

US-41 COMMERCIAL DEVELOPMENT SITE

550 South Tamiami Trail | Port Charlotte, FL 33953

Commercial For Sale



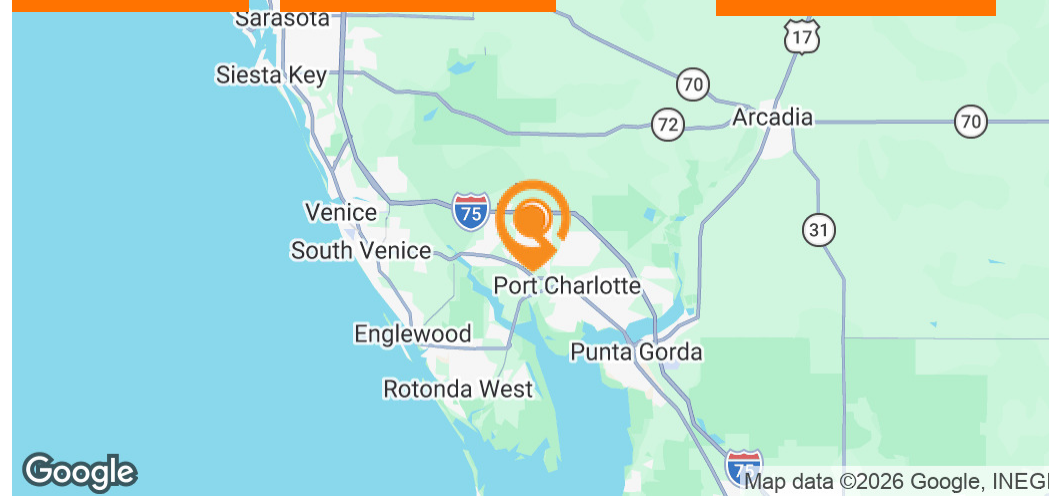
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GOOGLE TOUR

CG ZONING CODE



\$559,000
PRICE



1.16 AC
SIZE



CG
ZONING

- 1.16 AC commercial development site for sale in Port Charlotte, FL
- Six CG-zoned parcels at the corner of US-41 and Chamberlain Blvd, across from West Port Subdivision
- Full-access median cut on US 41
- Multiple ingress/egress options
- Suits retail, dining, or office development



5-MILE POPULATION
93,136



5-MILE AVG HH INCOME
\$101,868



5-MILE HOUSEHOLDS
39,185



5-MILE EMPLOYEES
25,348

[PROPERTIES.LQCRE.COM/550-560-TAMIAMI-TRAIL-SITE](https://properties.lqcre.com/550-560-TAMIAMI-TRAIL-SITE)



Tampa, FL 33609
5440 Mariner St #112
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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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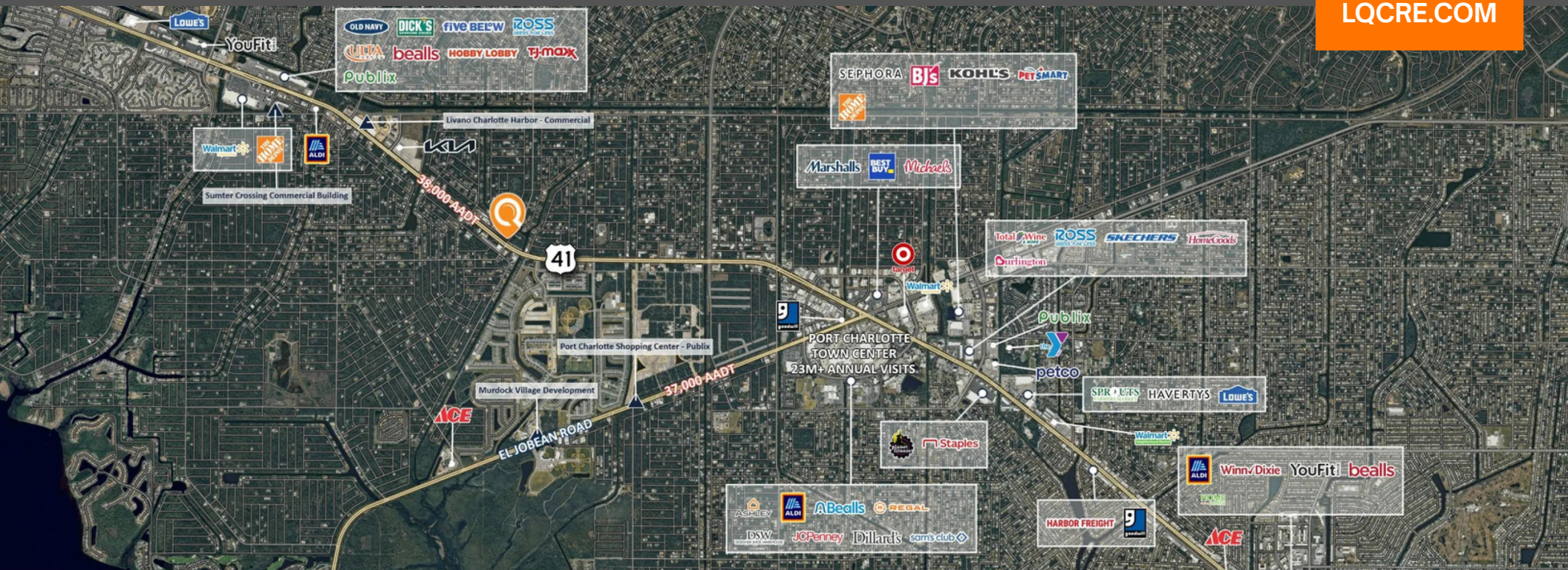
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Situated at the intersection of Tamiami Trail and Chamberlain Boulevard, the offering of six CG-zoned parcels presents a unique and lucrative opportunity for developers. Among these parcels, the corner lot stands out as a double lot, officially designated as 16100 Chamberlain Boulevard. This expansive 1.16-acre site holds significant potential for various development projects, facilitated by multiple ingress and egress options, including a strategically advantageous median cut on US 41. This feature ensures full-access intersection capabilities, thereby enhancing connectivity and accessibility for future construction endeavors. The parcels are ideally located catty-corner from the West Port Subdivision, a prominent residential area. The strategic positioning of the land enhances its desirability for commercial developments, offering the potential to attract a steady flow of patrons from neighboring residential zones. The centrality of Tamiami Trail, a vital transportation artery, further amplifies the site's appeal, ensuring high visibility and ease of access for business operations.



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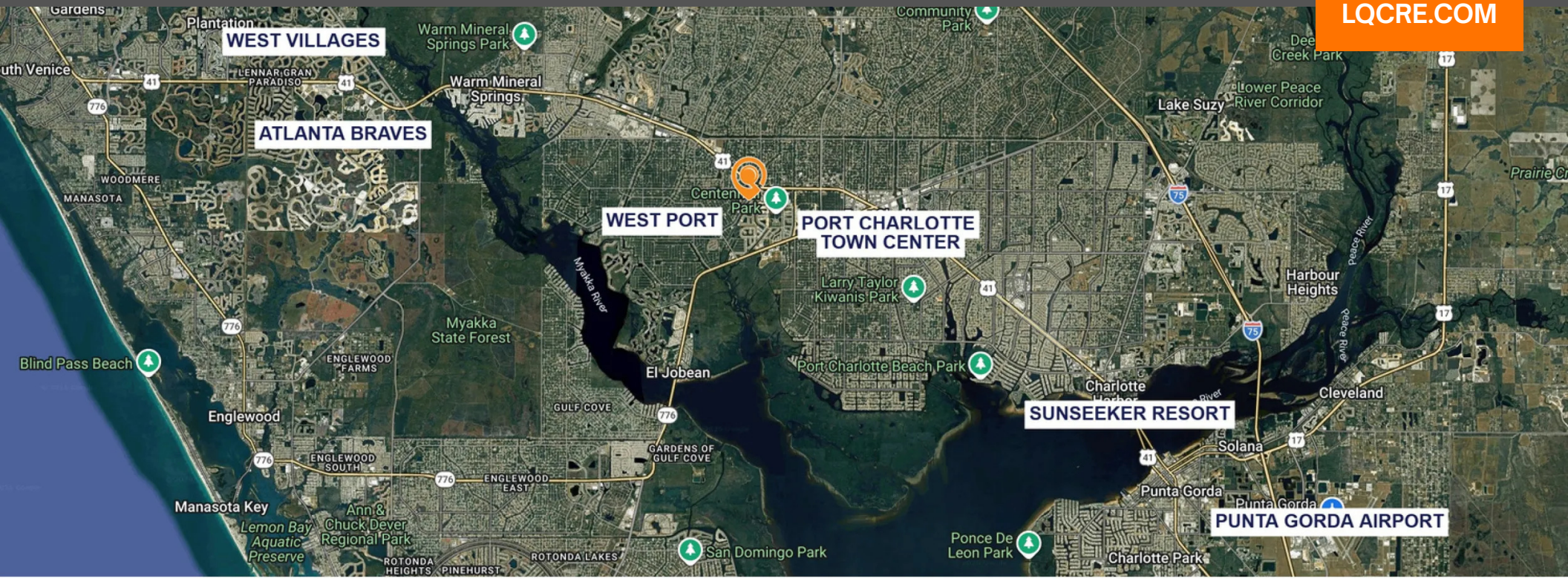
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West Port: West Port is poised to add 3,500+ new residences, from retirees seeking tranquility to growing families desiring space and modern amenities. West Port also promises thousands of square feet of new commercial space.

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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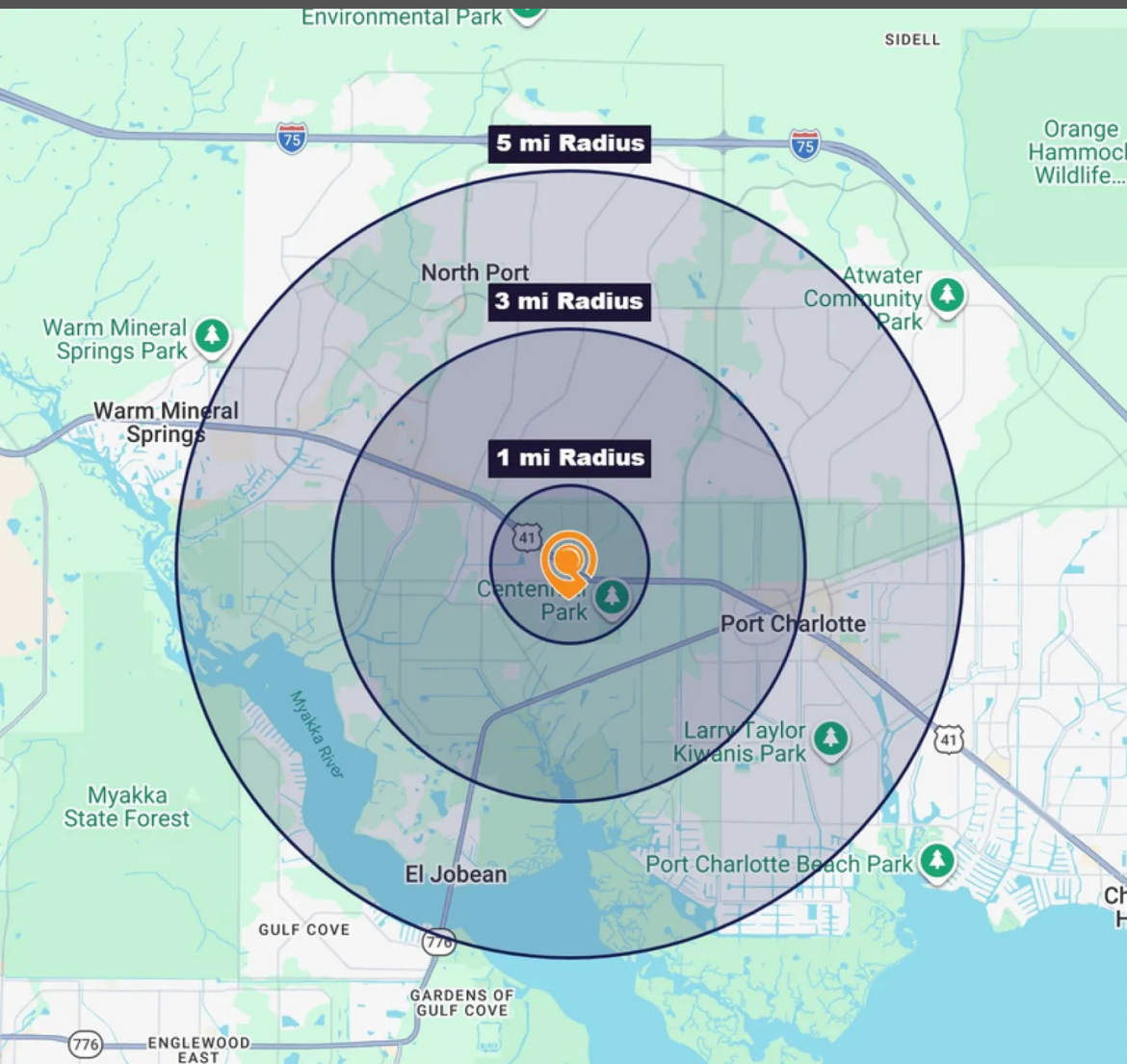
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,049	31,883	93,136
Five-Year Increase (#)	5,564	36,062	100,526
Five-Year Increase (%)	7.5%	2.6%	1.6%
Median Age	50.6	49.8	49.7
Households	1,804	13,275	39,185
Projected Annual Growth to 2026	2,414	14,858	41,756
White	83.5%	81.3%	81.3%
Black or African American	7.6%	7.4%	7.5%
Asian or Pacific Islander	1.7%	2.0%	1.9%
American Indian or Native Alaskan	0.2%	0.2%	0.2%
Other Races	7.0%	9.0%	9.2%
Hispanic	10.8%	11.3%	11.2%
Average Household Income	\$99,643	\$102,193	\$101,868
Median Household Income	\$82,762	\$74,899	\$75,019
Elementary (Grades 0 - 8)	1.2%	2.1%	2.0%
Some High School (Grades 9 - 11)	2.7%	4.1%	4.7%
High School Graduate	34.6%	31.2%	31.5%
Some College	18.1%	24.1%	24.2%
Associates Degree Only	21.9%	14.0%	12.0%
Bachelors Degree Only	13.6%	15.5%	16.5%
Graduate Degree	7.9%	8.9%	9.1%
Total Businesses	144	1,950	4,668
Total Employees	570	11,958	25,348



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