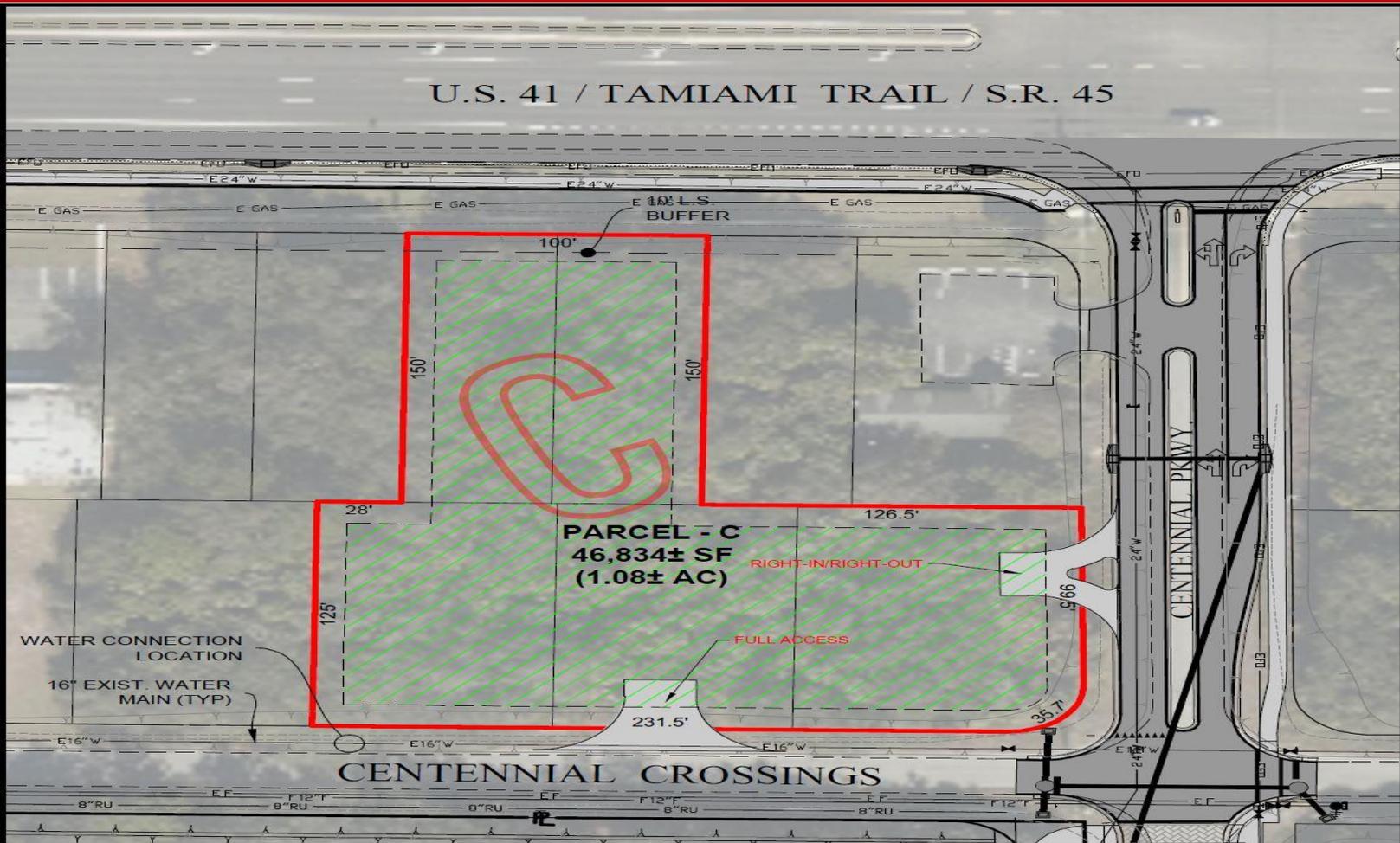


**Commercial Real Estate Advisors**  
*A marketing company licensed to broker real estate*



**1.08 Acres CG Zoned Land For Sale**  
**683 Tamiami Trail**  
**Port Charlotte, FL 33953**  
**North of West Port Subdivision**  
**\$421,443**



**Howard J. Corr CCIM**  
Managing Broker  
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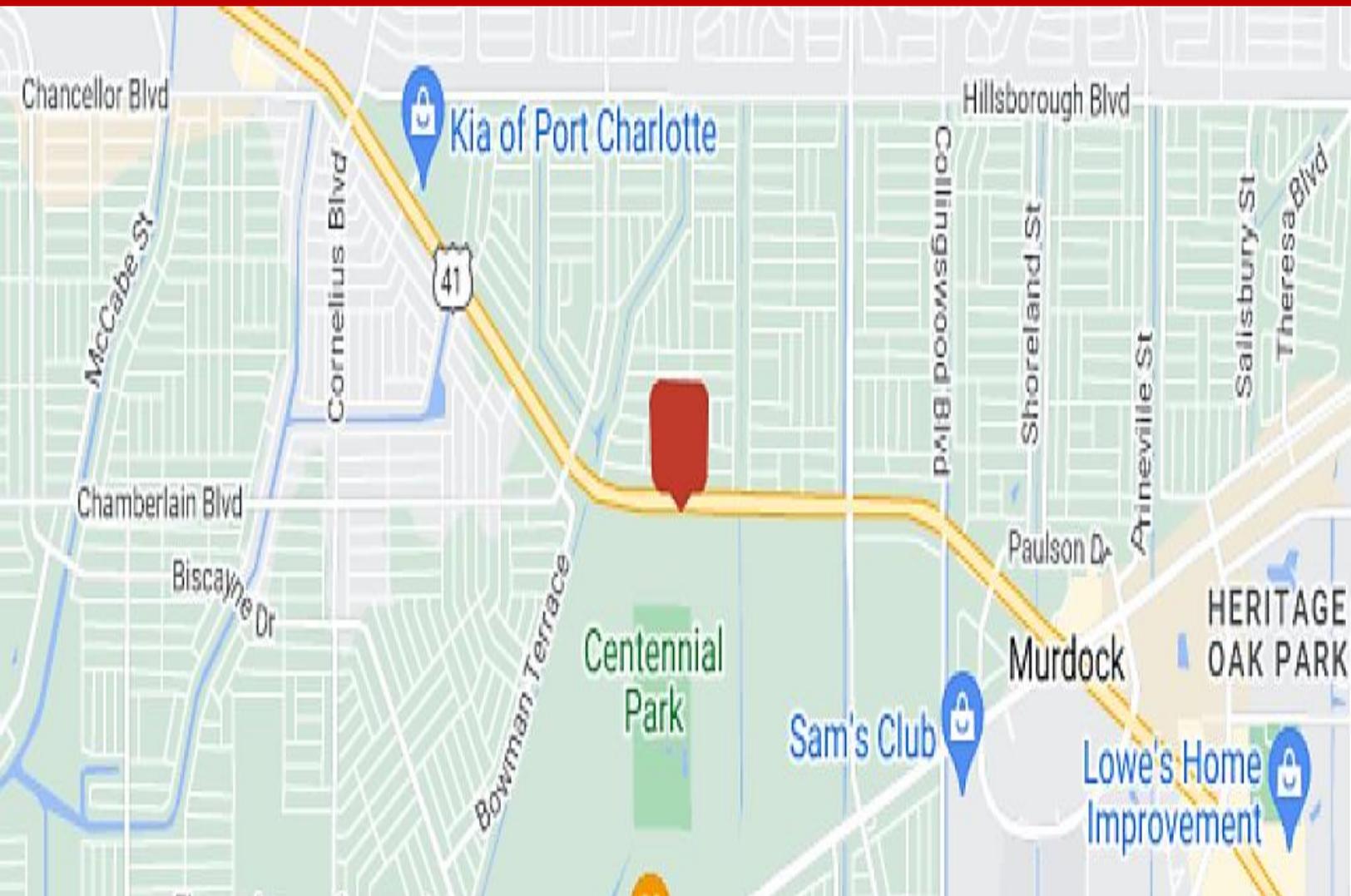
**CORR**  
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REAL ESTATE SERVICES

**941.740.1215**

18501 Murdock Cir Suite 300 | Port Charlotte FL, 33948

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

# 683 Tamiami Trail, Port Charlotte



Five contiguous CG-zoned lots in Parcel C for sale. Frontage on Tamiami Trail for two lots with three lots behind them on Centennial Crossings. Another assemblage available nearby as Parcel A (2.45 Acres – 621 Tamiami Trail, Port Charlotte) . Vacant commercial land on Tamiami Trail is going fast! Don't miss this opportunity to add your business at busy Tamiami Trail in Port Charlotte!

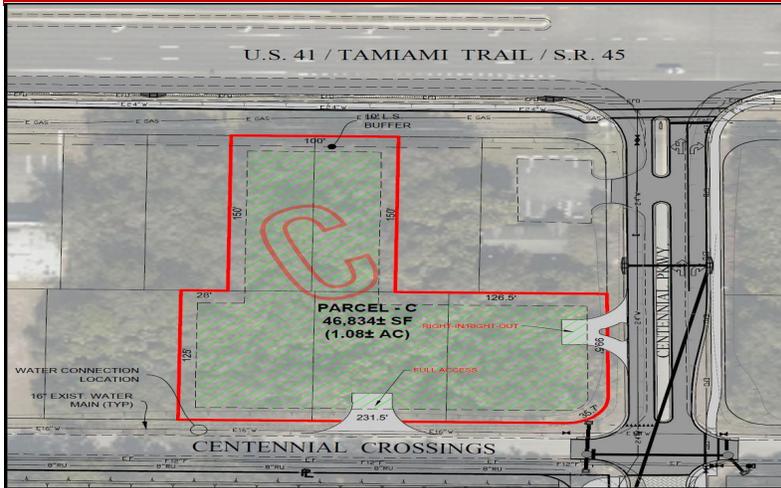


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REAL ESTATE SERVICES Port Charlotte FL, 33948

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# Executive Summary



## PROPERTY DETAILS

Address:	683 Tamiami Trail, Port Charlotte 33953
Land Area:	46,827 SF (1.08 Acres)
Sale Price:	\$421,443
Zoning:	CG – Commercial General
CG Uses	<a href="https://library.municode.com/fl/charlotte_county/codes/code_of_ordinances?nodeId=PTIII_LADEGRMA_CH3-9ZO_ARTIIDIRE_S3-9-42COGEGC">https://library.municode.com/fl/charlotte_county/codes/code_of_ordinances?nodeId=PTIII_LADEGRMA_CH3-9ZO_ARTIIDIRE_S3-9-42COGEGC</a>
CCU Interactive Map	<a href="https://ccgis.charlottecountyfl.gov/apps/mapbook/">https://ccgis.charlottecountyfl.gov/apps/mapbook/</a>

## SITE SUMMARY

Five contiguous CG-zoned lots in Parcel C for sale. Frontage on Tamiami Trail for two lots with three lots behind them on Centennial Crossings. Vacant commercial land is going fast! Don't miss this opportunity to add your business at busy Tamiami Trail in Port Charlotte!



## Demographic Statistics

Proximity:	1 mile	3 miles	5 miles
Total Population:	1,322	25,897	88,524
Median Age:	48.1	45.3	49.2
Households:	526	10,142	37,050
Median Home Income:	64,105	67,199	65,387
Per Capita Income:	35,011	35,998	37,144

## Traffic Volume

Collection Street	Cross Street	Traffic Volume	Year	Mile Radius
Tamiami Trail	Chamberlain Blvd.	29,000	2022	.5 mile
Tamiami Trail	Toledo Blade Blvd.	15,600	2022	1 mile
Veterans Blvd.	Atwater St.	25,500	2022	3.5 miles
Tamiami Trail	Harbor Blvd.	46,500	2022	5 miles

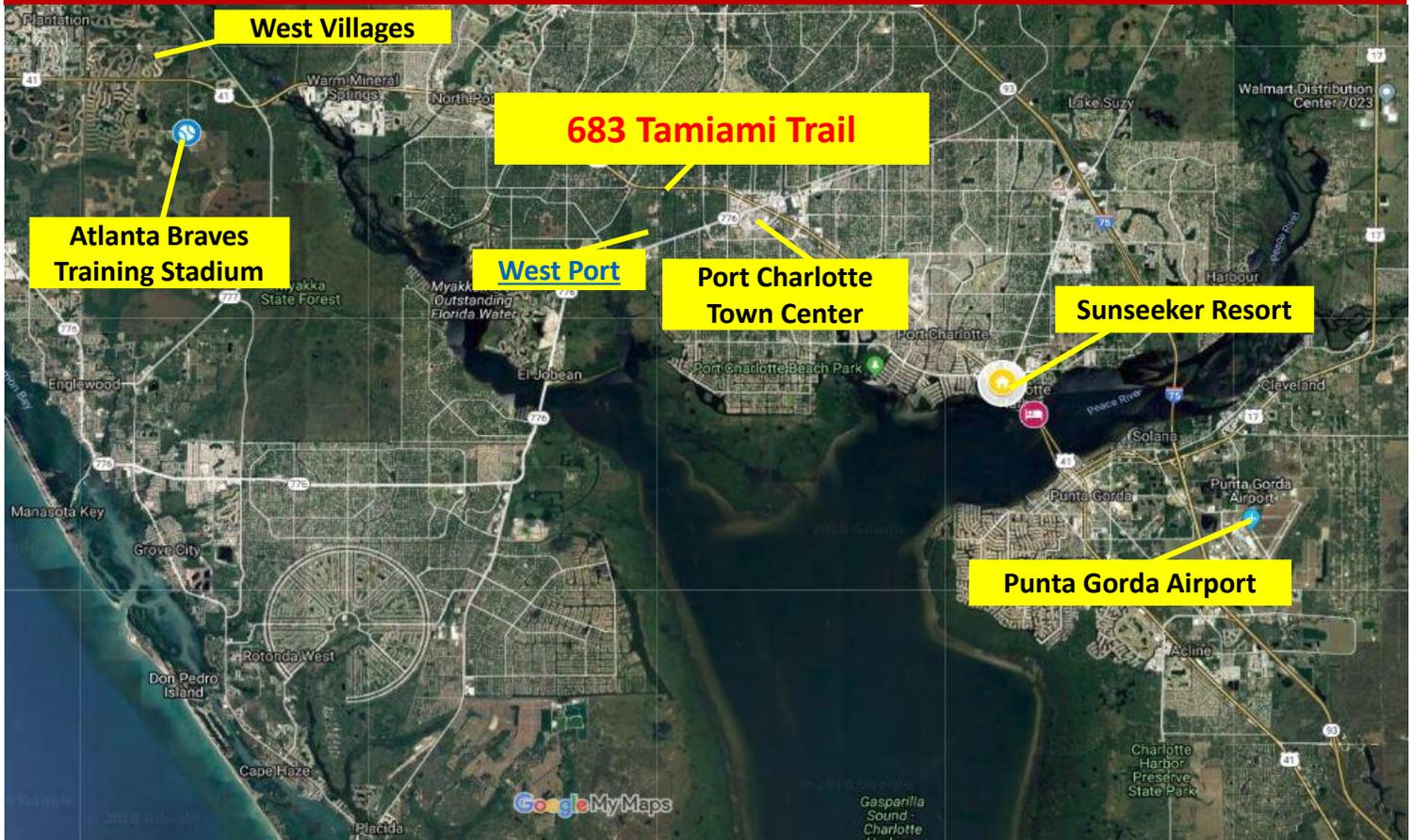


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# Aerial Map



## 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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H.Corr@CorrAdvisors.com

## MISSION STATEMENT

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

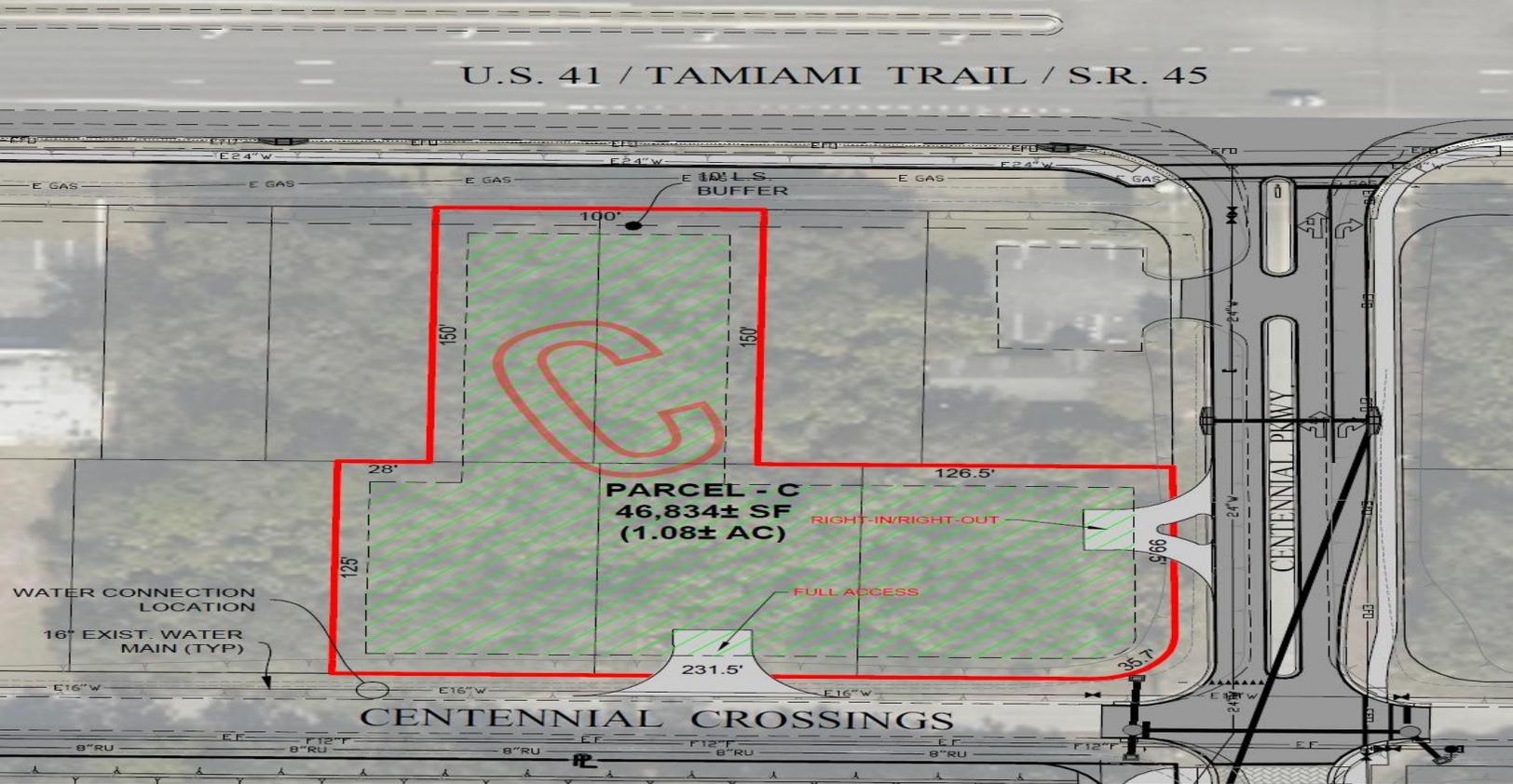
## EXPECTATIONS

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.





## CONFIDENTIALITY & DISCLAIMER STATEMENT

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