



1707 CEDARWOOD STREET

PORT CHARLOTTE, FL 33948

TAMMY SHAW

SENIOR COMMERCIAL ADVISOR | BROKER ASSOCIATE

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MSC | COMMERCIAL
REAL ESTATE

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

PROPERTY SUMMARY



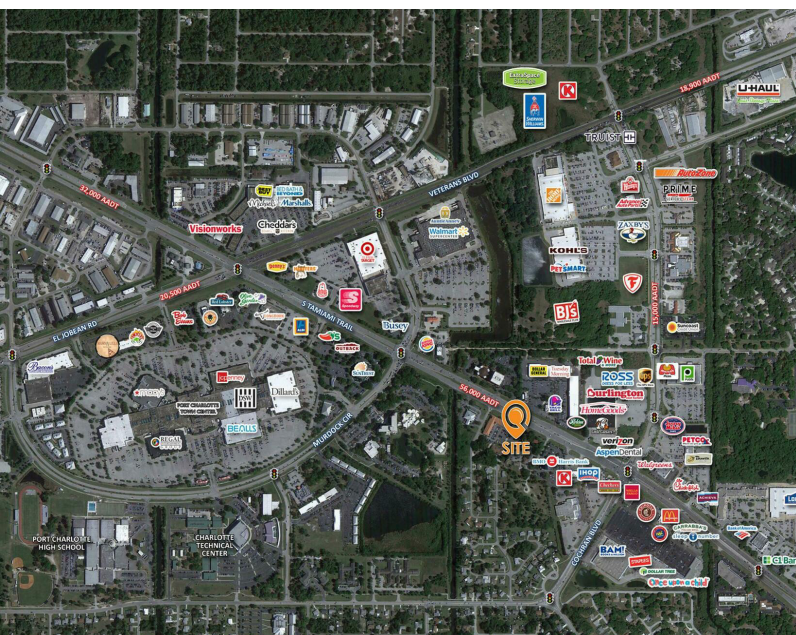
PROPERTY DESCRIPTION

Opportunity to acquire property in the growing Port Charlotte market, ideally located on quite 2nd row just off Florida State Road 776 (El Jobean Road) on Cedarwood Street and adjacent to Habitat for Humanity ReStore. Across St Rt 776 is West Port area, one of Charlotte County's most significant growth corridors, bringing new residential development, infrastructure improvements, and increasing demand for nearby services. It's a 10,000 square foot lot, not in a flood zone. Zoned CG – allowing a wide range of retail, office, service, and limited automotive uses.

OFFERING SUMMARY

Sale Price:	\$80,000
Lot Size:	10,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	41	209	986
Total Population	108	549	2,566
Average HH Income	\$51,907	\$50,737	\$61,412

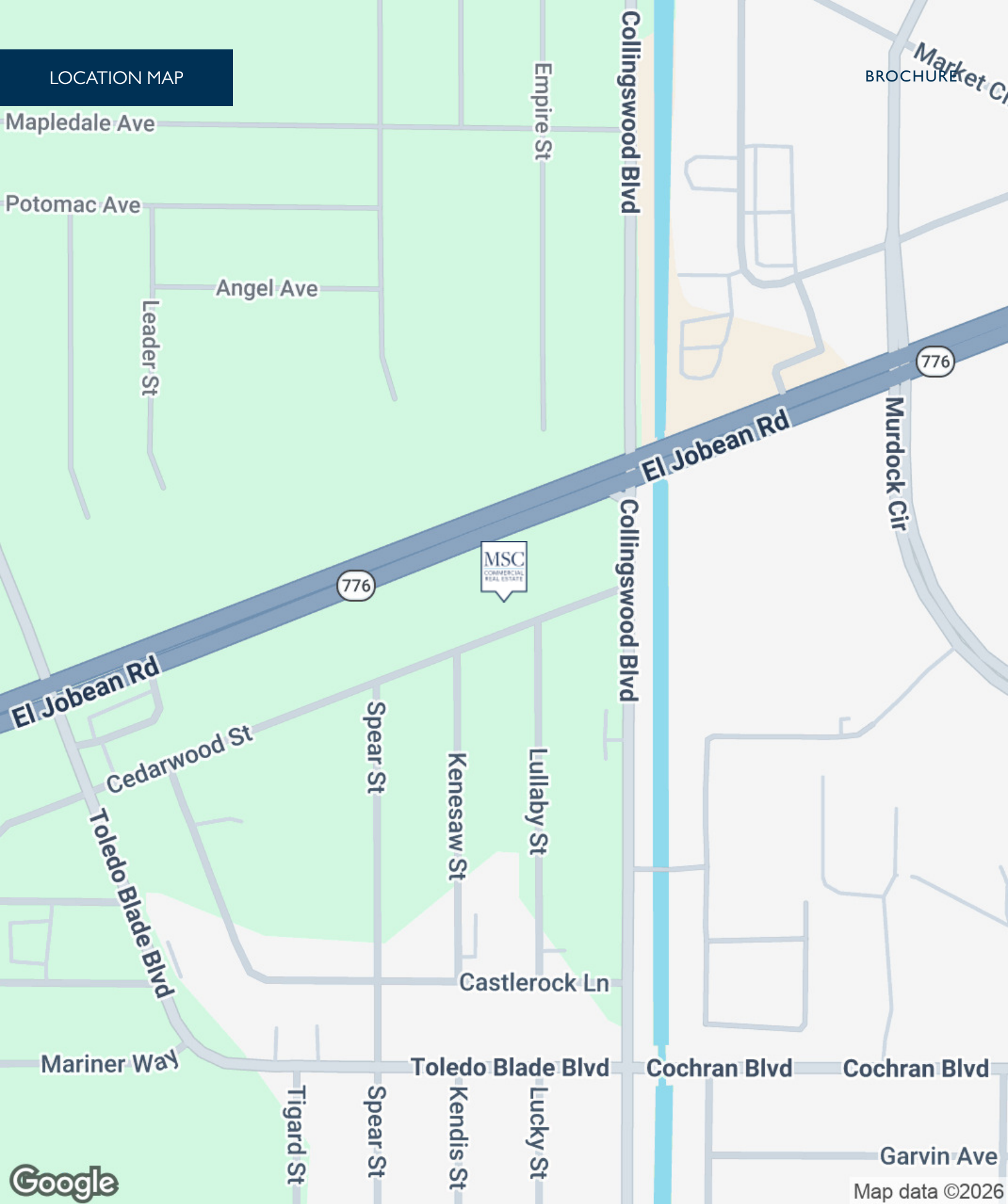


PROPERTY HIGHLIGHTS

- Attractively priced 10,000 SF lot
- Commercial General Uses
- Not in a Flood Zone
- Near West Port
- Prime location just off Florida State Road 776 (El Jobean Rd) on Cedarwood St
- Adjacent to Habitat for Humanity ReStore
- Across from West Port, a rapidly growing corridor

LOCATION MAP

BROCHURE





TAMMY SHAW

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PROFESSIONAL BACKGROUND

Tammy Shaw epitomizes integrity, energy, hard work, and creative service in every detail of your real estate transaction. Tammy grew up in Carrollton, Ohio and started cultivating her sales drive at the age of 16, selling advertising. She has continued to be a rising star and has since built a successful career in her own business for over 32 years. She has useful experience in every aspect of transactions, for the buyers, sellers, investors, and banks. She has been trained and inspired in sales by some of the best from Dale Carnegie to Tom Hopkins and many more. Five words you can count on from Tammy Shaw are love, integrity, commitment, passion, and fun from the first phone call to the close. Contact her today and get started. My mission statement is, my promise to you

- * To provide the most accurate and up-to-date information, skilled analysis and sound real estate advice.
- * To make the buying and selling of real estate as cost effective as possible while maintaining the highest level of service.
- * To be known as the most professional team of Real Estate Agents whose goals are positive, team oriented, solution based, and with a clear focus on commercial investing, developing, and leasing in retail, office, industrial, multifamily, hotel and special purpose real estate.
- * To act responsibly both in the community and civically; providing updated content and responding to community needs on an ongoing basis; while maintaining the highest standards of quality, customer convenience and satisfaction

EDUCATION

Broker Real Estate License Florida

Certified Commercial Investment Member CCIM Completed courses:

Commercial Real Estate Negotiations

Financial Analysis for Commercial Investment Real Estate

Investment Analysis for Commercial Investment Real Estate

User Decision Analysis for Commercial Investment Real Estate

Market Analysis for Commercial Investment Real Estate

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**COMMERCIAL OFFERING
MEMORANDUM/BROCHURES DISCLOSURE**

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.