

U-41 COMMERCIAL DEVELOPMENT SITE

862 South Tamiami Trail | Port Charlotte, FL 33953

Land For Sale



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



[GOOGLE TOUR](#)

[CG ZONING CODE](#)



\$225,000
PRICE



0.32 AC
SIZE



CG
ZONING

- 0.32 AC commercial development site for sale in Port Charlotte, FL
- Two CG-zoned lots fronting US-41 near Toledo Blade Boulevard
- Adjacent to the growing West Port Subdivision
- Versatile site for retail, services, or other commercial ventures in an strong residential growth area



5-MILE POPULATION
102,206



5-MILE AVG HH INCOME
\$101,092



5-MILE HOUSEHOLDS
43,103



5-MILE EMPLOYEES
31,639

[PROPERTIES.LQCRE.COM/862-TAMIAMI-TRAIL-SITE](https://properties.lqcre.com/862-tamiami-trail-site)



Tampa, FL 33609
5440 Mariner St #112
LQCRE.COM

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Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

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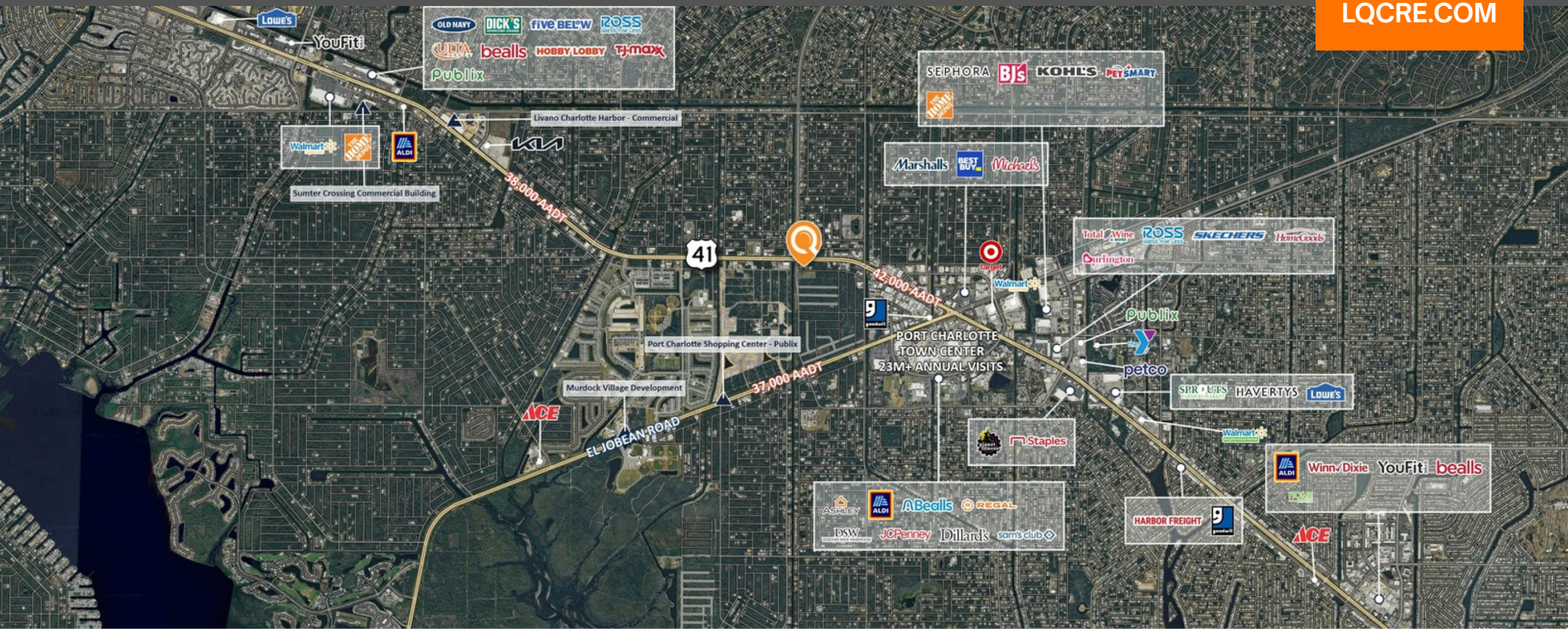
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Nestled close to Toledo Blade Boulevard, these two lots present a prime opportunity for business development in a CG-zoned area of Tamiami Trail. The vicinity is undeniably strategic, lying in close proximity to the developing new West Port Subdivision. The CG zoning of these lots offers versatility for various commercial enterprises. Whether you are looking to start a new venture or expand an existing one, this location is equipped to support diverse business needs. The vibrant community and growing residential clusters amplify the potential for retail, service-oriented businesses, and more. Seize this exceptional opportunity to establish or expand your business in one of the most promising locations near Toledo Blade Boulevard.



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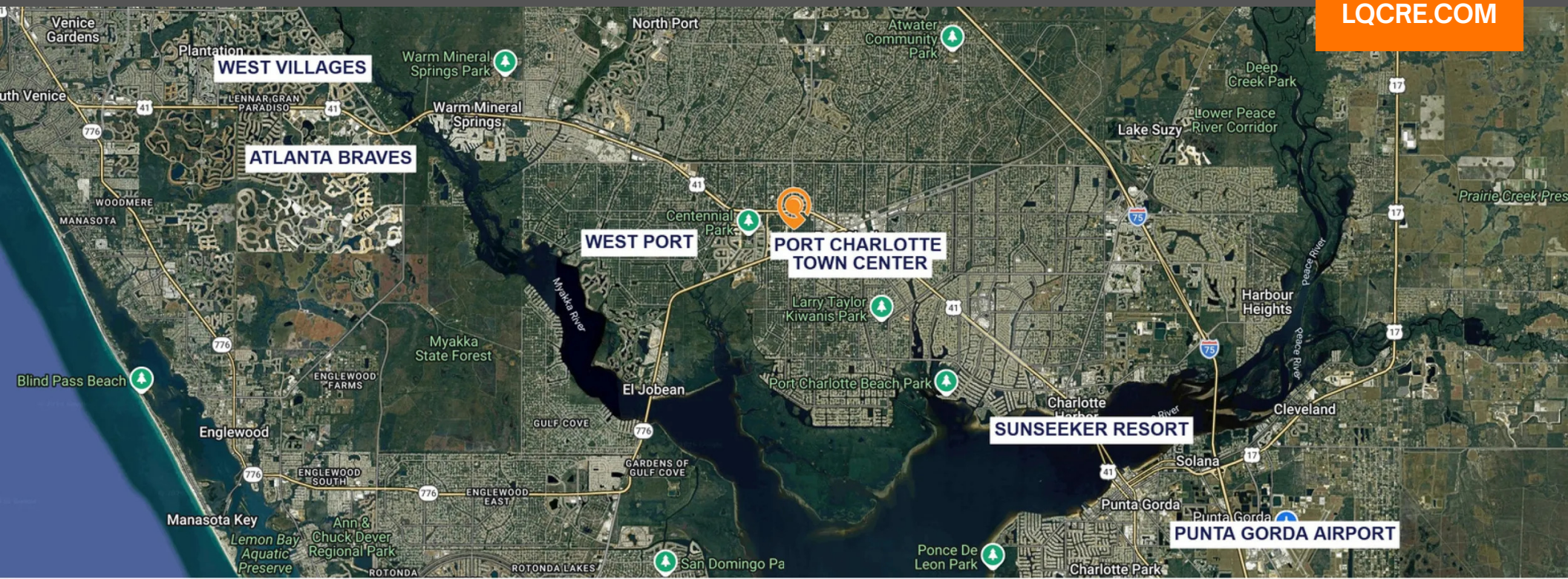
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West Port: West Port is poised to add 3,500+ new residences, from retirees seeking tranquility to growing families desiring space and modern amenities. West Port also promises thousands of square feet of new commercial space.

Centennial Park: 103.3 AC within the Murdock Village CRA and funded by Sales Tax, Parks/Rec Impact Fees and by the FL Recreation Development Assistance Program. The park is home to a College Baseball Tournament and a Disc Golf course.

West Port Marketplace: Publix-anchored shopping center, projected delivery early 2027. Located at the NE corner of El Jobean Rd and Flamingo Blvd. Flamingo Blvd will be extended to connect to US 41 and serves the West Port community.

Huntington Project: Initial construction is planned for two 5,000-sf multi-tenant quick serve restaurant tenants.



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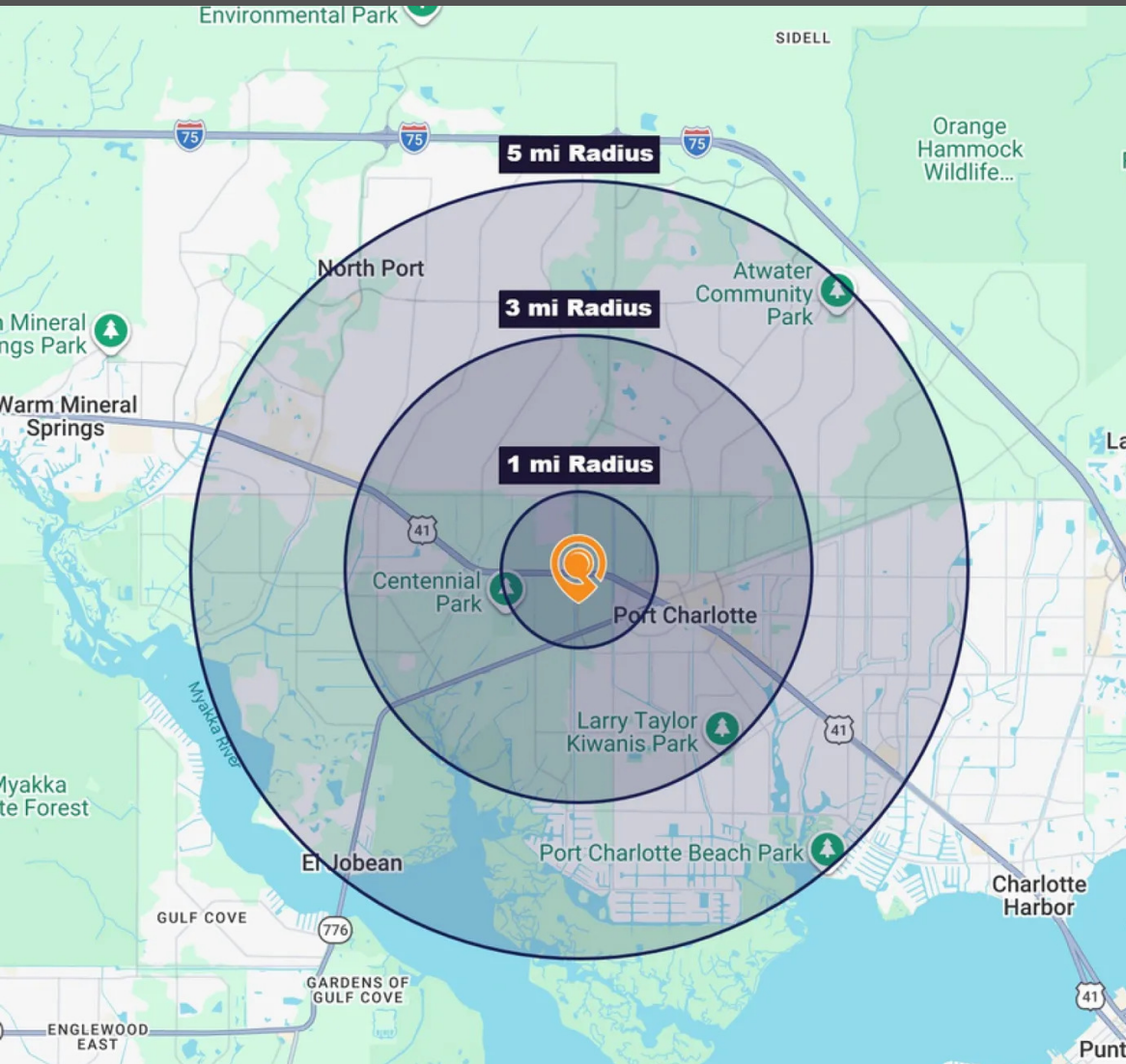
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	1,978	35,583	102,206
Five-Year Increase (#)	2,641	40,287	110,412
Five-Year Increase (%)	6.7%	2.6%	1.6%
Median Age	50.8	48.9	49.7
Households	884	14,946	43,103
Projected Annual Growth to 2026	1,134	16,687	45,801
White	83.9%	80.6%	80.7%
Black or African American	6.8%	8.3%	7.9%
Asian or Pacific Islander	1.7%	2.0%	2.0%
American Indian or Native Alaskan	0.2%	0.2%	0.2%
Other Races	7.5%	8.9%	9.3%
Hispanic	11.8%	11.3%	11.4%
Average Household Income	\$93,294	\$99,012	\$101,092
Median Household Income	\$75,851	\$69,775	\$73,732
Elementary (Grades 0 - 8)	1.2%	1.6%	2.2%
Some High School (Grades 9 - 11)	3.2%	4.6%	5.5%
High School Graduate	35.7%	32.1%	31.2%
Some College	22.5%	23.7%	24.4%
Associates Degree Only	16.3%	13.9%	11.4%
Bachelors Degree Only	12.2%	15.7%	16.1%
Graduate Degree	8.9%	8.5%	9.1%
Total Businesses	422	2,269	5,245
Total Employees	2,771	13,659	31,639



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