

AMERICAN PROPERTY GROUP

OF SARASOTA, INC.



0.22 ACRE LOT – FLEXIBLE ZONING FOR COMMERCIAL OR RESIDENTIAL USE

2157 TEA ST
PORT CHARLOTTE, FLORIDA 33948

PROPERTY HIGHLIGHTS

- ±0.22 Acre / 10,000 SF lot
- OMI zoning – multiple commercial or residential uses permitted
- Centrally located in Port Charlotte
- Competitive pricing at \$60,000



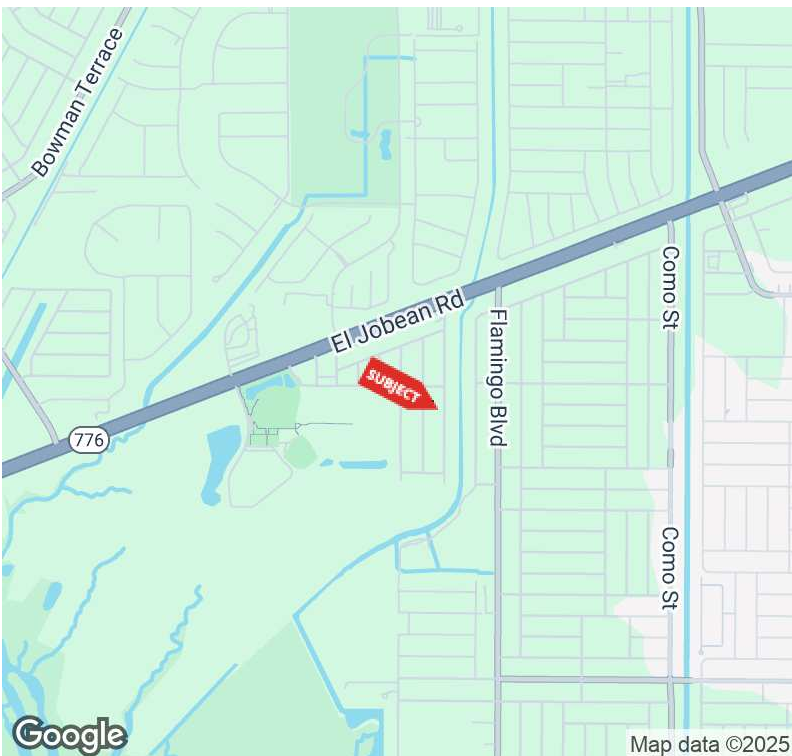
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	22	62	355
Total Population	57	161	928
Average HH Income	\$72,971	\$72,996	\$73,013

For More Information

GEOFFREY PAUL

Commercial Specialist
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PORT CHARLOTTE, FL 33948



OFFERING SUMMARY

Sale Price:	\$60,000
Lot Size:	10,000 SF
Price / Acre:	\$261,360
Zoning:	OMI

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 2157 Tea St, Port Charlotte, FL 33948

Property Type: Vacant Land

Property Size: ±0.22 Acres (10,000 SF)

This versatile parcel in Charlotte County provides an excellent opportunity for development. Zoned OMI (Office, Medical, Institutional), the site allows for a wide range of commercial or residential uses.

Positioned in a growing area of Port Charlotte, this property is ideal for investors, builders, or owner-users seeking a flexible site with strong zoning potential.

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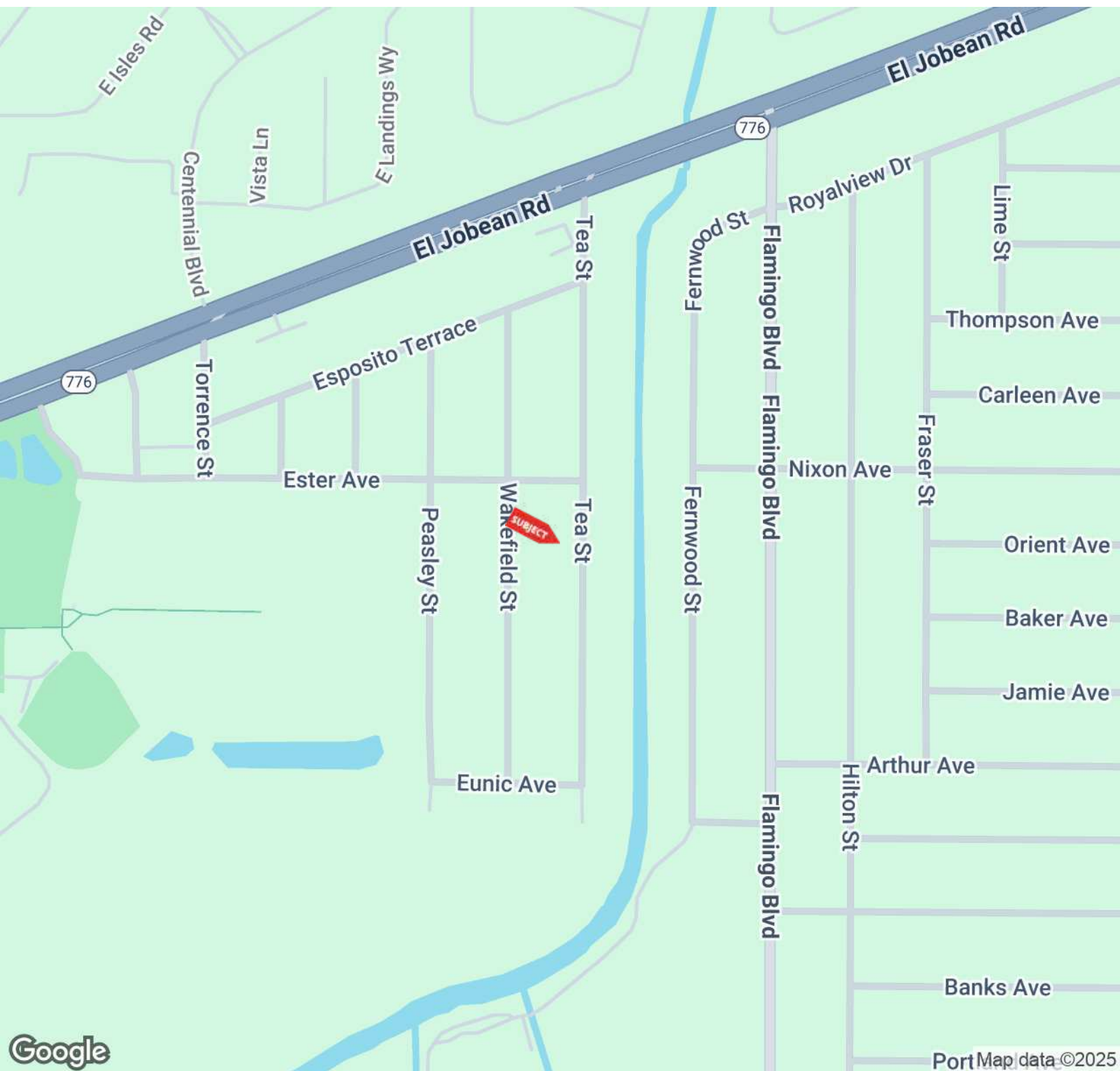
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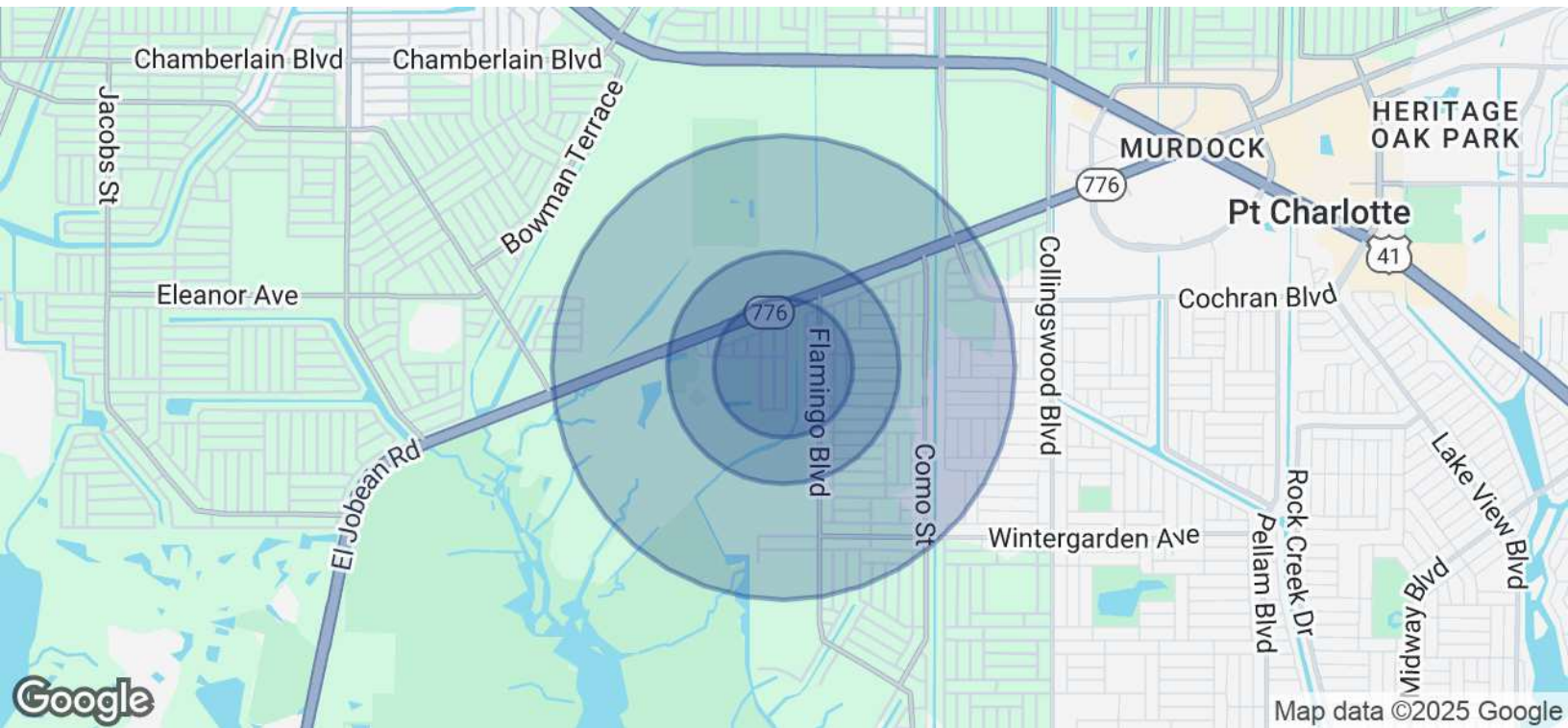


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	57	161	928
Average Age	49	49	49
Average Age (Male)	49	49	49
Average Age (Female)	49	49	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	22	62	355
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$72,971	\$72,996	\$73,013
Average House Value	\$369,982	\$370,118	\$370,214

Demographics data derived from AlphaMap

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