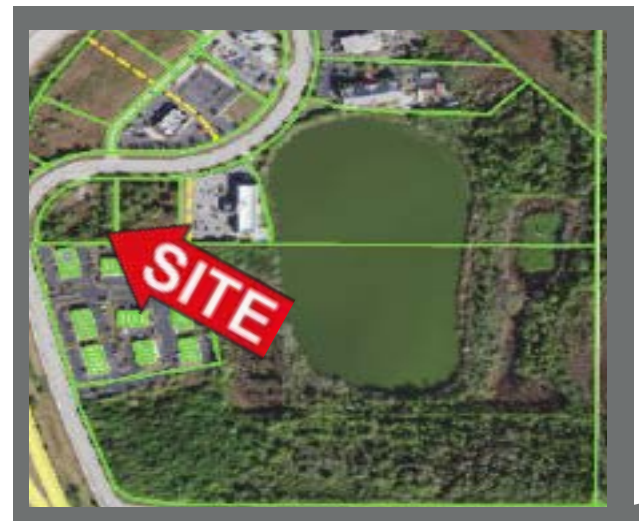


**For Sale**  
**\$782,835**



## Property Highlights

- 1.20 Acres, Zoned PD
- Busy Port Charlotte Location
- Great Access to I-75 & Kings Hwy.
- Close to Wamart, Publix, National Hotels and Restaurants
- Active Market
- Fast Growing Area
- Heavy Traffic Counts



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## Traffic Counts

Collection Street	Cross Street	Traffic Volume	Year	Distance
I-75	Kings Hwy SE	24,000	2025	.66 mi
I-75	Rampart Blvd. SE	26,500	2025	.76 mi
I-75	Harbor View Rd NW	16,300	2025	3.45 mi

## Demographics

	1 Mile	3 Miles	5 Miles
Total Population	6,139	38,725	80,093
Median Age	62.5	57.3	54.5
Projected 2030 Population	6,731	42,238	87,112
Population Growth '25-'30	1.9%	1.8%	1.8%
Total Households	3,089	17,320	35,405
Median Household Income	\$73,845	\$70,268	\$65,935
Median Home Value	\$332,683	\$316,128	\$297,154

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