

# 3657 Tamiami Trail

## Raw/Vacant Land



FOR SALE



**NIX**  
COMMERCIAL GROUP

### Property Overview

Prime commercial vacant land opportunity on US-41 (Tamiami Trail) in Port Charlotte. This .88± acre (38,202 SF) CG-zoned parcel offers excellent traffic flow and visibility from both northbound and southbound lanes of one of the area's main commercial corridors. The property features approximately 250 feet of road frontage on Tamiami Trail with a canal along the rear of the site, providing natural separation and drainage. Located in a rapidly growing commercial area surrounded by retail, service businesses, and residential neighborhoods, the site is ideal for a variety of commercial, retail, or service uses seeking strong exposure and convenient access.

### Property Highlights

- Located on a major commercial corridor
- Ideal for retail, service, office, or commercial development
- Surrounded by established businesses and growing residential areas
- Located near major retailers, restaurants, and professional businesses
- Positioned in a well-established commercial area of Port Charlotte
- Convenient ingress and egress with easy customer accessibility
- Highly visible location along busy US 41 corridor

### Property Details

<b>Price:</b>	\$625,000
<b>Lot Size:</b>	0.88 Acres
<b>Zoning:</b>	CG
<b>APN:</b>	412317352004

### Danny Nix Jr., CCIM

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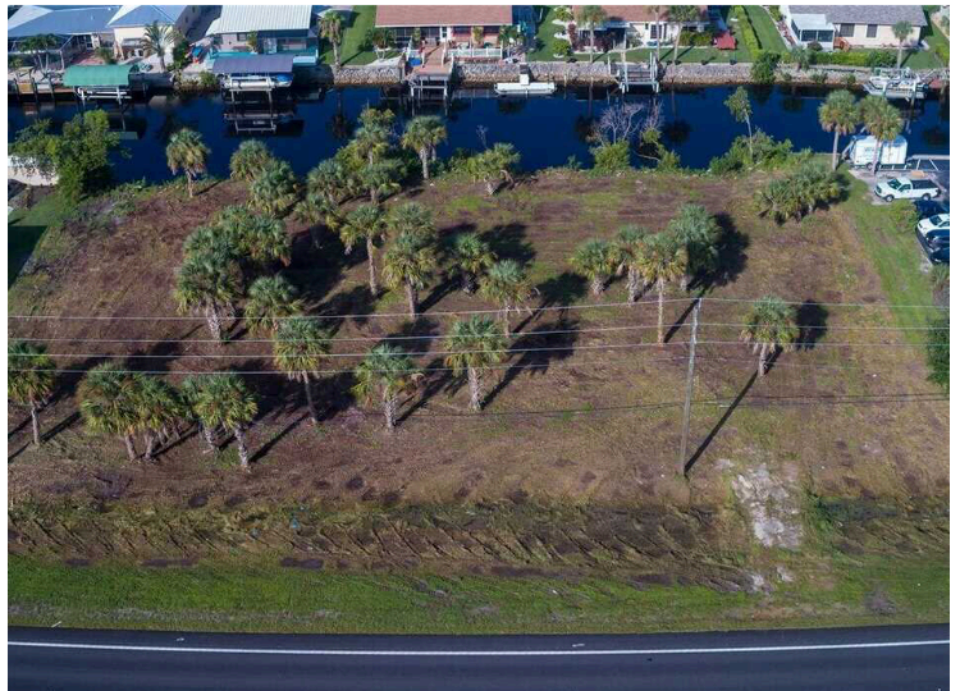
### Keller Williams Peace River Partners

1675 W. Marion Ave, Suite 112  
Punta Gorda, FL 33950

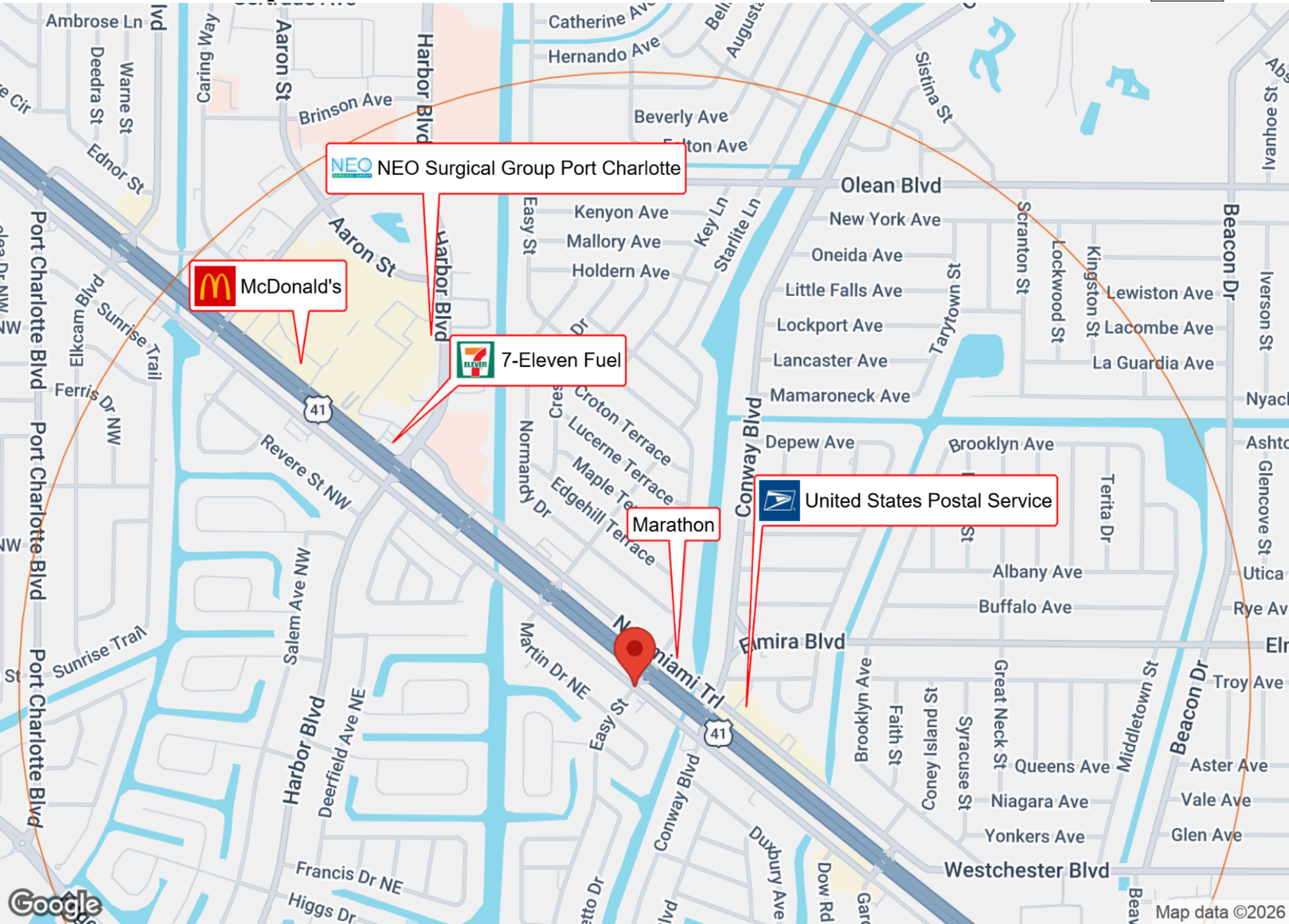
Each Office is Independently  
Owned and Operated



# Property Photos



# Business Map



NEO Surgical Group Port Charlotte

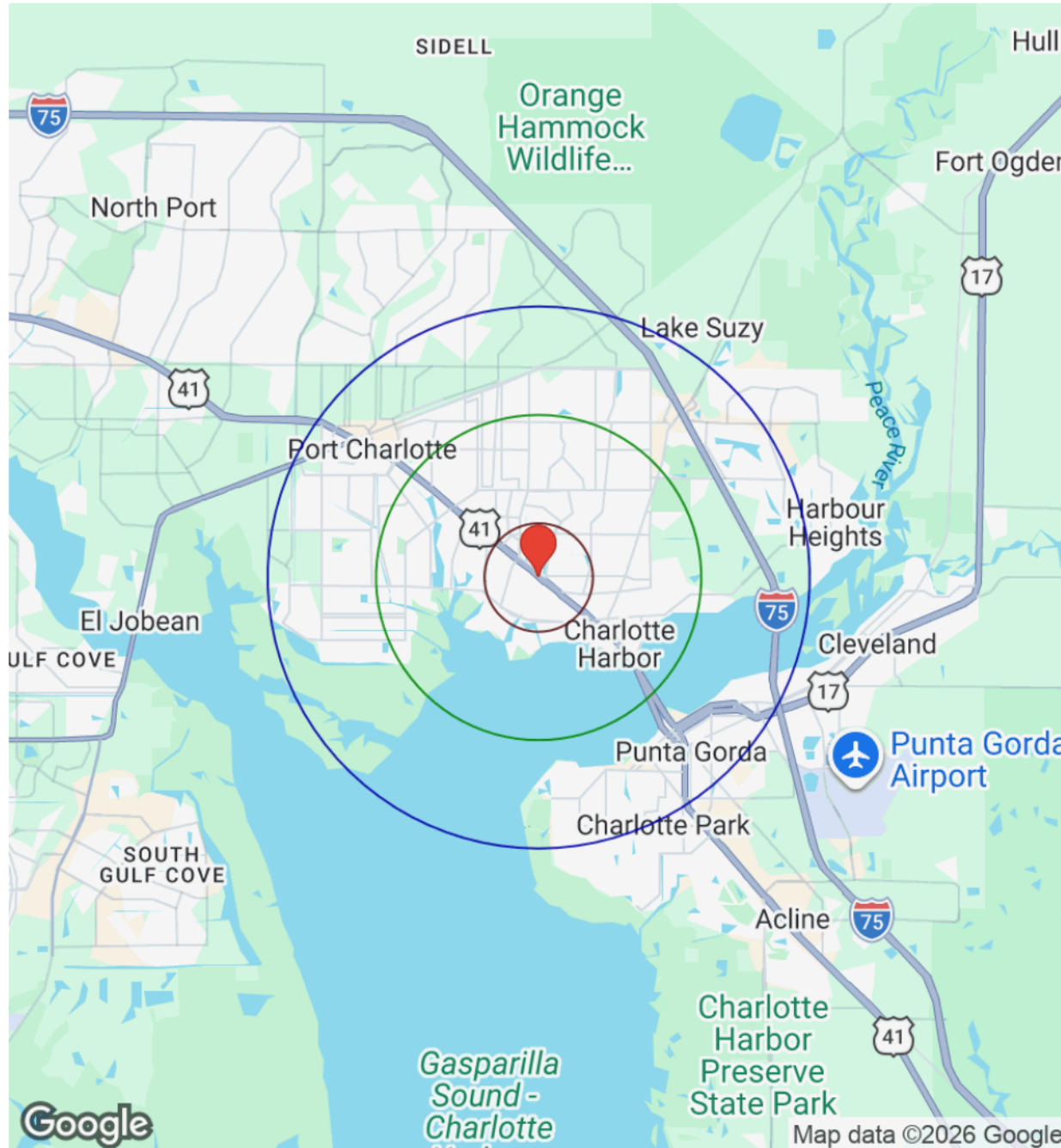
McDonald's

7-Eleven Fuel

United States Postal Service

Marathon

# Demographics



Distance: ○ 1Mile ○ 3Miles ○ 5Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,979	20,935	44,057
Female	3,782	21,219	45,324
Total Population	7,761	42,154	89,381

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	5,845	31,696	68,823
Black	680	3,916	7,776
Am In/AK Nat	7	38	89
Hawaiian	4	13	27
Hispanic	931	4,818	9,305
Asian	144	835	1,698
Multiracial	137	771	1,537
Other	14	67	134

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,684	25,333	55,157
Occupied	3,511	19,093	41,599
Owner Occupied	2,206	13,650	31,025
Renter Occupied	1,305	5,443	10,574
Vacant	1,173	6,240	13,558

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	832	4,576	9,059
Ages 15 - 24	735	3,880	7,462
Ages 25 - 54	2,658	13,744	25,958
Ages 55 - 64	1,232	6,342	13,742
Ages 65+	2,303	13,612	33,158

Income	1 Mile	3 Miles	5 Miles
Median	\$58,841	\$64,715	\$70,137
Under \$15k	414	1,947	3,066
\$15k - \$25k	339	1,544	2,980
\$25k - \$35k	423	1,729	3,424
\$35k - \$50k	324	2,114	4,541
\$50k - \$75k	636	3,925	8,512
\$75k - \$100k	615	3,103	6,237
\$100k - \$150k	469	2,818	7,044
\$150k - \$200k	200	1,060	2,893
Over \$200k	92	854	2,904

# Your Agent



## Danny Nix Jr.

Commercial Broker Associate, CCIM, Keller Williams  
Peace River Partners Realty

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