

Commercial Real Estate Advisors

A marketing company licensed to broker real estate



550-560 Tamiami Trail Port Charlotte, FL 33954 1.16 Acres CG Zoned Land For Sale 6 Lots (Corner Parcel is Oversized Lot)

\$650,000



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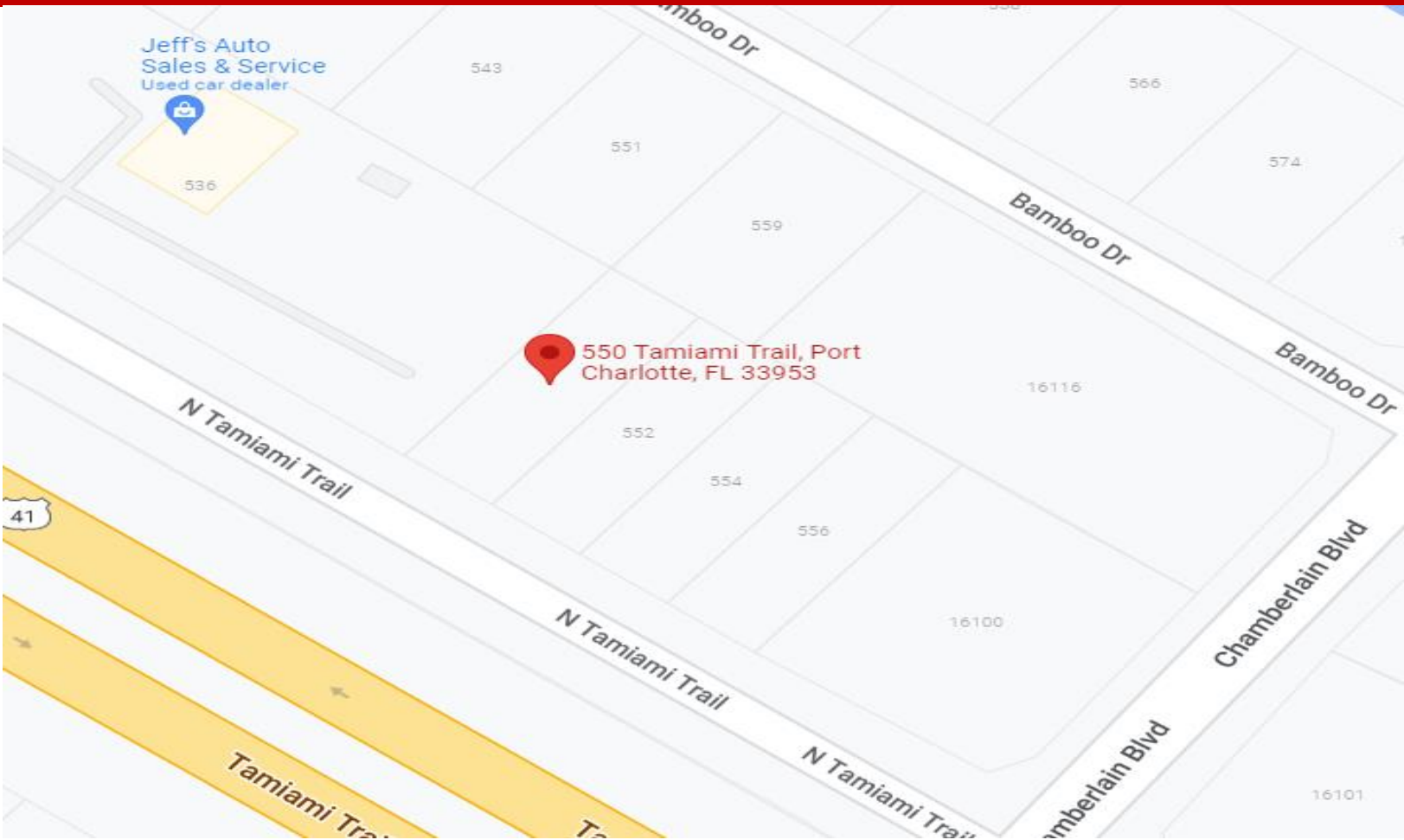
CORR
COMMERCIAL ADVISORS
REAL ESTATE SERVICES

941.740.1215

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OFFICE | MEDICAL OFFICE | INDUSTRIAL | RETAIL | LAND | MULTIFAMILY

550-560 Tamiami Trail, Port Charlotte



Five CG-zoned parcels (the corner parcel is a double lot aka 16100 Chamberlain Boulevard) are currently offered for sale. Located at Tamiami Trail and Chamberlain Boulevard, this 1.16-acre site has the potential for multiple ingress/egress options including a median cut on US 41 to provide a full-access intersection. This listing is catty-corner from the West Port Subdivision. The property has potable water, reclaimed water and a sewer force main stubbed out to the north right of way line of US 41 at Chamberlain Blvd. developer of this parcel will be required to extend these mains north along Chamberlain Blvd. to service this property (per CCU – see aerial and link on page 3). Our listing at 16116 Chamberlain (at .71 acres) is also available for sale where almost two-acres combined could create a major presence on Tamiami Trail. Vacant commercial land along Tamiami Trail is going fast! Don't think twice about making your mark with this golden opportunity.



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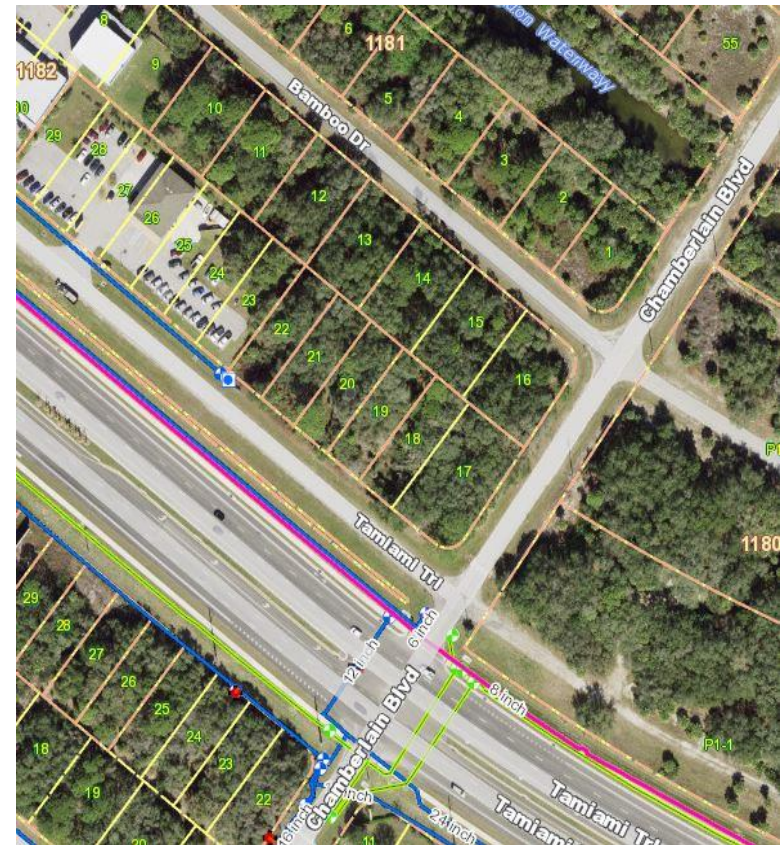
Executive Summary



PROPERTY DETAILS	
Address:	550-560 Tamiami Trail, Port Charlotte FL 33954
Land Area:	50,437 SF (1.16 A)
Sale Price:	\$650,000
Zoning:	CG – Commercial General
CG Uses	https://library.municode.com/fl/charlotte_county/codes/code_of_ordinances?nodeId=PTIILADEGRMA_CH3-9ZO_ARTIIDIRE_S3-9-42COGECG
CCU Interactive Map	https://ccgis.charlottecountyfl.gov/apps/mapbook/

SITE SUMMARY

Five CG-zoned parcels (the corner parcel is actually a double lot aka 16100 Chamberlain Boulevard) are currently offered for sale. Located at Tamiami Trail and Chamberlain Boulevard, this 1.16-acre site has the potential for multiple ingress/egress options including a median cut on US 41 to provide a full-access intersection. This listing is catty-corner from the West Port Subdivision.



WATER/SEWER AVAILABILITY

Demographic Statistics

Proximity:	1 mile	3 miles	5 miles
Total Population:	1,570	27,617	87,574
Median Age:	48.4	47.2	48.9
Households:	632	11,096	36,605
Median Home Income:	\$63,324	\$67,910	\$65,915
Per Capita Income:	\$36,831	\$37,164	\$37,457

Traffic Volume

Collection Street	Cross Street	Traffic Volume	Year	Mile Radius
Tamiami Trail	Chamberlain Blvd.	29,000	2022	At the site
Veterans Blvd.	Atwater St.	25,500	2022	3.5 miles
Tamiami Trail	Harbor Blvd.	46,500	2022	5 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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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.

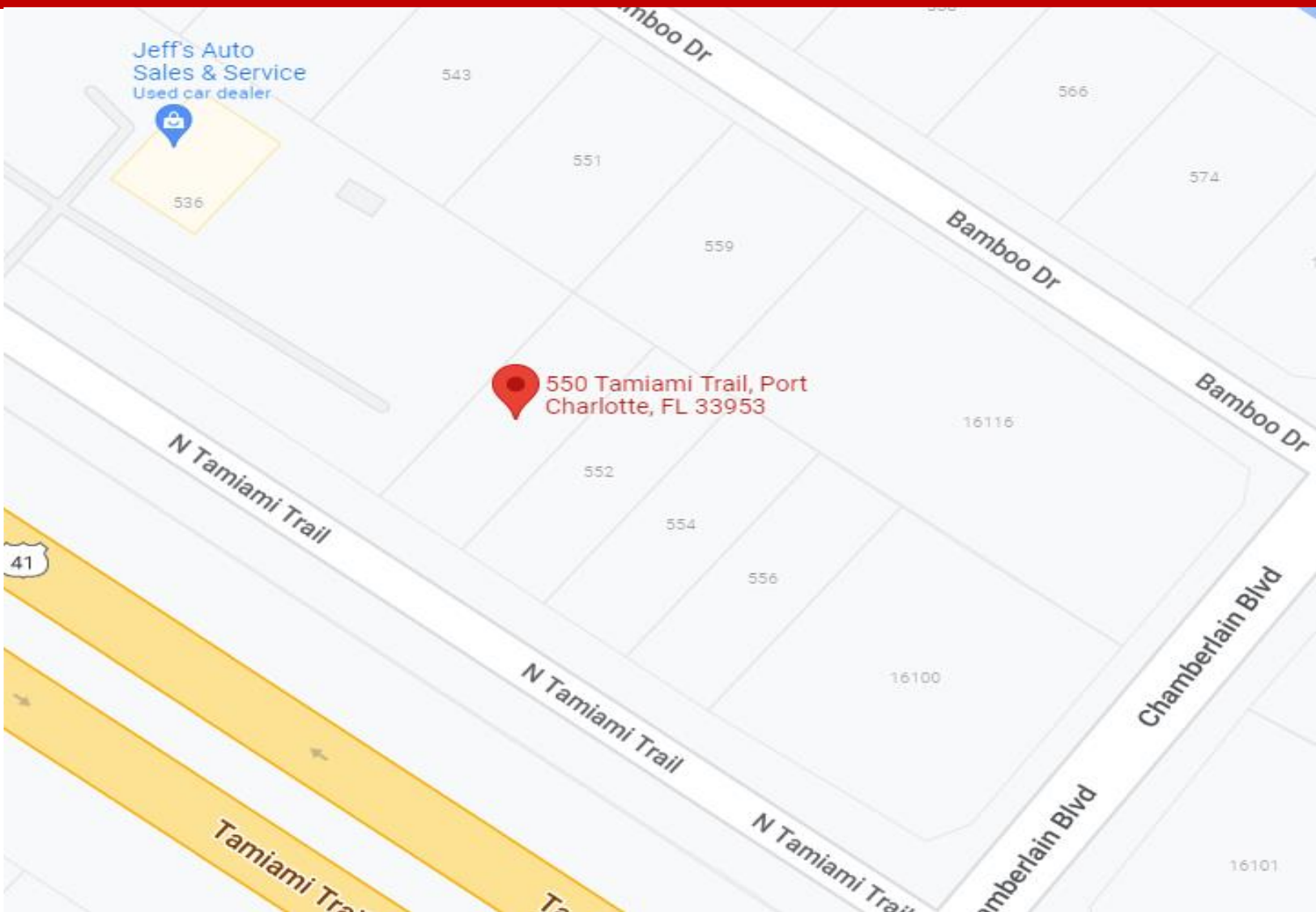
EXPECTATIONS

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 designated candidate awarded the coveted CCIM pin.





CONFIDENTIALITY & DISCLAIMER STATEMENT

The information contained in this document is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Corr Commercial Advisors LLC and should not be made available to any other person or entity without the written consent of Corr Commercial Advisors LLC. This document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Corr Commercial Advisors LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition of the business prospects of any tenants, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Corr Commercial Advisors, LLC has not verified, and will not verify, any of the information contained herein, nor has Corr Commercial Advisors LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Some or all the photographs contained within may have been altered from their original format. All potential buyers must take appropriate measures to verify all the information set forth herein.



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