

Port Charlotte Outparcel

23041 Harbor View Road, Port Charlotte, FL 33980

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 1.4 AC Available for Ground Lease or BTS
- Over 250 ft of frontage on Harbor View Rd
- Phenomenal ingress and egress from all directions
- Over 70,000 CPD between Tamiami Trail, Kings Hwy, and Harborview Dr
- Ideal Uses: Coffee, QSR, Bank, Medical, Auto, and Traditional Retail
- Surrounded by national retailers including Publix, CVS, Walgreens, McDonald's, KFC, Rooms To Go, Dollar Tree, Dollar General, Dunkin', Mattress Firm, Ollie's, West Marine, Pet Supermarket, Davita

[CLICK HERE TO VIEW ON GOOGLE MAPS](#)

OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	1.4 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	16,215	46,865	76,585
Total Population	35,835	102,159	170,764
Average HH Income	\$74,131	\$82,627	\$86,966

Nick Barbato

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7575 Dr. Phillips Blvd, Ste 390

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SITE



EQUITY
INVESTMENT
SERVICES

AERIAL



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RETAILER MAP



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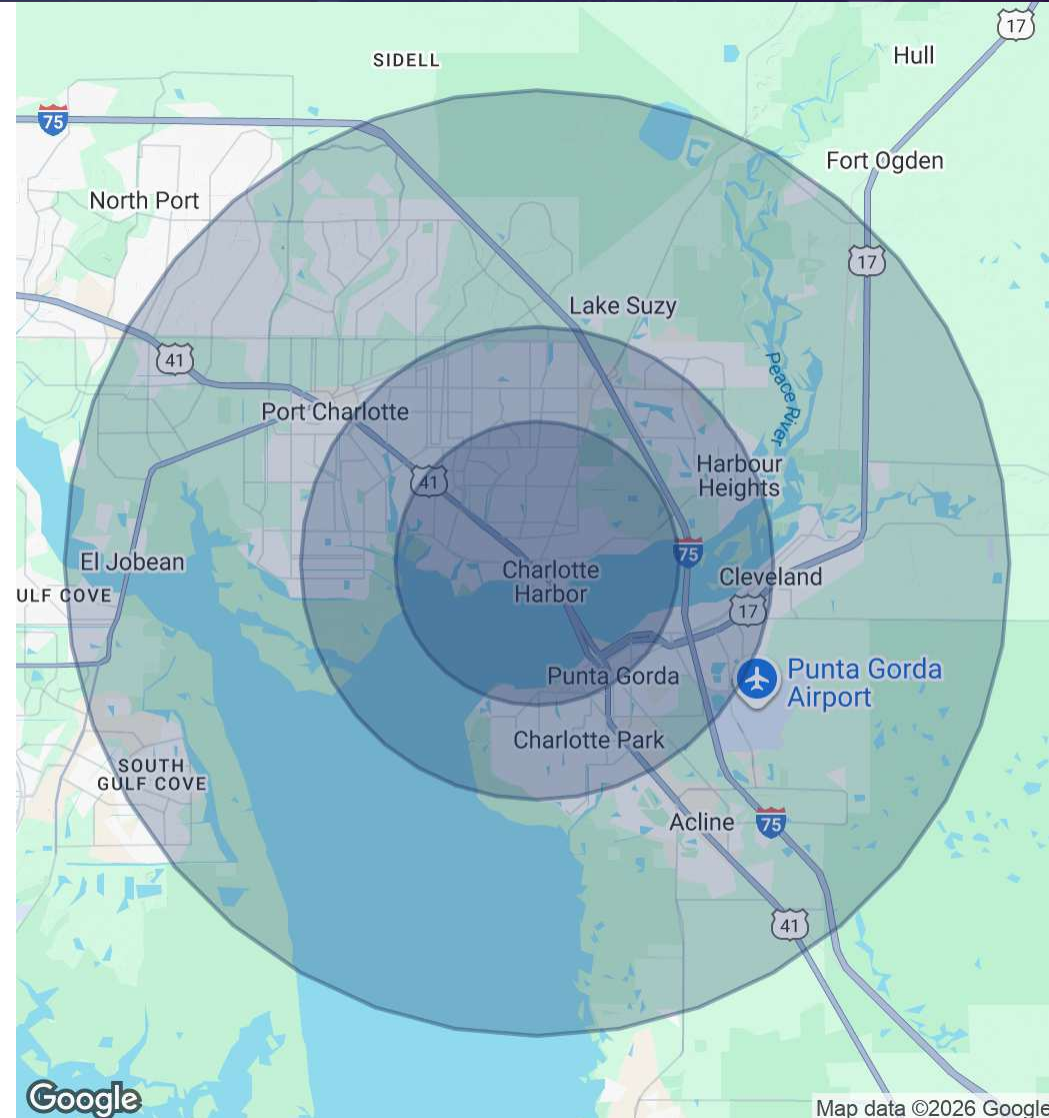
SITE



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DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	35,835	102,159	170,764
Average Age	52	54	53
Average Age (Male)	51	53	53
Average Age (Female)	53	55	54
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	16,215	46,865	76,585
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$74,131	\$82,627	\$86,966
Average House Value	\$290,608	\$346,518	\$357,831
RACE	3 MILES	5 MILES	10 MILES
Total Population - White	27,174	80,612	137,600
Total Population - Black	2,688	7,020	10,335
Total Population - Asian	767	1,748	2,881
Total Population - Hawaiian	29	53	76
Total Population - American Indian	125	296	476
Total Population - Other	1,257	3,031	4,495



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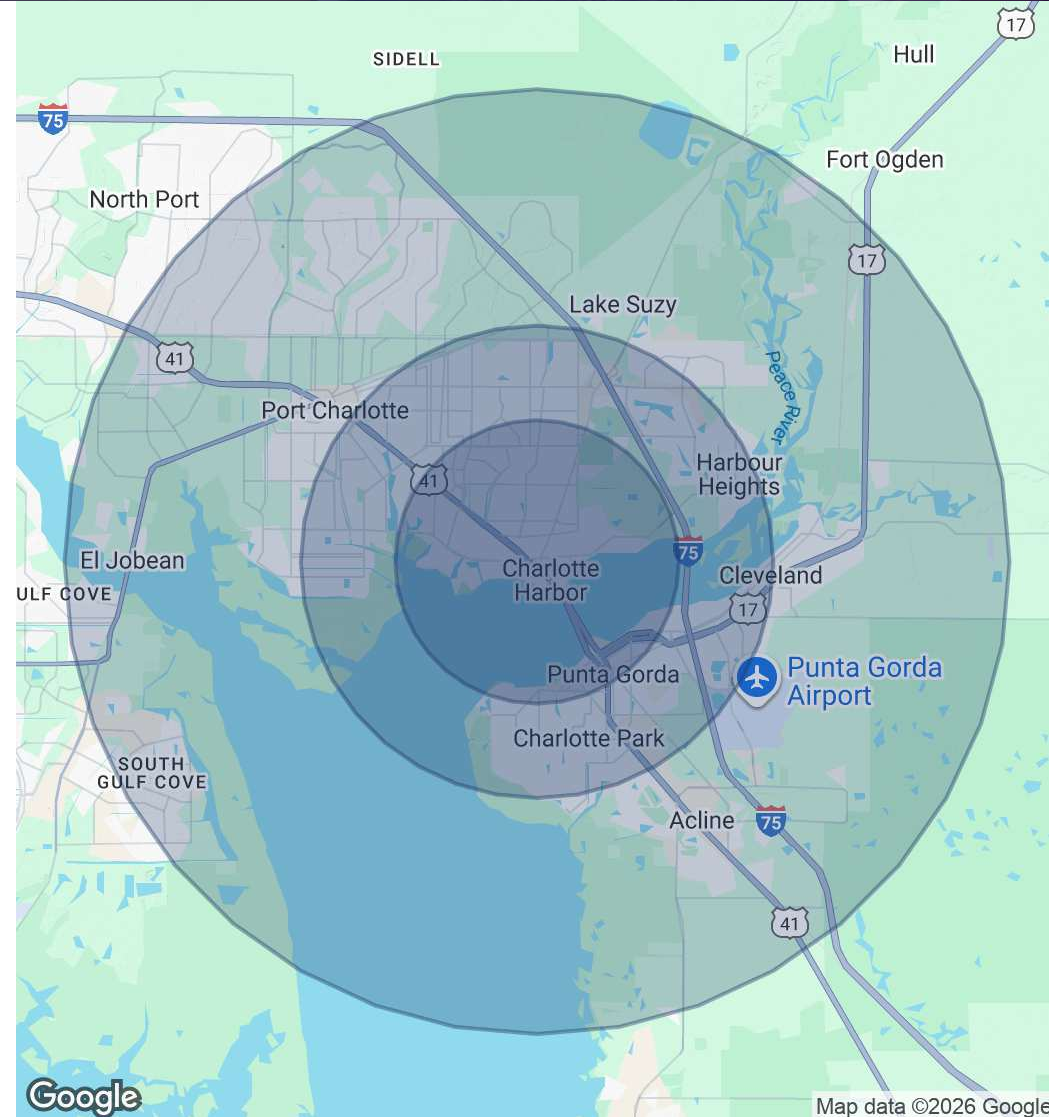
SITE



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DEMOGRAPHICS MAP & REPORT

AGE	3 MILES	5 MILES	10 MILES
0 - 4	1,244	3,135	5,345
5 - 9	1,302	3,273	5,635
10 - 14	1,457	3,659	6,585
15 - 17	938	2,380	4,263
18 - 20	956	2,411	4,251
21 - 24	1,244	3,185	5,491
25 - 34	3,032	7,630	12,597
35 - 44	3,023	7,705	13,350
45 - 54	3,160	8,448	14,944
55 - 64	5,302	15,612	25,848
65 - 74	7,305	23,883	39,541
75 - 84	4,839	15,632	25,193
85+	2,035	5,205	7,719



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