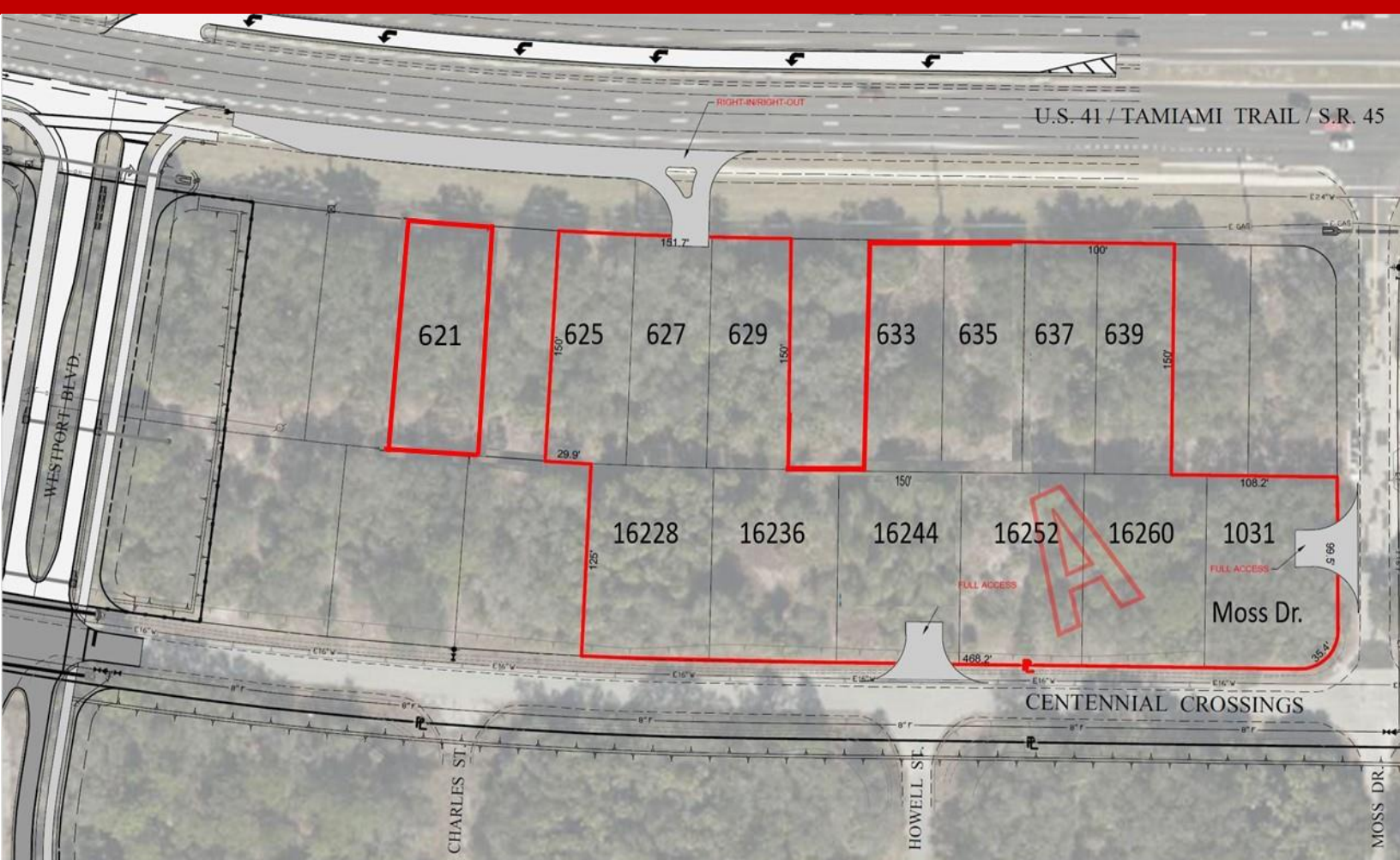


# Commercial Real Estate Advisors

*A marketing company licensed to broker real estate*



## 2.79 ACRES CG ZONED LAND FOR SALE

621 Tamiami Trail

(aka Parcel A)

Port Charlotte, FL 33953

North of [West Port Subdivision](#)

**\$1,000,000**



**Howard J. Corr CCIM**

Managing Broker

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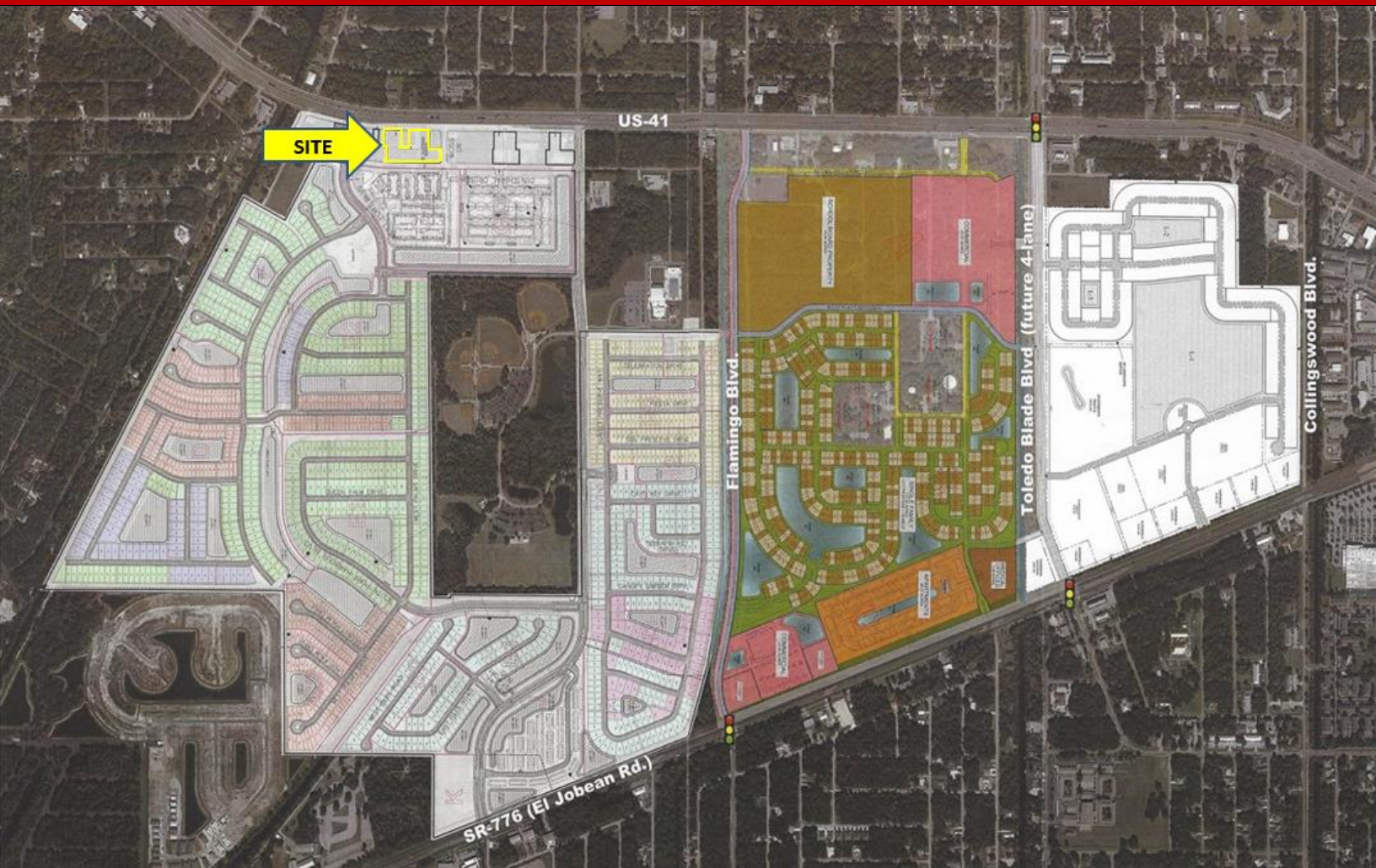
**941.740.1215**

18501 Murdock Cir Suite 300 | Port Charlotte FL, 33948

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



# 621 Tamiami Trail, Port Charlotte



Are you looking to establish or expand your business in a thriving commercial area? We are excited to present a rare and valuable opportunity to purchase fourteen mostly contiguous CG-zoned lots, spanning a total of 2.79 acres. This prime commercial land offers exceptional visibility and accessibility, with a substantial frontage of 400 feet on the bustling Tamiami Trail. The property is divided into eight lots fronting Tamiami Trail and six additional lots situated directly behind them on Franklin Avenue. This layout provides ample space and a strategic advantage for various business ventures.



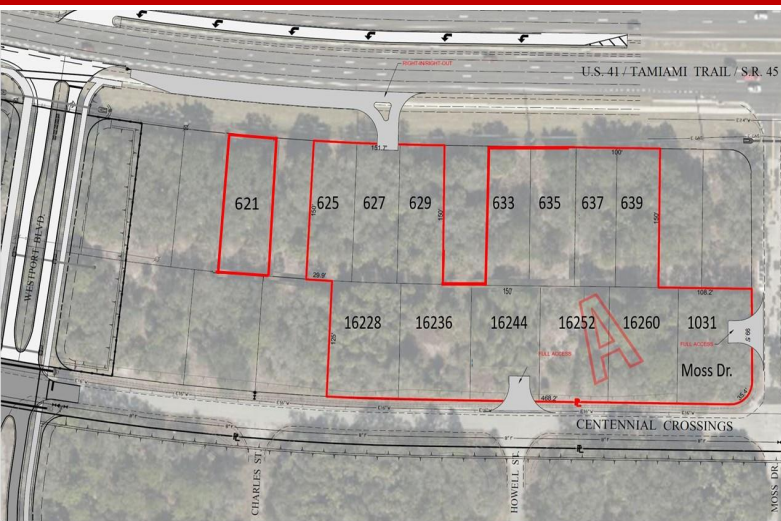
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# EXECUTIVE SUMMARY



## PROPERTY DETAILS

Address:	621 Tamiami Trail, Port Charlotte 33953
Land Area:	121,610 SF (2.79 A)
Sale Price:	\$1,000,000
Zoning:	CG – Commercial General
CG Uses	<a href="https://library.municode.com/fl/charlotte_county/codes/code_of_ordinances?nodeId=PTIILADEGRMA_CH3-9ZO_ARTIIDIRE_S3-9-42COGECG">https://library.municode.com/fl/charlotte_county/codes/code_of_ordinances?nodeId=PTIILADEGRMA_CH3-9ZO_ARTIIDIRE_S3-9-42COGECG</a>
CCU Interactive Map	<a href="https://ccgis.charlottecountyfl.gov/apps/mapbook/">https://ccgis.charlottecountyfl.gov/apps/mapbook/</a>

## SITE SUMMARY

Fourteen mostly contiguous CG-zoned lots (2.79 acres) in Parcel A for sale. Frontage (400') on Tamiami Trail for eight lots with six lots behind them on Franklin Avenue. 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!



## DEMOGRAPHIC STATISTICS

Proximity:	1 mile	3 miles	5 miles
Total Population:	2,584	29,465	91,397
Median Age:	53.4	50.7	52.5
Households:	1,013	11,761	38,375
Median Home Income:	\$76,191	\$68,219	\$73,008
Per Capita Income:	\$36,486	\$35,409	\$38,657

## TRAFFIC VOLUME

Collection Street	Cross Street	Traffic Volume	Year	Mile Radius
Tamiami Trail	Chamberlain Blvd.	31,000	2024	.5 mile
Tamiami Trail	Toledo Blade Blvd.	16800	2024	1 mile
Veterans Blvd.	Atwater St.	27,000	2024	3.5 miles
Tamiami Trail	Harbor Blvd.	46,000	2024	5 miles



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Port Charlotte is a vibrant and growing community with a strong economic foundation. Tamiami Trail is a major thoroughfare that sees a high volume of traffic daily, making it an ideal location for businesses seeking maximum exposure. Whether you are looking to open a retail store, restaurant, office, or other commercial establishment, this location offers the perfect setting to attract customers and clients. Investing in commercial real estate in Port Charlotte is a smart move, given the area's steady growth and development. The strategic location of these lots ensures long-term value and potential for appreciation. With the right development plan, you can create a thriving business hub that caters to the needs of the local community and beyond.





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.

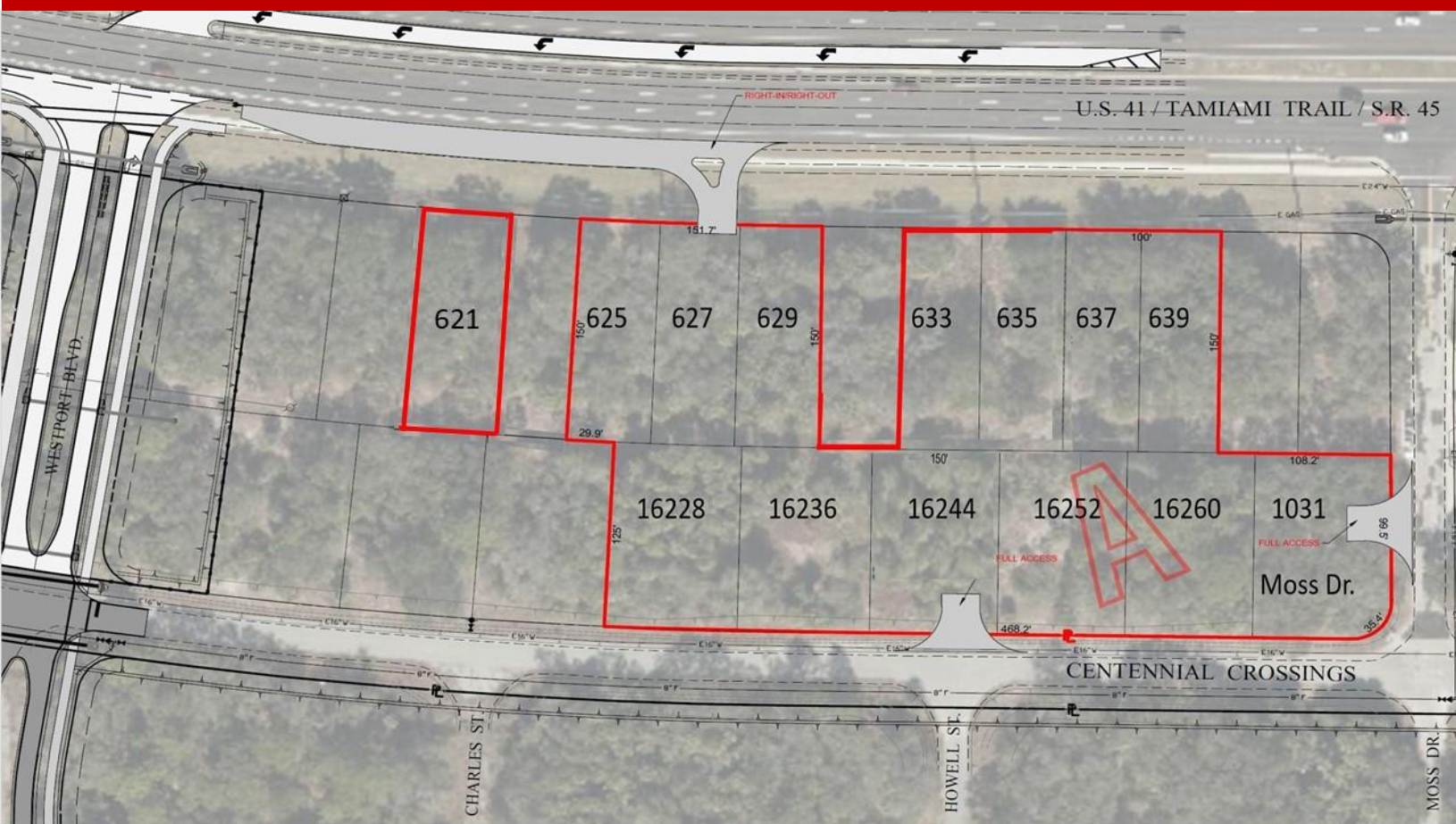


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