

CHARLOTTE COUNTY COMMERCIAL DEVELOPMENT

8395 Gasparilla Rd | Port Charlotte, FL 33981
Land For Sale



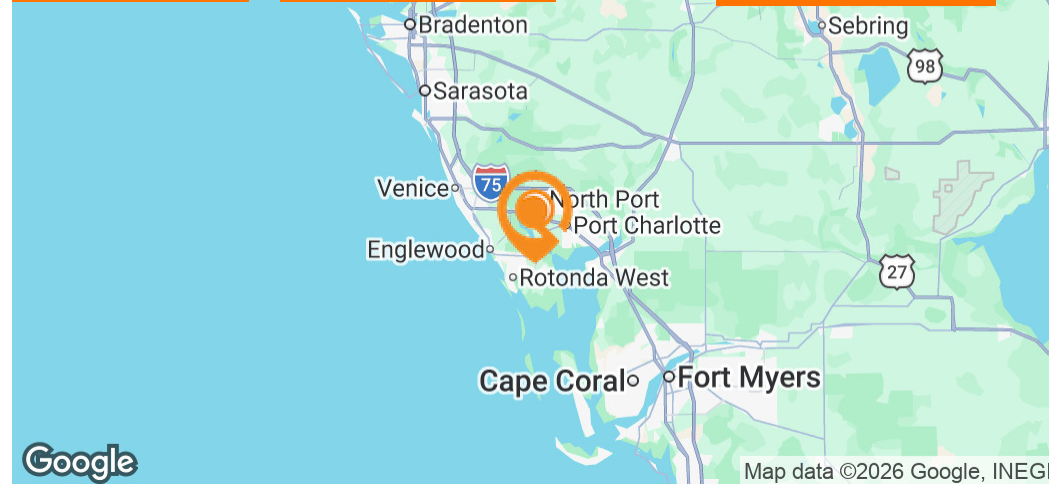
LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



[GOOGLE TOUR](#)

[CG ZONING CODE](#)



\$385,000
PRICE



1.16 AC
SIZE



CG
ZONING

- 1.16 AC commercial site for sale in Port Charlotte, FL
- CG vacant land at Gasparilla Rd and Ingram Blvd
- Billboard on property
- Water, sewer, and electric nearby
- Surrounded by fast-growing subdivisions



5-MILE POPULATION
42,473



5-MILE AVG HH INCOME
\$102,986



5-MILE HOUSEHOLDS
20,270



5-MILE EMPLOYEES
7,219

[PROPERTIES.LQCRE.COM/8395-GASPARILLA-SITE](https://properties.lqcre.com/8395-gasparilla-site)



Tampa, FL 33609
5440 Mariner St #112
[LQCRE.COM](https://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.

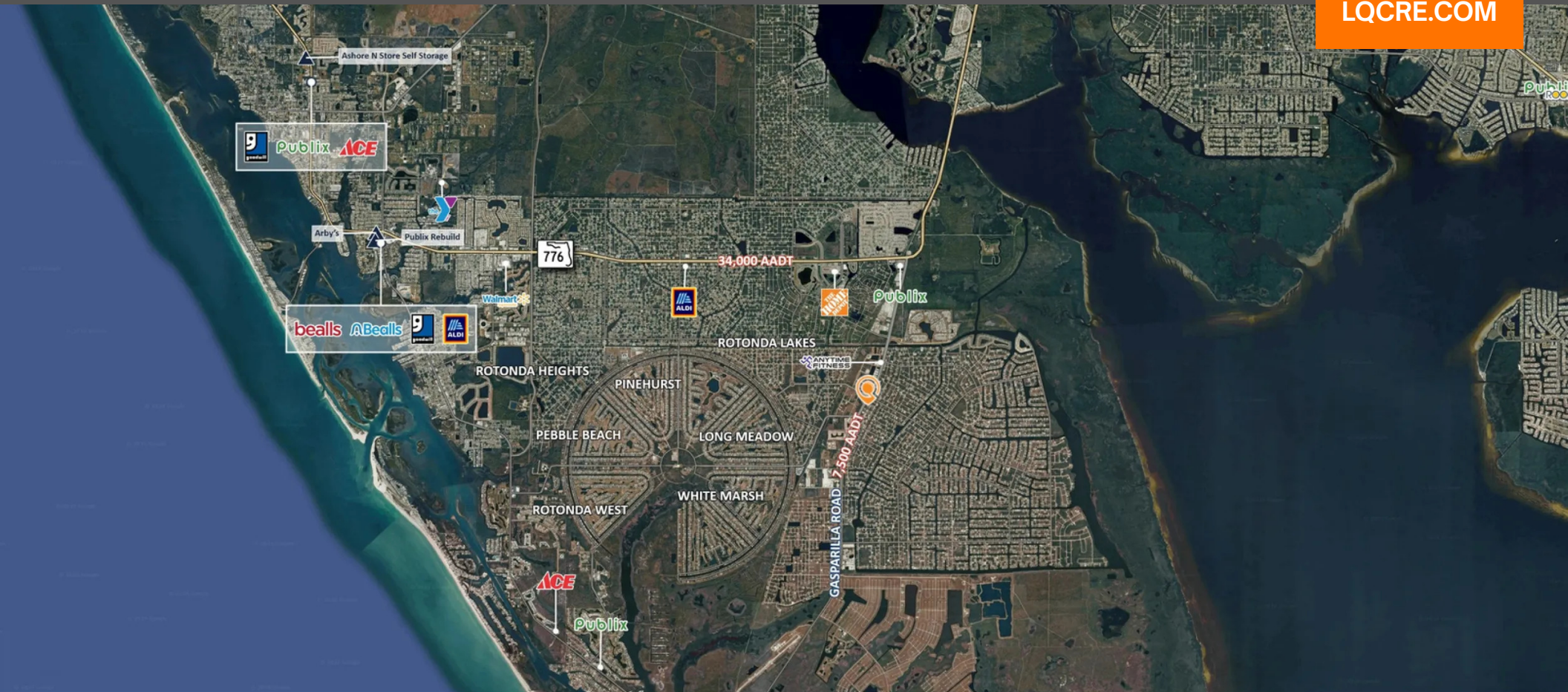
CHARLOTTE COUNTY COMMERCIAL DEVELOPMENT

8395 Gasparilla Rd | Port Charlotte, FL 33981
Land For Sale



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



Commercial General zoned vacant land directly on Gasparilla Road @ Ingram Boulevard in Port Charlotte for sale. There is a billboard on the property. Water/sewer/electric nearby. There are many fast-growing subdivisions in the area, and vacant commercial land is going fast! This is a great location to start or grow your business. Owner financing possible. Please contact listing agent for more information.



LQ Commercial
REAL ESTATE SERVICES

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.

CHARLOTTE COUNTY COMMERCIAL DEVELOPMENT

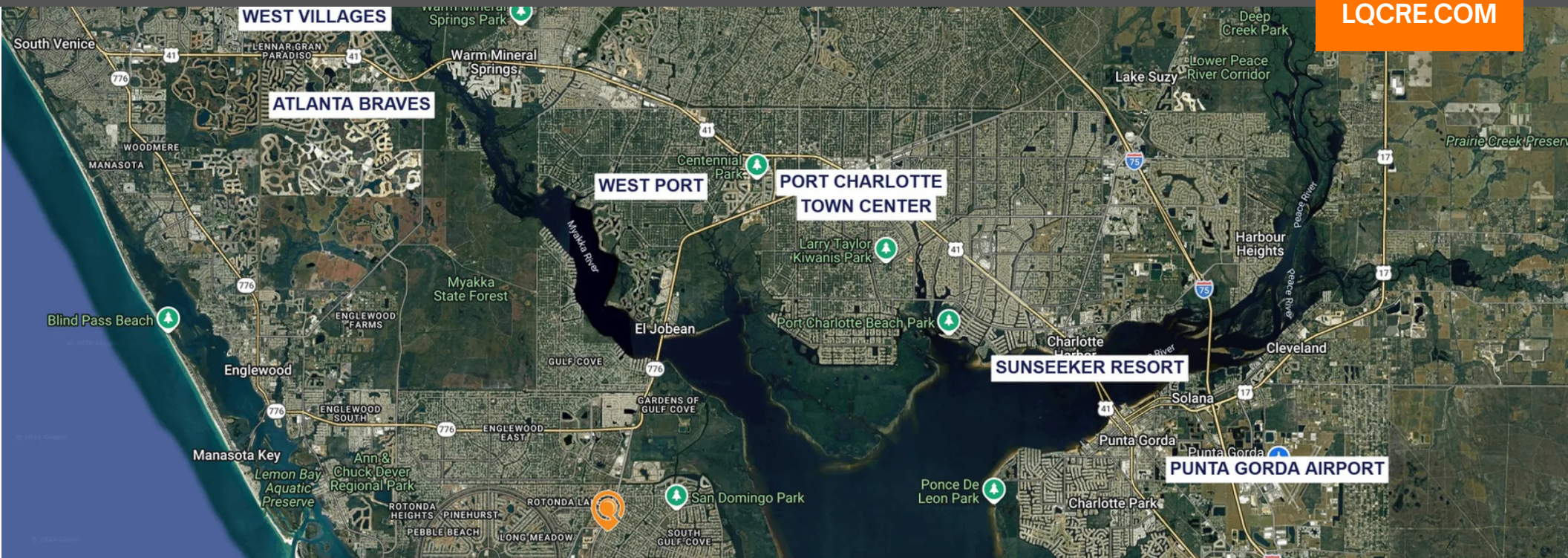
8395 Gasparilla Rd | Port Charlotte, FL 33981

Land For Sale



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



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.



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.

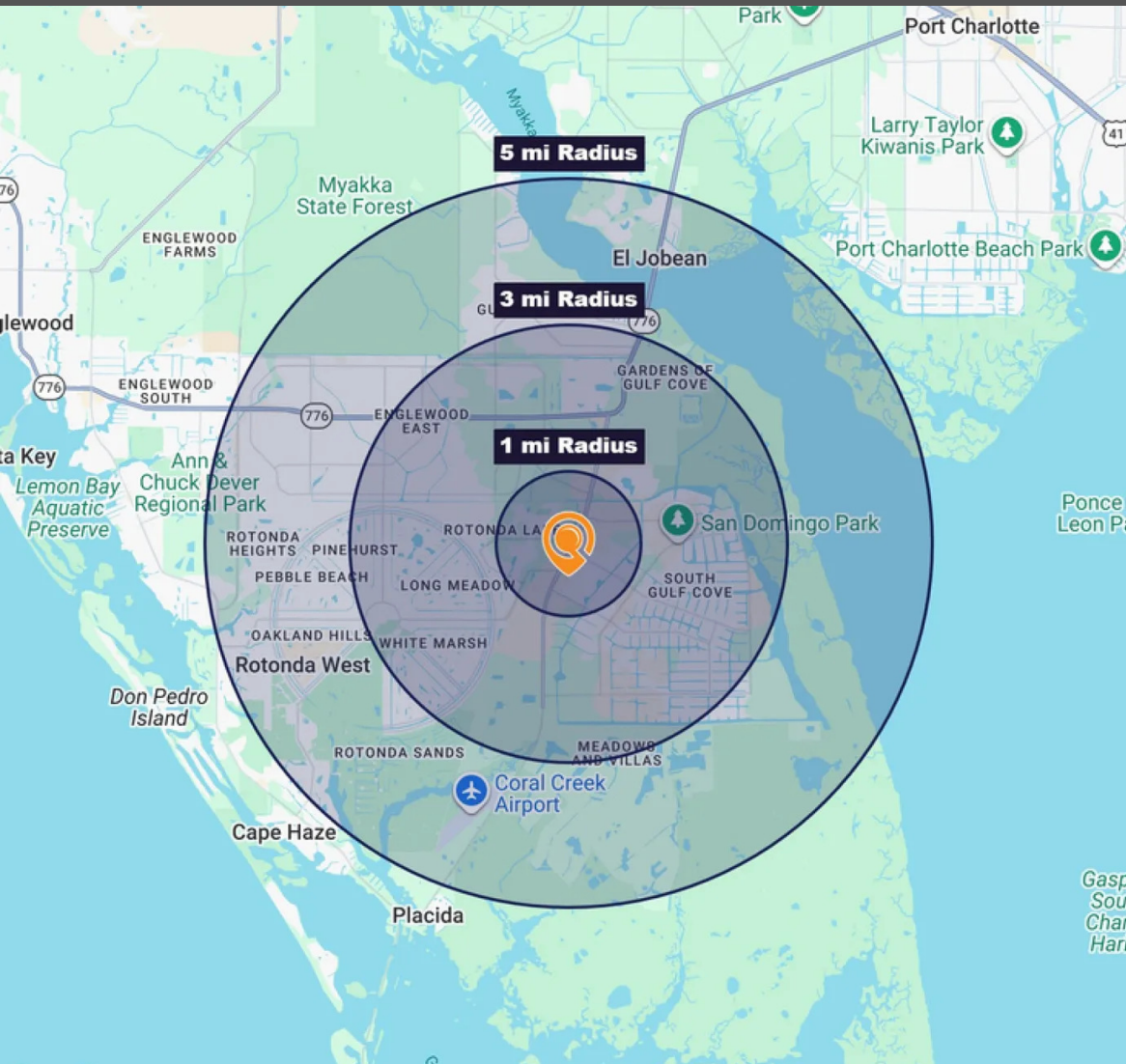
CHARLOTTE COUNTY COMMERCIAL DEVELOPMENT

8395 Gasparilla Rd | Port Charlotte, FL 33981
Land For Sale



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	2,103	22,504	42,473
Five-Year Increase (#)	2,514	25,852	47,152
Five-Year Increase (%)	3.9%	3.0%	2.2%
Median Age	61.4	60.3	60.9
Households	959	10,367	20,270
Projected Annual Growth to 2026	1,121	11,683	22,029
White	88.9%	89.1%	90.1%
Black or African American	2.8%	3.0%	2.5%
Asian or Pacific Islander	1.4%	1.4%	1.3%
American Indian or Native Alaskan	0.3%	0.2%	0.2%
Other Races	6.6%	6.3%	5.9%
Hispanic	7.5%	7.1%	6.8%
Average Household Income	\$128,709	\$110,870	\$102,986
Median Household Income	\$102,767	\$84,756	\$75,264
Elementary (Grades 0 - 8)	1.0%	1.5%	2.0%
Some High School (Grades 9 - 11)	1.3%	2.7%	3.1%
High School Graduate	32.0%	31.4%	32.2%
Some College	20.5%	23.0%	23.6%
Associates Degree Only	14.0%	11.6%	11.8%
Bachelors Degree Only	15.5%	17.2%	16.2%
Graduate Degree	15.7%	12.6%	11.1%
Total Businesses	65	743	1,479
Total Employees	244	3,356	7,219



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.