

US-41 COMMERCIAL DEVELOPMENT SITE

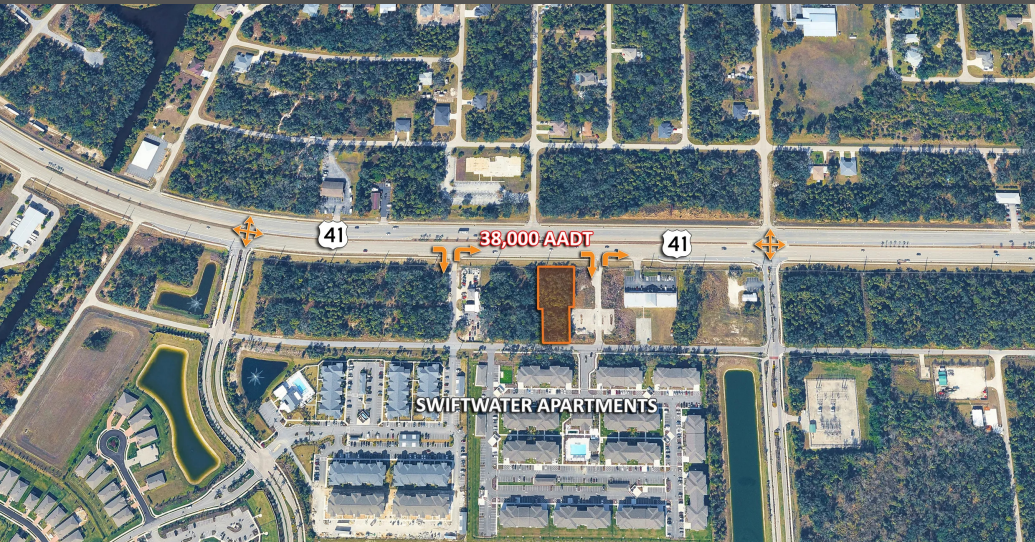
659 South Tamiami Trail | Port Charlotte, FL 33953

Commercial For Sale



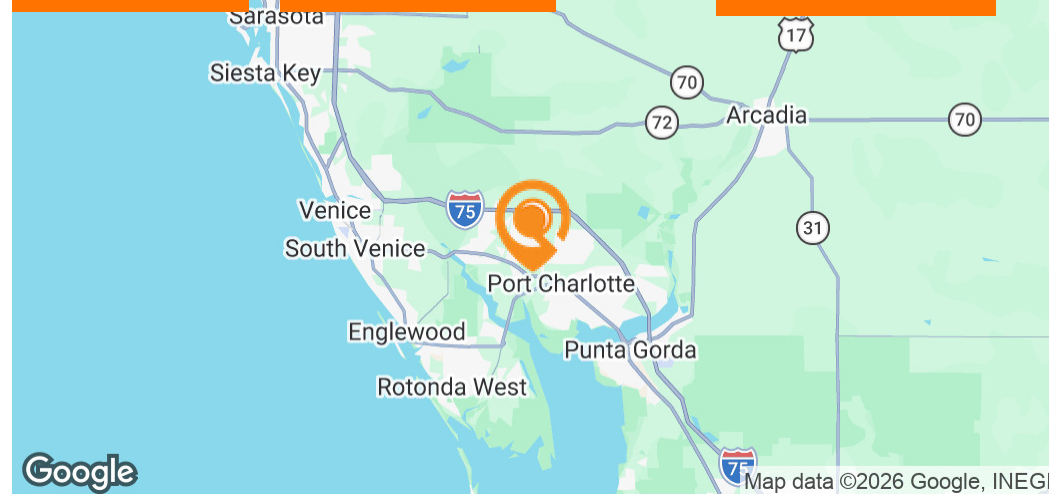
LQ Commercial
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GOOGLE TOUR

CG ZONING CODE



\$350,000
PRICE



0.57 AC
SIZE



CG
ZONING

- 0.57 AC commercial development site for sale in Port Charlotte, FL
- Three CG-zoned parcels: two with direct US-41 frontage and one behind on Franklin Avenue
- North of the new West Port Subdivision in a high-growth area
- Suitable for a wide range of commercial uses



5-MILE POPULATION

94,905



5-MILE AVG HH INCOME

\$101,977



5-MILE HOUSEHOLDS

39,953



5-MILE EMPLOYEES

26673

[PROPERTIES.LQCRE.COM/659-TAMIAMI-TRAIL-SITE](https://properties.lqcre.com/659-tamiami-trail-site)



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

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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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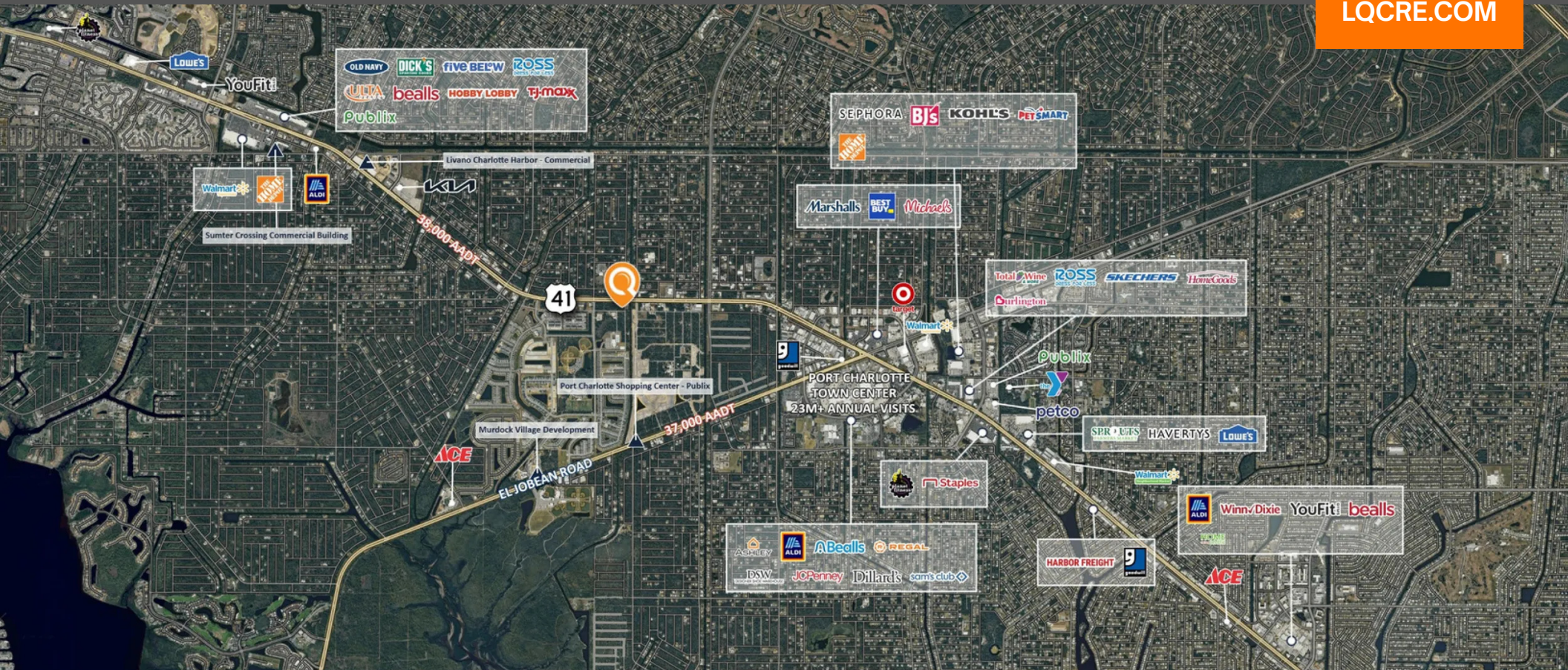
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Now available for sale are three distinct parcels of land, each offering its own unique advantages and endless potential for a wide range of commercial endeavors. Two of these parcels front the prominent Tamiami Trail, a well-traveled artery connecting communities and serving as a vital commercial corridor. The third parcel, situated directly behind on Franklin Avenue, is conveniently located just east of Moss Drive. All three are strategically positioned north of the new West Port Subdivision, an area experiencing accelerated growth and heightened demand for services.



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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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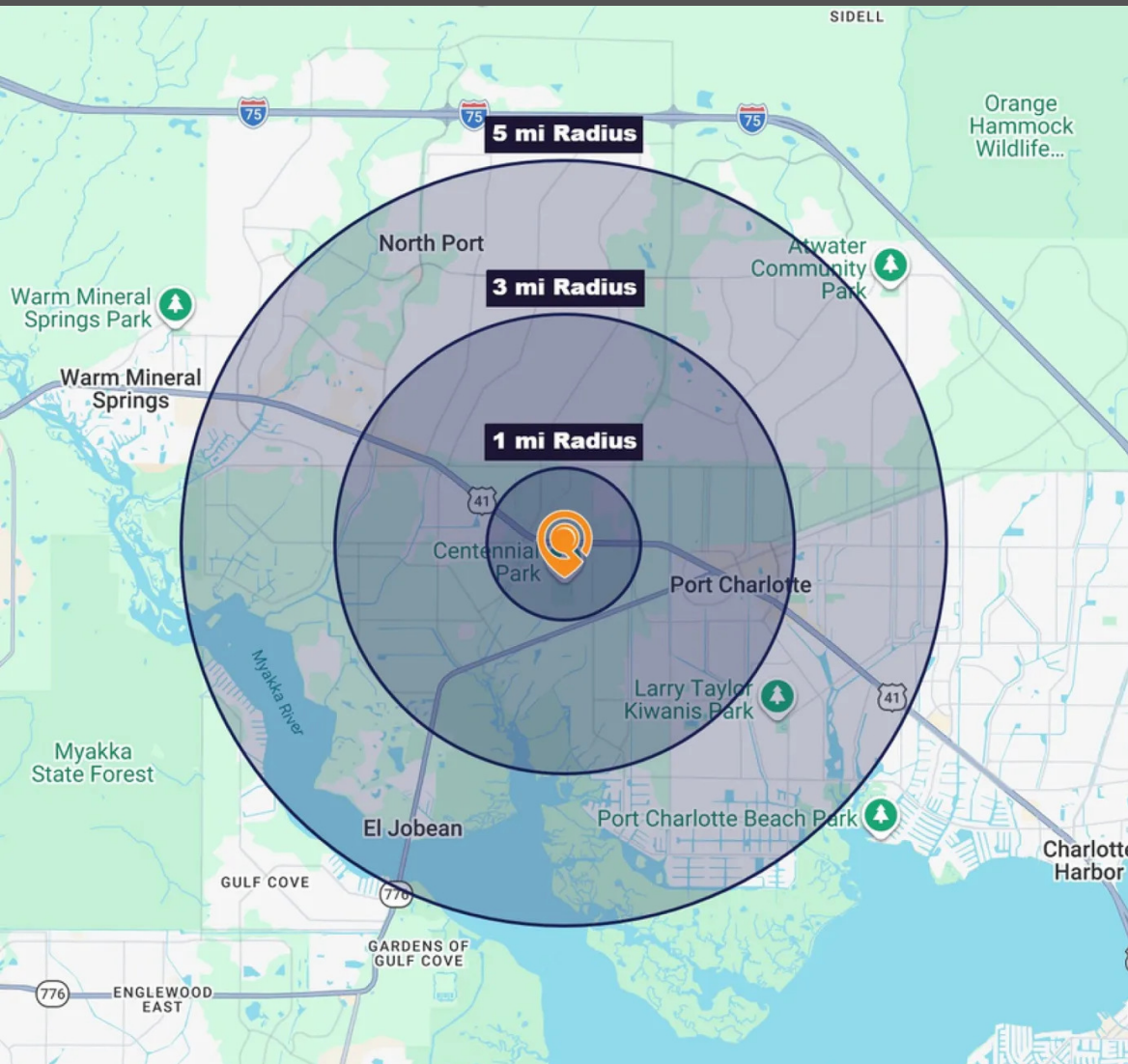
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,529	30,667	94,905
Five-Year Increase (#)	6,274	34,996	102,614
Five-Year Increase (%)	7.7%	2.8%	1.6%
Median Age	51.1	48.7	49.9
Households	2,044	12,595	39,953
Projected Annual Growth to 2026	2,730	14,232	42,571
White	84.2%	80.7%	81.1%
Black or African American	6.9%	7.9%	7.6%
Asian or Pacific Islander	1.6%	2.1%	1.9%
American Indian or Native Alaskan	0.2%	0.2%	0.2%
Other Races	7.1%	9.1%	9.1%
Hispanic	11.5%	11.4%	11.2%
Average Household Income	\$96,347	\$99,434	\$101,977
Median Household Income	\$80,126	\$72,500	\$74,872
Elementary (Grades 0 - 8)	1.2%	2.0%	2.1%
Some High School (Grades 9 - 11)	2.9%	4.5%	4.8%
High School Graduate	35.1%	31.4%	31.3%
Some College	18.7%	24.1%	24.7%
Associates Degree Only	19.8%	14.4%	11.8%
Bachelors Degree Only	13.3%	15.3%	16.5%
Graduate Degree	9.1%	8.3%	8.8%
Total Businesses	115	2,003	4,911
Total Employees	533	12,240	26,673



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