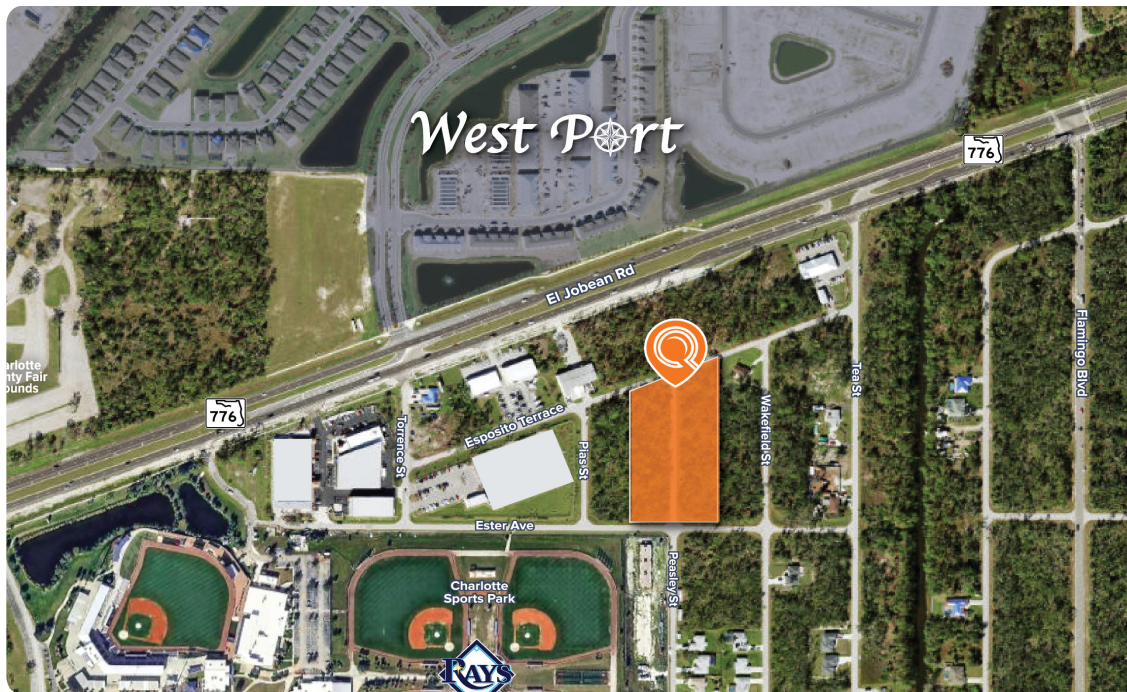


COMMERCIAL ASSEMBLAGE | PORT CHARLOTTE

16404 Ester Avenue – Port Charlotte, FL 33948



This assemblage of commercial property is in Port Charlotte. It is adjacent to the Charlotte County Sports Park, home of the Tampa Bay Rays' spring training facility, and Bert's Black Widow Harley-Davidson dealership. Offering a range of potential uses, including a possible flex warehouse project for local tradespeople working in the new West Port community. The parcel is owned by three entities and will be sold as one contiguous parcel.

[**VIEW PROPERTY LISTING**](#)



LAND



FOR SALE



\$1,250,000



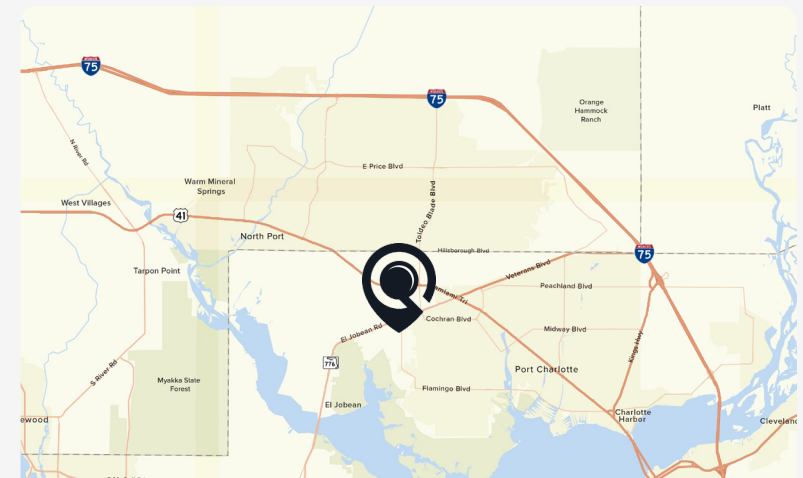
±4.79 AC



CG



37,000 VEHICLES PER DAY



[**GOOGLE MAP**](#)

[**CG ZONING CODE**](#)

5-MILE POPULATION
82,446

5-YEAR INCREASE
1.8%

5-MILE INCOME
\$102,568

5-MILE EMPLOYEES
25,826

HOWARD CORR, CCIM
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LQ COMMERCIAL GROUP
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Florida Focused, Nationally Aligned | **LQCRE.COM**

Information from reliable sources, but not guaranteed. Terms may change.

COMMERCIAL ASSEMBLAGE | PORT CHARLOTTE

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Looking north on Peasley from Ester Ave — vacant CG land, dual street frontage, SR 776 one block north.



ZONING

Commercial General (CG). Retail, office, business services, and light industrial/flex typically fit without a rezoning fight.

ASSEMBLAGE

Fifteen lots, three entities, one marketed closing at \$1,250,000. Internal paper road is the path from ~4.22 AC usable to ~4.79 AC if Charlotte County vacates the ROW.

UTILITIES

Water, sewer, and electric described as local. Treat as nearby, not hooked. Confirm tap locations, capacity, and impact fees before calling the site shovelready.

ACCESS

Ester Ave and Peasley St give two street faces. SR 776 / El Jobean is one block north.

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