

# IN THE MIDDLE OF...EVERYTHING!

2695 TAMIAMI TRAIL, PORT CHARLOTTE, FL



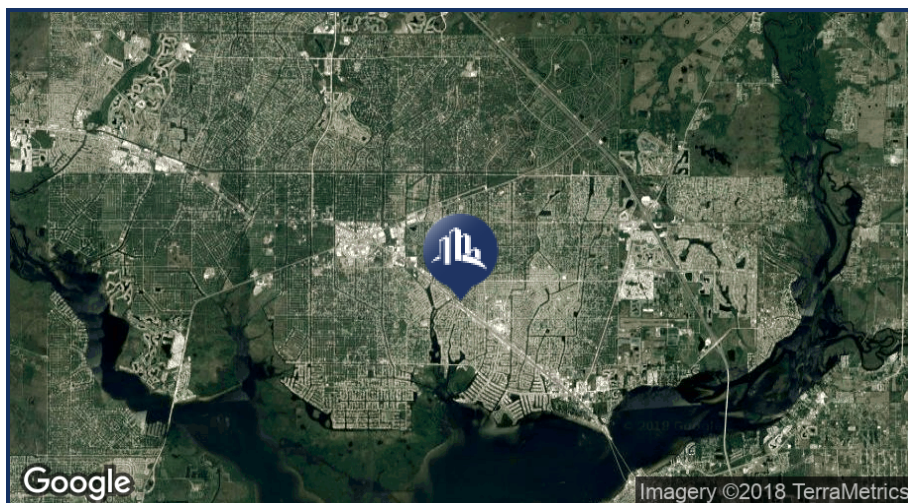
## FOR SALE

Sale Price: \$495,000

Property Type: Street Retail

Building Size: 6,930 SF

Lot Size: 0.34 Acres



## Features:

- 5 Unit building!
- Within minutes from Fawcett Memorial Hospital Medical Corridor!
- Direct frontage on US 41!
- Excellent Visibility!
- Central to all of Port Charlotte!

## Contact:

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FL #BK3202944

\*Each office Independently Owned and Operated

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SperryCGA - FCG Property Consultants // 401 E. PALM AVENUE, TAMPA, FL 33602 // [HTTPS:SPERRYCGA.COM](https://sperrycga.com)



## Executive Summary

2695 Tamiami Trl, Port Charlotte, Florida, 33952  
Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 26.99086  
Longitude: -82.11197

	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2000 Population	16,506	54,107	79,208
2010 Population	15,813	54,563	94,788
2017 Population	16,864	57,838	102,304
2022 Population	17,948	61,285	109,554
2000-2010 Annual Rate	-0.43%	0.08%	1.81%
2010-2017 Annual Rate	0.89%	0.81%	1.06%
2017-2022 Annual Rate	1.25%	1.16%	1.38%
2017 Male Population	47.3%	47.9%	47.9%
2017 Female Population	52.7%	52.1%	52.1%
2017 Median Age	53.5	53.0	52.9

In the identified area, the current year population is 102,304. In 2010, the Census count in the area was 94,788. The rate of change since 2010 was 1.06% annually. The five-year projection for the population in the area is 109,554 representing a change of 1.38% annually from 2017 to 2022. Currently, the population is 47.9% male and 52.1% female.

### Median Age

The median age in this area is 53.5, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	84.9%	82.8%	84.2%
2017 Black Alone	7.8%	9.7%	8.9%
2017 American Indian/Alaska Native Alone	0.4%	0.4%	0.3%
2017 Asian Alone	1.7%	1.9%	1.8%
2017 Pacific Islander Alone	0.1%	0.1%	0.1%
2017 Other Race	2.4%	2.2%	2.0%
2017 Two or More Races	2.7%	2.9%	2.7%
2017 Hispanic Origin (Any Race)	12.0%	11.2%	10.3%

Persons of Hispanic origin represent 10.3% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 41.5 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	7,785	23,736	35,157
2010 Households	7,441	24,170	41,761
2017 Total Households	7,843	25,427	44,769
2022 Total Households	8,301	26,868	47,825
2000-2010 Annual Rate	-0.45%	0.18%	1.74%
2010-2017 Annual Rate	0.73%	0.70%	0.96%
2017-2022 Annual Rate	1.14%	1.11%	1.33%
2017 Average Household Size	2.14	2.24	2.26

The household count in this area has changed from 41,761 in 2010 to 44,769 in the current year, a change of 0.96% annually. The five-year projection of households is 47,825, a change of 1.33% annually from the current year total. Average household size is currently 2.26, compared to 2.24 in the year 2010. The number of families in the current year is 28,387 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

May 11, 2018



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<b>Median Household Income</b>			
2017 Median Household Income	\$37,831	\$42,529	\$43,816
2022 Median Household Income	\$41,977	\$48,480	\$50,216
2017-2022 Annual Rate	2.10%	2.65%	2.76%
<b>Average Household Income</b>			
2017 Average Household Income	\$50,944	\$55,914	\$59,350
2022 Average Household Income	\$58,812	\$64,614	\$69,114
2017-2022 Annual Rate	2.91%	2.93%	3.09%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$23,788	\$25,108	\$26,422
2022 Per Capita Income	\$27,260	\$28,816	\$30,593
2017-2022 Annual Rate	2.76%	2.79%	2.97%

### Households by Income

Current median household income is \$43,816 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$50,216 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$59,350 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$69,114 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$26,422 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$30,593 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	9,069	27,257	41,845
2000 Owner Occupied Housing Units	5,824	18,908	28,451
2000 Renter Occupied Housing Units	1,961	4,828	6,706
2000 Vacant Housing Units	1,284	3,521	6,688
2010 Total Housing Units	9,563	30,484	54,268
2010 Owner Occupied Housing Units	5,251	17,931	31,330
2010 Renter Occupied Housing Units	2,190	6,239	10,431
2010 Vacant Housing Units	2,122	6,314	12,507
2017 Total Housing Units	10,139	32,380	58,291
2017 Owner Occupied Housing Units	5,198	17,752	31,699
2017 Renter Occupied Housing Units	2,646	7,675	13,071
2017 Vacant Housing Units	2,296	6,953	13,522
2022 Total Housing Units	10,669	34,065	61,927
2022 Owner Occupied Housing Units	5,478	18,643	33,786
2022 Renter Occupied Housing Units	2,823	8,225	14,038
2022 Vacant Housing Units	2,368	7,197	14,102

Currently, 54.4% of the 58,291 housing units in the area are owner occupied; 22.4%, renter occupied; and 23.2% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 54,268 housing units in the area - 57.7% owner occupied, 19.2% renter occupied, and 23.0% vacant. The annual rate of change in housing units since 2010 is 3.23%. Median home value in the area is \$150,650, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 6.86% annually to \$209,900.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

May 11, 2018