot Size:	11,520 SF
Price / Acre:	\$302,500
Zoning:	OMI

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 2206 Tea St, Port Charlotte, FL 33948

Property Type: Vacant Land

Property Size: ±0.26 Acres (11,520 SF)

This parcel offers excellent development potential in the heart of Port Charlotte. Zoned OMI (Office, Medical, Institutional), the property permits a wide variety of commercial or residential uses.

Adding to its appeal, the site features canal access, creating opportunities for enhanced value and unique development possibilities. Positioned within a growing market, this parcel is ideal for builders, investors, or owner-users looking for a versatile property in Charlotte County.

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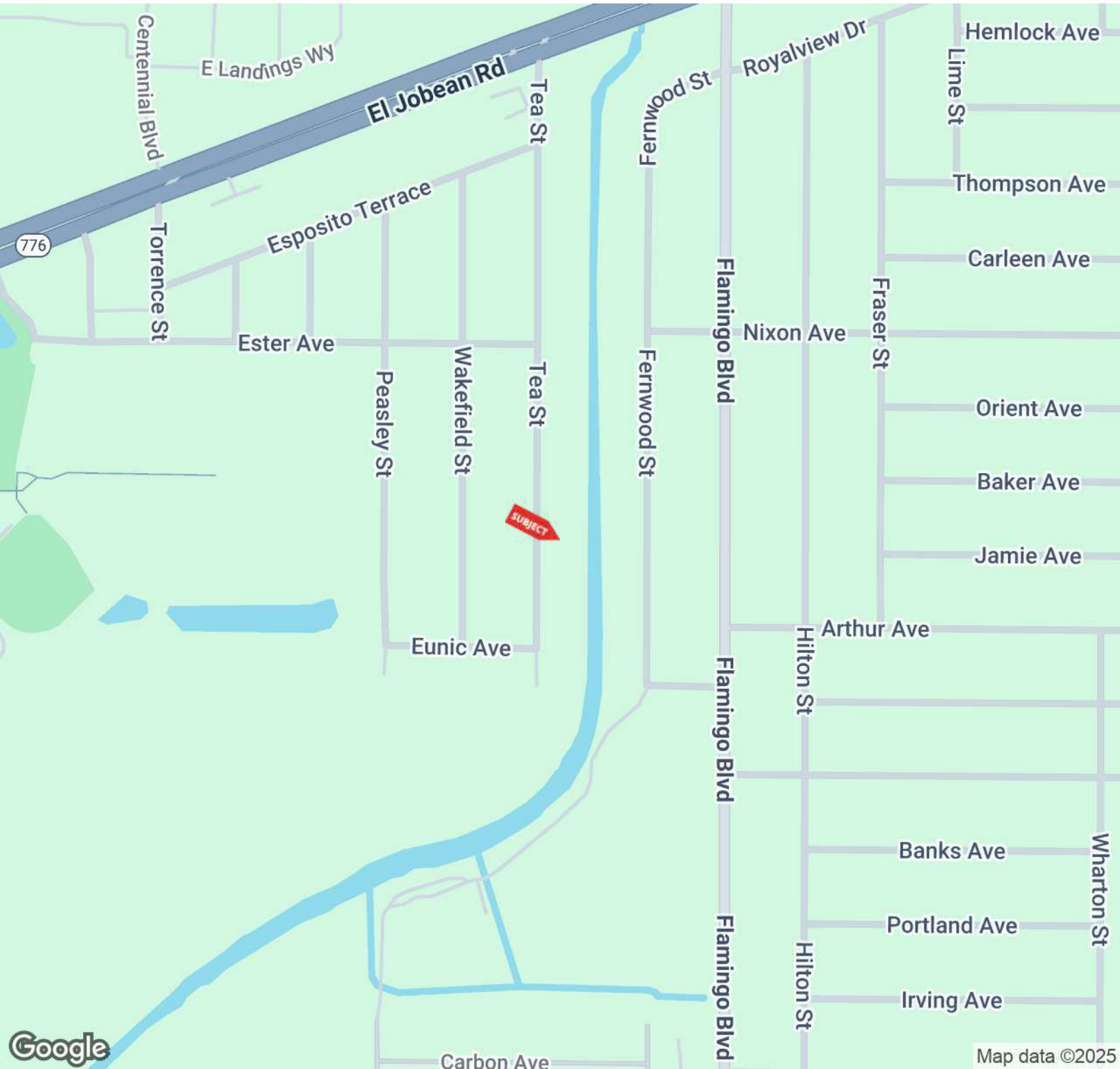


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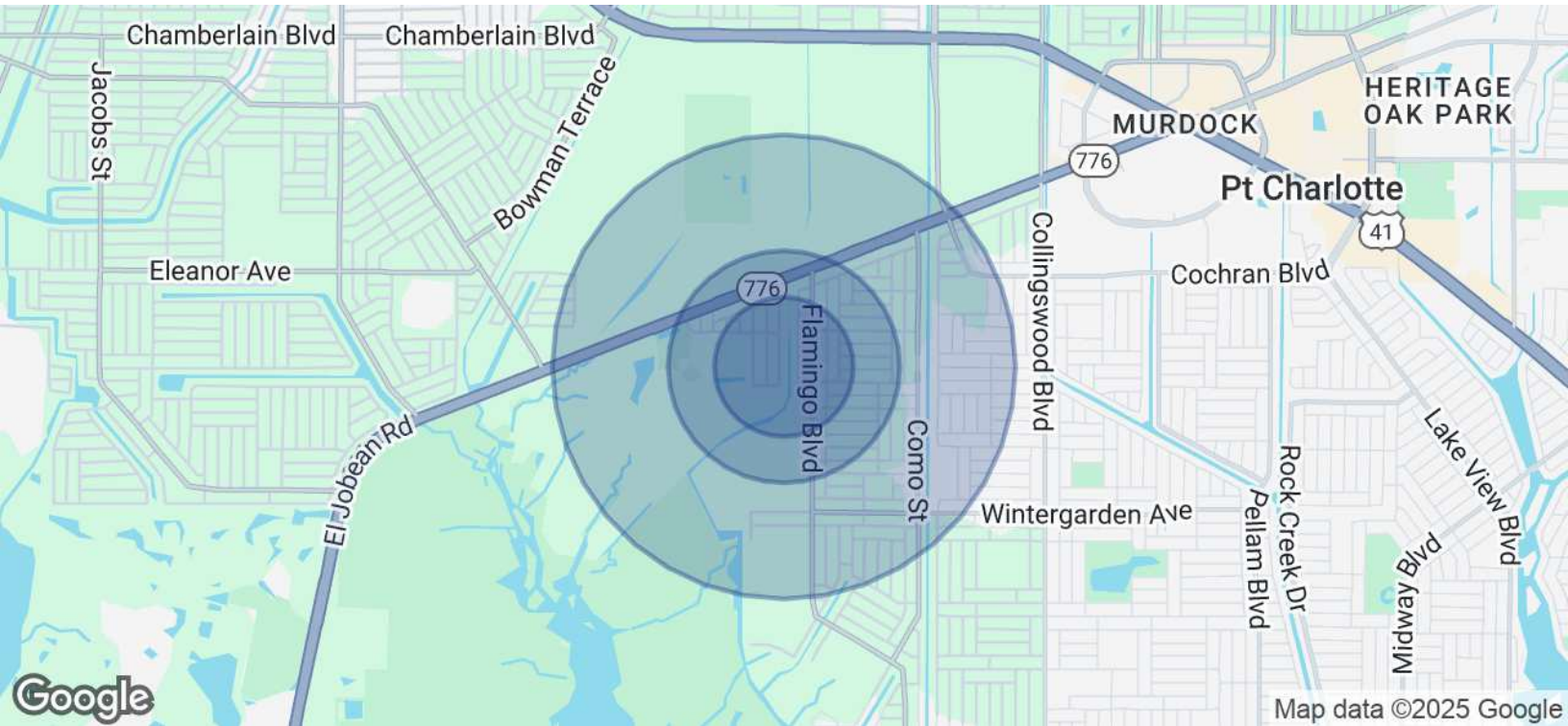


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	59	207	1,068
Average Age	49	49	49
Average Age (Male)	49	49	49
Average Age (Female)	49	49	49
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	23	79	408
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$72,935	\$72,980	\$72,993
Average House Value	\$369,789	\$370,034	\$370,103

Demographics data derived from AlphaMap

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