

# Commercial Real Estate Advisors

*A marketing company licensed to broker real estate*



## **.34 Acre CG Zoned Land For Sale** **392 & 396 Tamiami Trail, Port Charlotte, FL 33953**

**\$149,900**



**Howard J. Corr CCIM**  
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REAL ESTATE SERVICES

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# 392 & 396 Tamiami Trail, Port Charlotte, Florida 33953



Two CG-zoned lots (50' x 150' each) for sale - located in Port Charlotte on Tamiami Trail just southeast of the Kia dealership. Listing price and information are for both lots.



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# Executive Summary



## PROPERTY DETAILS

Address:	392 & 396 Tamiami Trail, Port Charlotte 33953
Land Area:	15,000 SF (.34 A)
Sale Price:	\$149,900
Zoning:	CG – Commercial General

## SITE SUMMARY

Two CG-zoned lots (50' x 150' each) for sale - located in Port Charlotte on Tamiami Trail just southeast of the Kia dealership. Listing price and information are for both lots.

### Demographic Statistics for 33953

Total Population:	65,951
Median Age:	50.4
Households:	24,367
Median Home Income:	\$49,547
Per Capita Income:	\$26,497



### Traffic Volume

Collection Street	Cross Street	Traffic Volume	Year	Mile Radius
Tamiami Trail	Adalia Terrace	29,000	2020	at the site
Tamiami Trail	S. Cranberry	5,800	2020	Within 1 mi
Tamiami Trail	S Salford Blvd	30,500	2020	2 miles

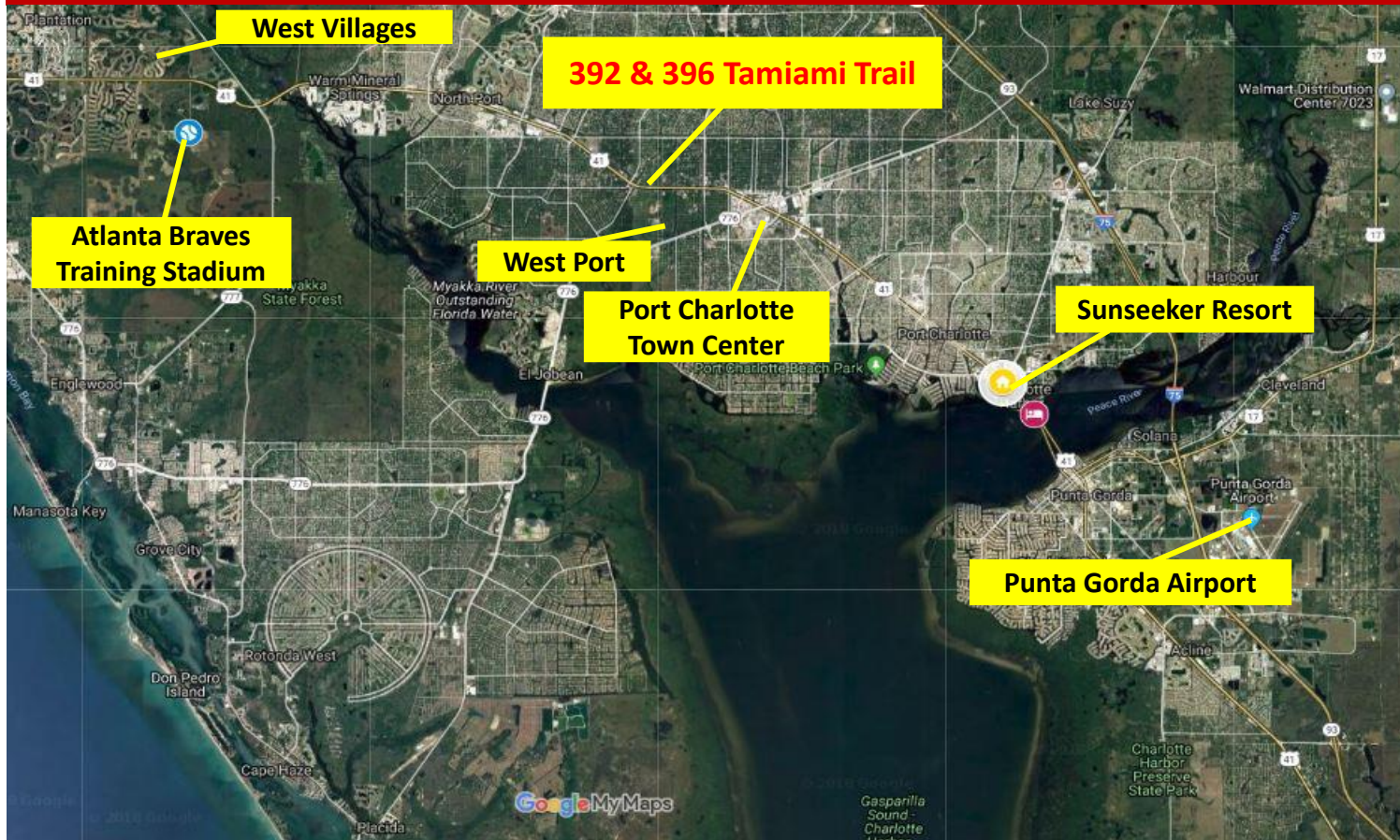


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# Aerial Map



## The Port Charlotte Advantage:

Found along Florida's welcoming Gulf Coast, Port Charlotte is in Charlotte County and shares city borders with North Port and Punta Gorda. With a positive employment rate of 2.36%, Port Charlotte is a growing opportunity for the workforce. The Punta Gorda Interstate Airport Park - a 4,300-acre global opportunity - offers not only access but also large-scale site selection and flexibility.

The newly planned community of West Port has broken ground. Just minutes from the Port Charlotte Town Center, the master-planned community is creating excitement by developing 2,000 new homes and thousands of new commercial square footage.



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# About Corr Commercial Advisors



Corr Commercial Advisors was built on the values the Corr name instituted almost 70 years ago. Built on entrepreneurship, integrity, creativity, and excellence, Corr Commercial Advisors, LLC was established, serving communities from Sarasota to Fort Myers in the southwest Florida region. Corr Commercial Advisors is your only choice in commercial real estate.

Howard J. Corr CCIM, Managing Broker of CCA, is determined to set the example and lead the way of how commercial real estate is conducted in SWFL. The concept of listing your property and waiting for it to sell is a thing of the past. CCA is a marketing company with a broker's license that is accountable, collaborative, and knowledgeable, prepared to be your full-service real estate and property management brokerage. With CCA, a team of committed and enthusiastic professionals not only understands the business but has been a pivotal part of its growth and development over the last several decades and will completely manage your real estate transaction. Over the last 35+ years, Corr has had the opportunity to own and manage several real estate companies including CCA. Corr was a partner in the development company responsible for creating a 6,000-acre community known as Apollo Beach, Florida. This included the development, management and operation of infrastructure, utilities and 55 miles of interconnecting waterways with direct access to Tampa Bay. Corr Commercial Advisors, LLC is committed to delivering unparalleled service, knowledge, and experience to SWFL. If you are looking to conduct a real estate transaction or need property management, choosing CCA will be one of the most important decisions you will make. Thank you for entrusting us with your real estate needs!



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## MISSION STATEMENT

The mission of Corr Commercial Advisors is to provide custom-designed commercial real estate solutions which exceed the expectations of our clients.

## EXPECTATIONS

Today's transactions involve specific skills for managing and solving multifaceted real estate challenges. We meet these challenges head on by remaining current and knowledgeable of the markets we serve. We commit ourselves and resources to provide professional quality service to address the specific needs of our clients.

## CERTIFICATIONS

Howard Corr attained his CCIM designation in 1985. A CCIM, Certified Commercial Investment Member, is a recognized expert in the commercial and investment real estate industry. CCIMs have completed a designation curriculum that covers essential skill sets including ethics, interest-based negotiation, financial analysis, market analysis, user decision analysis, and investment analysis for commercial investment real estate. CCIMs have completed a portfolio demonstrating the depth of their commercial real estate experience. Finally, they have demonstrated their proficiency in the CCIM skill sets by successfully completing a comprehensive examination. Only then is the designation candidate awarded the coveted CCIM pin.



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