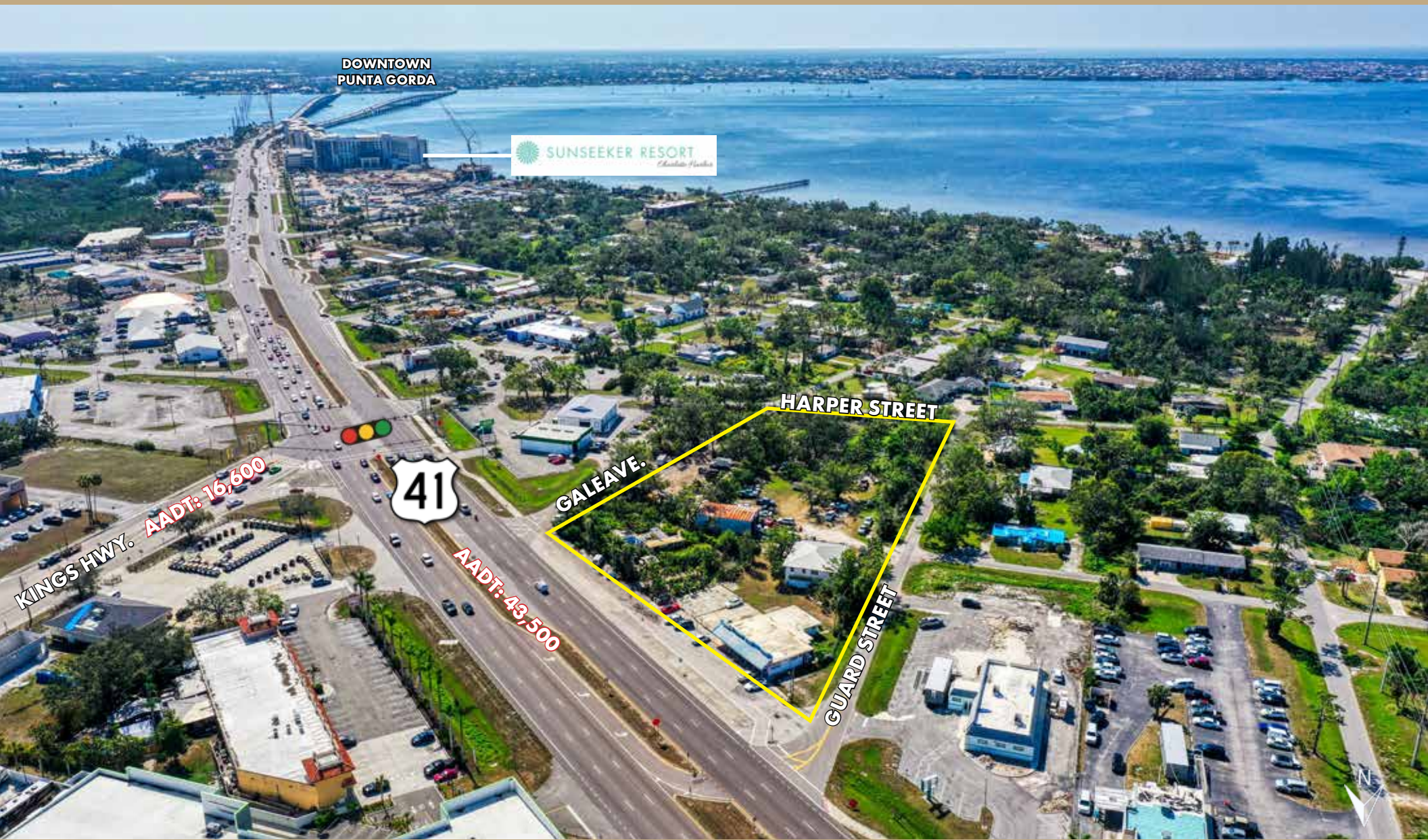


4549 TAMAMI TRAIL, PORT CHARLOTTE, FL

2.83± ACRE COMMERCIAL BLOCK ON US 41



OFFERING SUMMARY

Property Address: 4549 Tamiami Trail
Port Charlotte, FL, 33980

County: Charlotte

Property Type: 2.83± Acres | 124,581± Sq. Ft.

Zoning: Commercial General (CG)

Future Land Use: Charlotte Harbor Commercial

Utilities: Water, Sewer and Electric on Site

STRAP Number : 402225308001

2022 Tax Information: \$18,242.72

Existing Use: Stabilized tenants provide annual revenue of \$40,000+

LIST PRICE

\$1,500,000 | \$12.04 PSF

LSI COMPANIES

Land
Solutions

LSI
COMMERCIAL

Development
Solutions

SALES TEAM



Christi Pritchett, CCIM
Sales Associate



OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

cpritchett@lsicompanies.com | 239.489.4066

WWW.LSICOMPANIES.COM



TABLE OF CONTENTS

04

PROPERTY OVERVIEW

05

APPROVED USES

06

PROPERTY AERIALS

08

AREAS OF INTEREST

09

AREA DEMOGRAPHICS

10

DRIVE TIME MAP

11

LOCATION MAP

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PROPERTY OVERVIEW

- Prime commercial block within the Charlotte Harbor Redevelopment Area and just two blocks from the under-construction Sunseeker Resort, this property is well suited to deliver commercial/retail product to serve growing demand and increased residential development in the immediate area
- Surrounded by numerous new and proposed developments, including new multi-family projects along Harborview Road, Harpoon Harry's south of Edgewater Drive and Whiskey Joe's across from Sunseeker Resort
- The 2.86± acre parcel is flanked by County-maintained roads on all sides providing excellent ingress/egress for future development
- The site is improved with miscellaneous structures, all considered interim improvements until the site is developed into its highest and best use. Existing tenants provide an income of \$40,000 annually



APPROVED USES

Under the existing zoning designation of Commercial General (CG), a variety of uses are allowed, including:

- Hotel
- Retail
- General office
- Medical office
- Gas station
- Drug store
- Restaurant/Bar
- Storage facility
- Car wash
- Parking lot
- Vehicle or recreation vehicle sales (with conditional approval)

**Please inquire for a complete list of approved uses*

CG ZONING CODE:

https://library.municode.com/fl/charlotte-county/codes/code_of_ordinances?no-deld=PTIIILADEGRMA_CH3-9ZO_ARTII-DIRE_S3-9-42COGECG



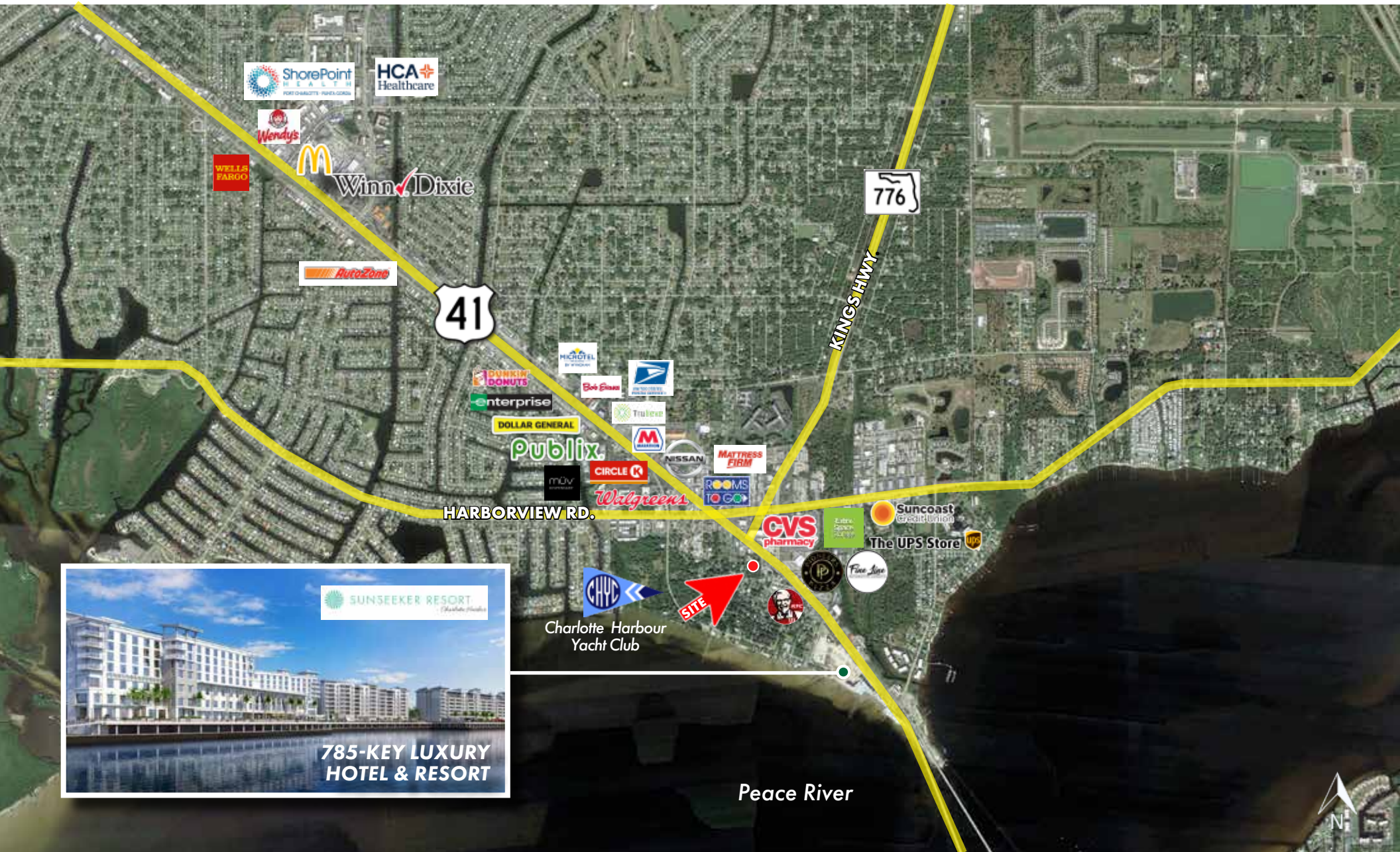
PROPERTY AERIAL



PROPERTY AERIAL



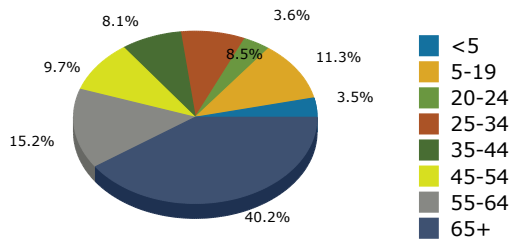
AREAS OF INTEREST



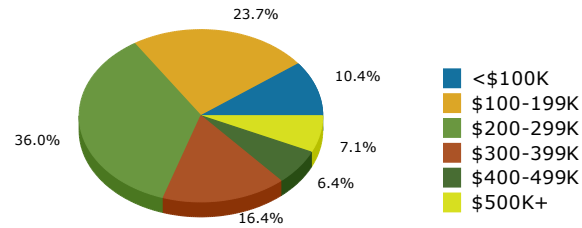
AREA DEMOGRAPHICS

10-MIN RADIUS

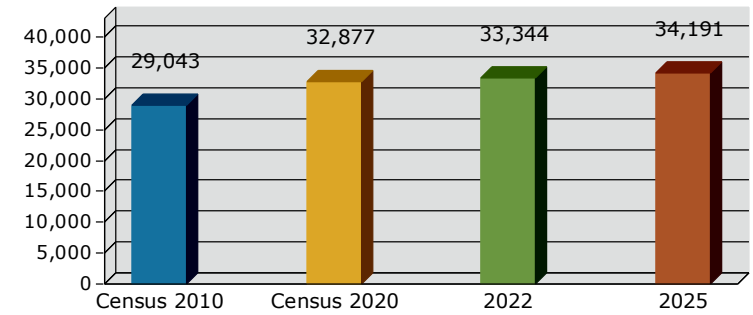
2022 Population by Age



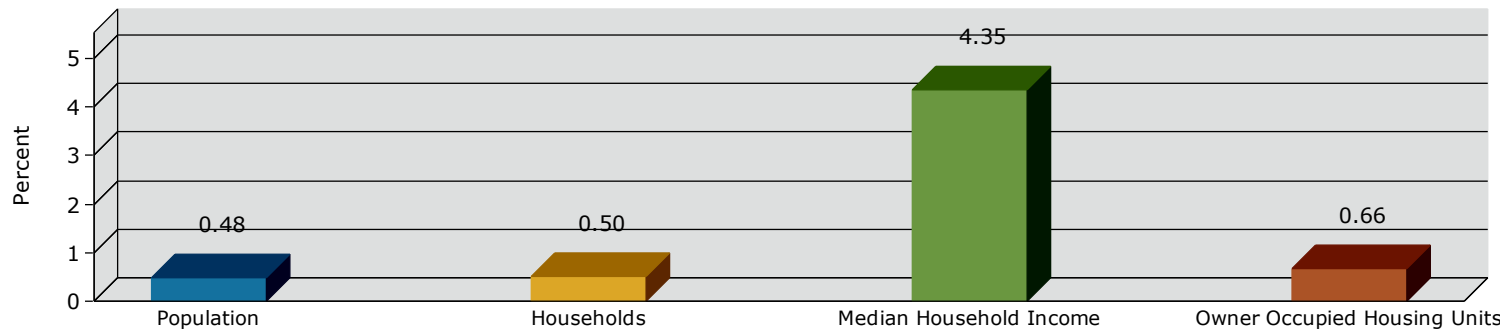
2022 Home Value



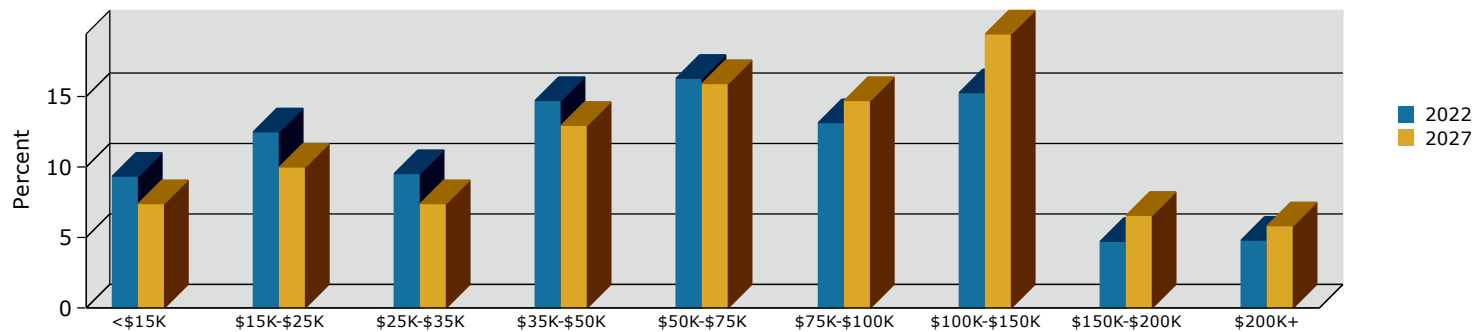
Households



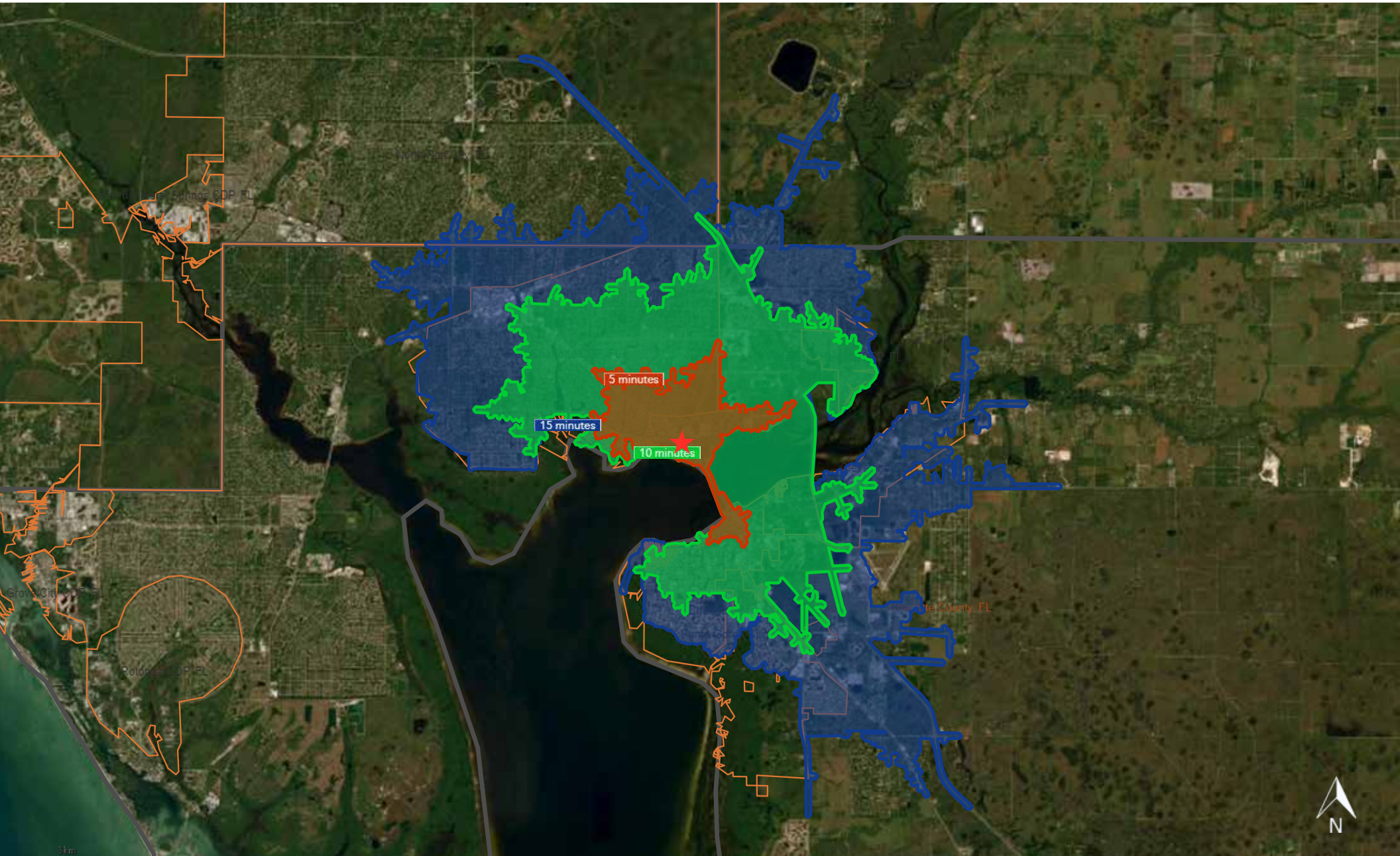
2022-2027 Annual Growth Rate



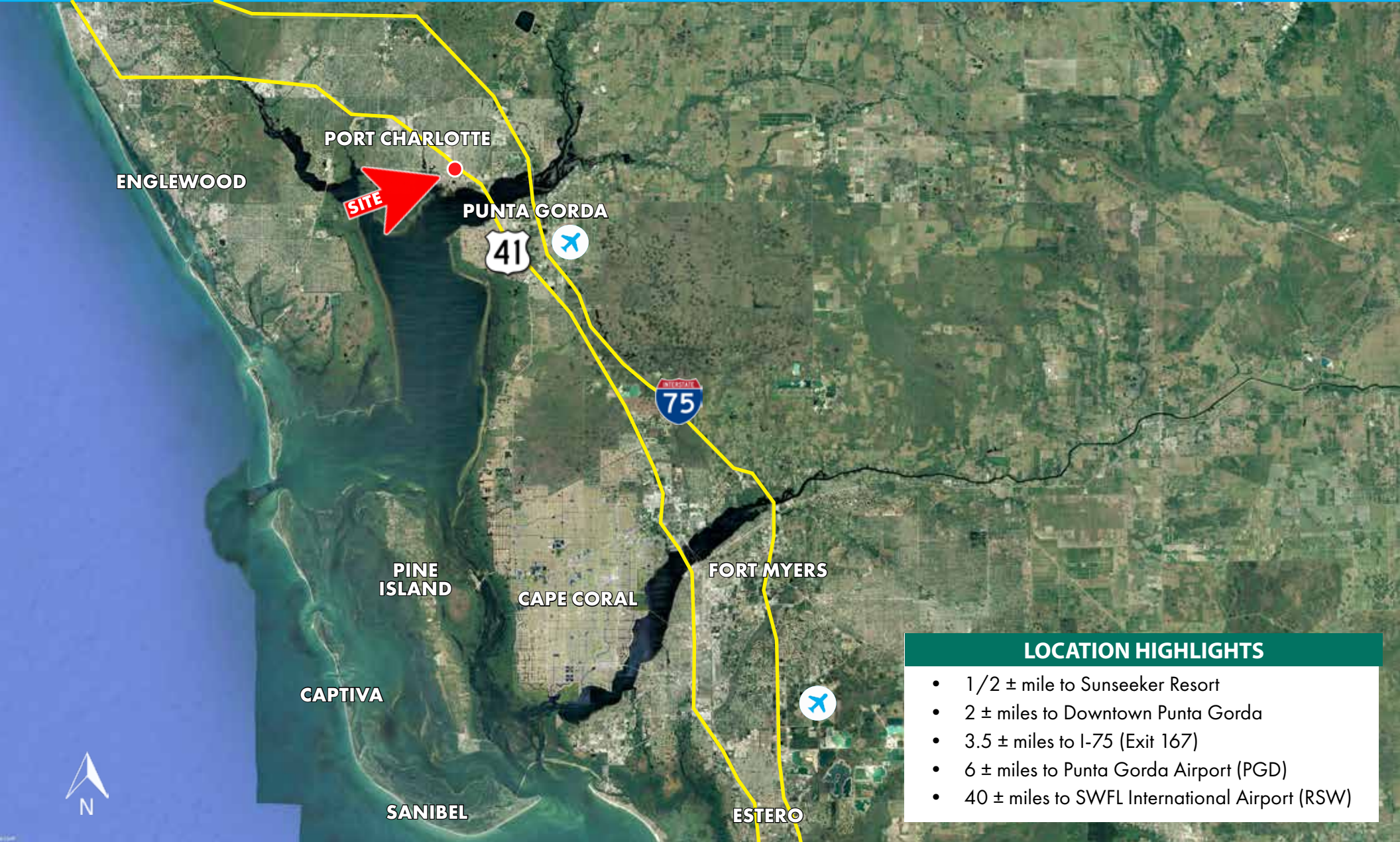
Household Income



DRIVE TIME MAP

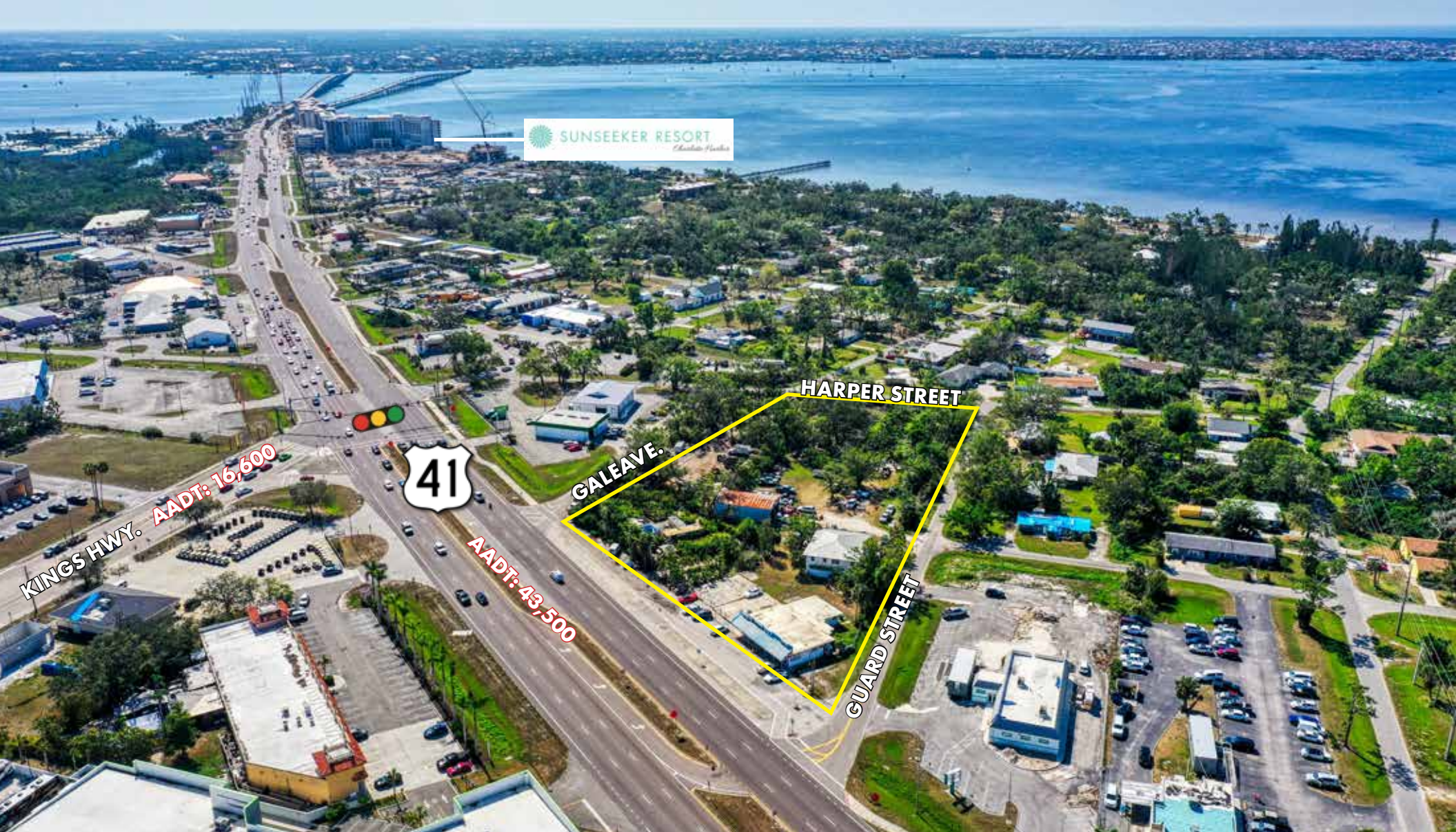


LOCATION MAP



LOCATION HIGHLIGHTS

- 1/2 ± mile to Sunseeker Resort
- 2 ± miles to Downtown Punta Gorda
- 3.5 ± miles to I-75 (Exit 167)
- 6 ± miles to Punta Gorda Airport (PGD)
- 40 ± miles to SWFL International Airport (RSW)



SUNSEEKER RESORT
Florida's Finest

KINGS HWY. AADT: 16,600



AADT: 43,500

HARPER STREET

GALEAVE

GUARD STREET

LSI

COMPANIES

Land Solutions

LSI COMMERCIAL

Development Solutions

LIMITATIONS AND DISCLAIMERS

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