

US-41 COMMERCIAL DEVELOPMENT SITE

625 South Tamiami Trail | Port Charlotte, FL 33953

Commercial For Sale



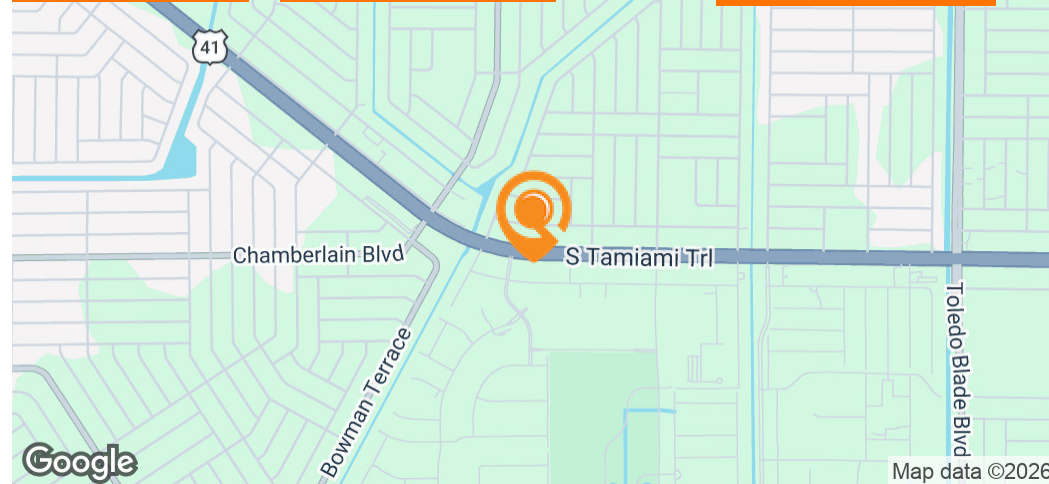
LQ Commercial
REAL ESTATE SERVICES

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[GOOGLE TOUR](#)

[CG ZONING CODE](#)



\$1,000,000
PRICE



2.79 AC
SIZE



CG
ZONING

- 2.79 AC commercial development site for sale in Port Charlotte, FL
- 14 mostly contiguous CG lots with 400' frontage on US-41 (8 lots) plus 6 lots behind on Franklin Ave
- North of West Port Subdivision
- Option to split into two separate parcels
- Adjacent 15,871 SF corner parcel also available



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/625-TAMiami-TRAIL-SITE](https://properties.lqcre.com/625-TAMiami-TRAIL-SITE)



Tampa, FL 33609
5440 Mariner St #112
LQCRE.COM

Howard Corr, CCIM
Senior Associate
D: 813.288.0020 x131
C: 941.815.2129
hcorr@lqcre.com

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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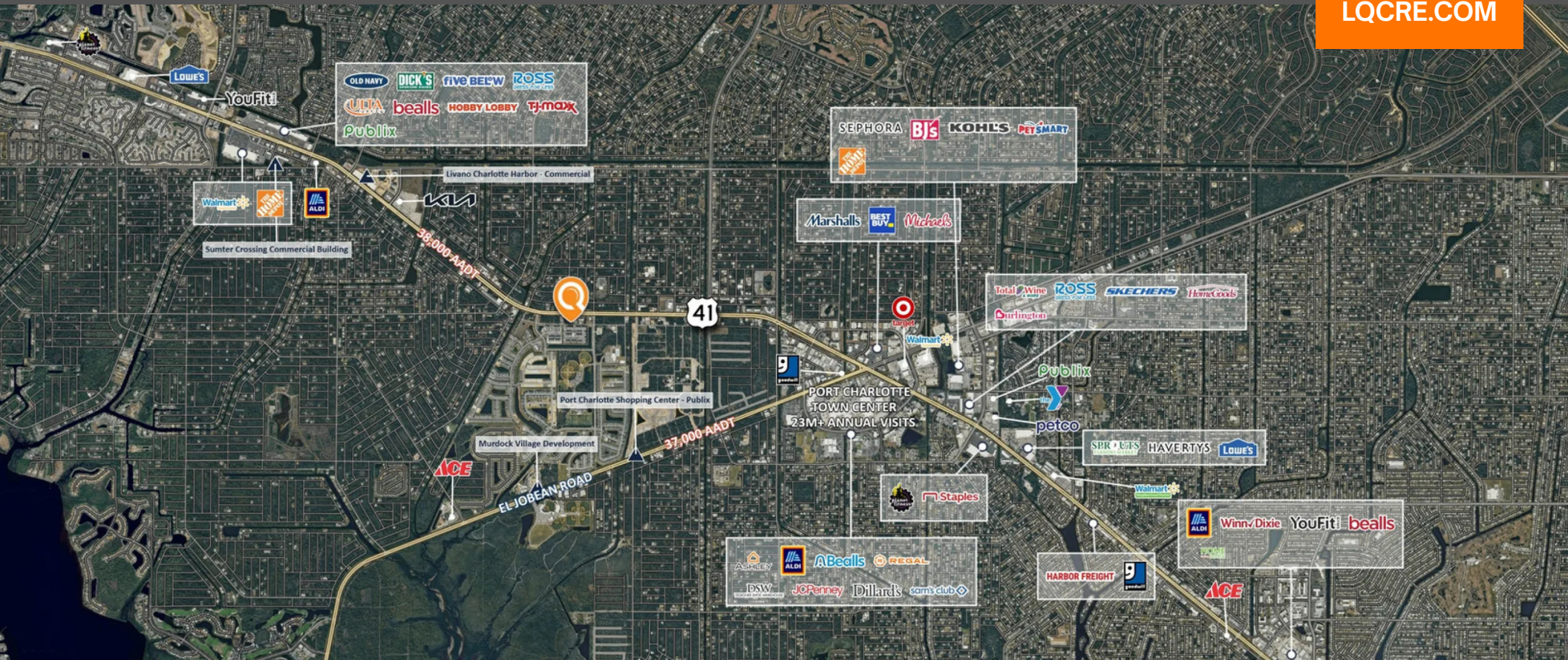
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Are you looking to establish or expand your business in a thriving commercial area? We are excited to present a rare and valuable opportunity to purchase fourteen mostly contiguous CG-zoned lots, spanning a total of 2.79 acres. This prime commercial land offers exceptional visibility and accessibility, with a substantial frontage of 400 feet on the bustling Tamiami Trail. The property is divided into eight lots fronting Tamiami Trail and six additional lots situated directly behind them on Franklin Avenue. This layout provides ample space and a strategic advantage for various business ventures. There is an opportunity to split the 2.79 acres into two separate options. Please contact Howard Corr to discuss.



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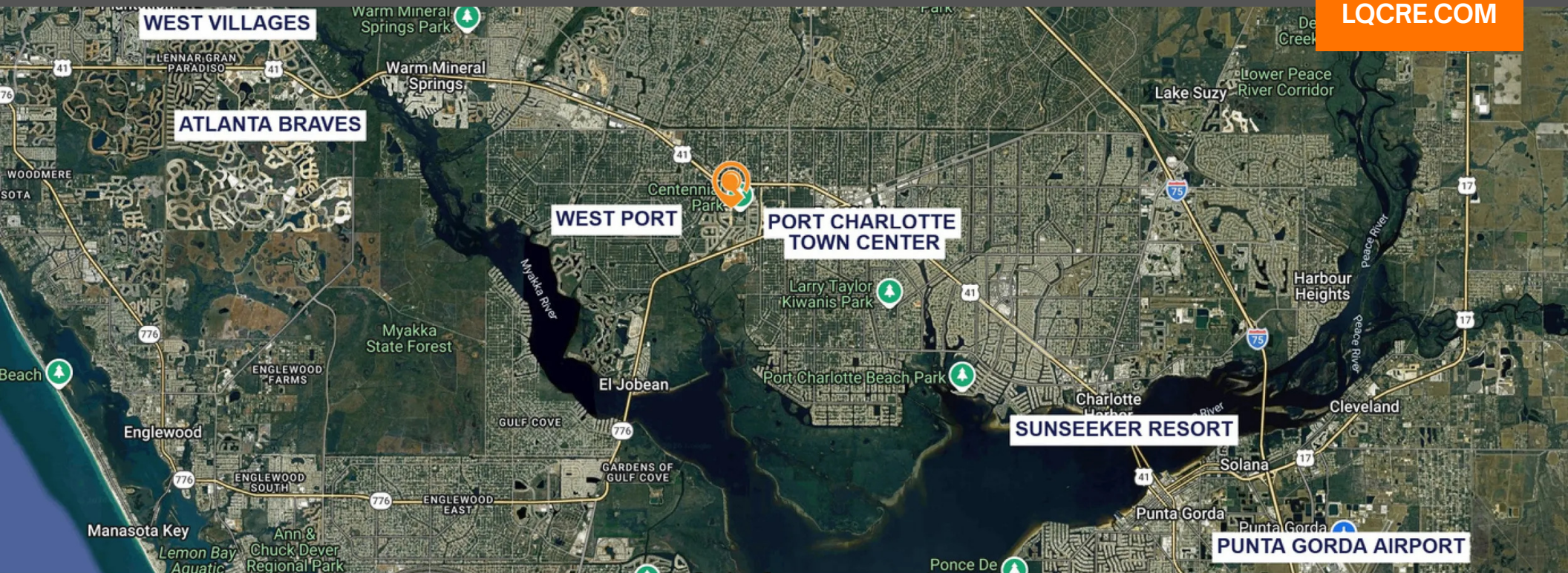
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West Port: West Port is poised to add 3,500+ new residences, from retirees seeking tranquility to growing families desiring space and modern amenities. West Port also promises thousands of square feet of new commercial space.

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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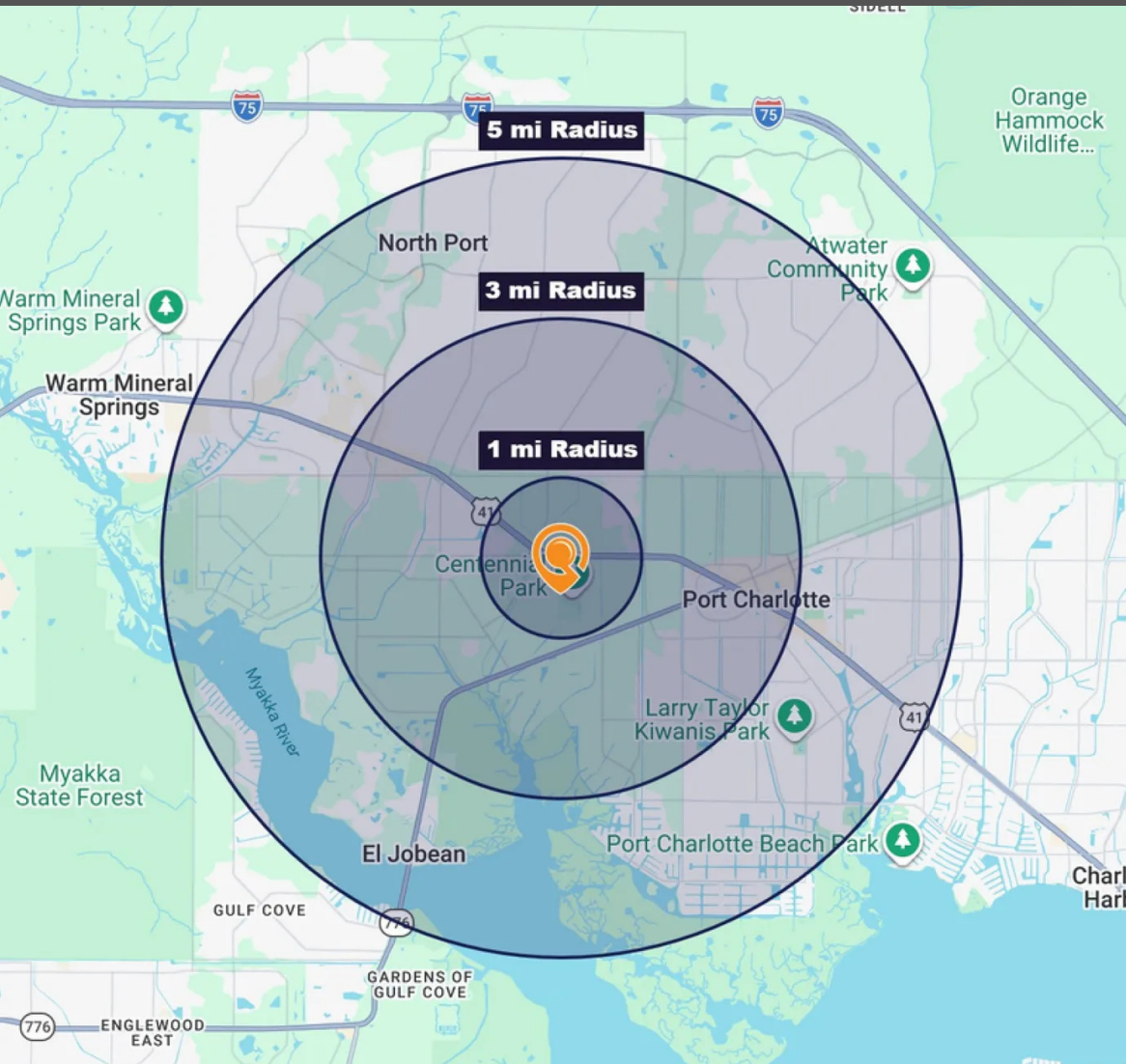
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,548	30,360	94,270
Five-Year Increase (#)	6,294	34,658	101,897
Five-Year Increase (%)	7.7%	2.8%	1.6%
Median Age	51.0	48.8	49.9
Households	2,049	12,472	39,720
Projected Annual Growth to 2026	2,738	14,100	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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