



COMMERCIAL DEVELOPMENT SITE

3815 TAMAMI TRAIL | PUNTA GORDA, FL

FOR SALE/LEASE



CHARLOTTE COUNTY



1 - 6.48 AC



1614 Colonial Blvd #101
Fort Myers, FL 33907

LQCRE.COM

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COMMERCIAL DEVELOPMENT LAND

3815 Tamiami Trail | Punta Gorda, FL 33950

Charlotte County Development Site For Sale Or Lease



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PROJECT SUMMARY

COMMERCIAL DEVELOPMENT LAND

LQ Commercial Fort Myers, LLC is pleased to exclusively offer for sale or lease between 1 and 6.48 acres at 3815 Tamiami Trail in Punta Gorda, Charlotte County, Florida.

- Nearby traffic generators:
Publix, Home Depot, Walmart Supercenter and ALDI
- High-traffic Tamiami Trail (US 41) in rapidly expanding Punta Gorda, FL (31,500 CPD)
- Rear ingress and egress to full access signal through Monaco Dr
- Close to Burnt Store Road, with over 12,000 homes planned or under development, fueling growth in the area
- Nearby developments include new apartment complex (297 units) and two new DR Horton communities: Sea Cove (150 units) and Seagrass (224 units)
- Near emerging Punta Gorda Station (retail development), set to welcome additional retailers and drive traffic
- Thriving market poised for continued residential and commercial expansion



CALL FOR
DETAILS



1 - 6.48 AC
SIZE



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AREA SUMMARY

TAMIAMI TRAIL LAND

Within a 3-mile radius of Tamiami Trail Land, there are over 12,000 housing units in various stages of development.

In the immediate vicinity, this includes 297 apartment units, 374 single and multifamily homes by DR Horton, and 89 additional single-family homes.

Just south of the property, construction is underway for another 8,438 housing units, with 1,999 more in the permitting phase.

The Jones Loop corridor is emerging as a key retail destination for the area. With highway commercial zoning, this site offers versatile development potential to meet the growing demand fueled by nearby residential growth and increasing retail activity.



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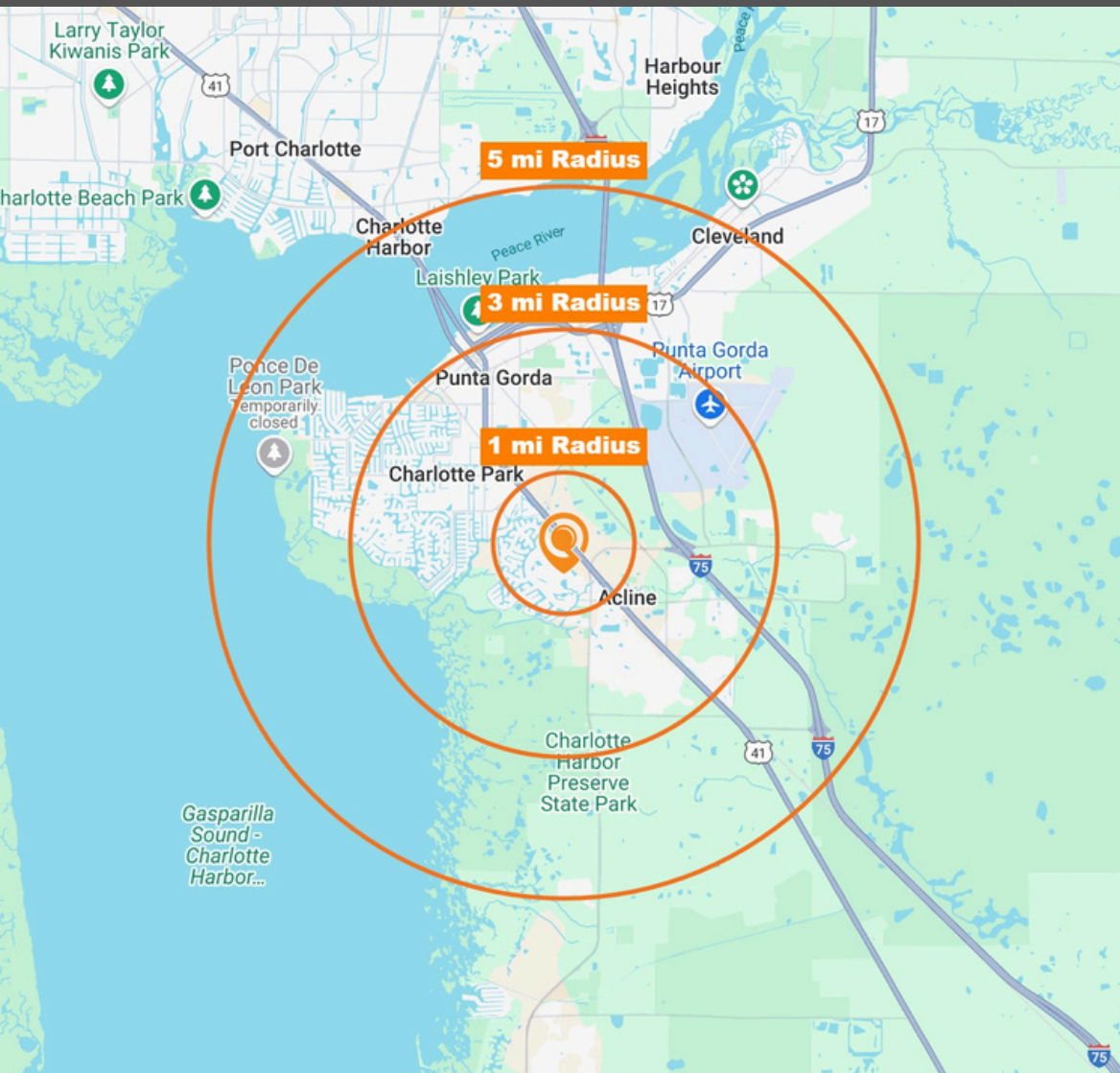
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	3,613	25,823	36,503
Five-Year Increase (%)	1.5%	1.4%	1.4%
Median Age	64.4	61.5	61.1
Households	1,806	12,976	18,310
Projected Annual Growth to 2026	3,875	27,610	39,032
White	88.9%	88.1%	88.5%
Black or African American	3.5%	4.2%	4.1%
Asian or Pacific Islander	2.1%	1.5%	1.5%
American Indian or Native Alaskan	0.2%	0.2%	0.2%
Other Races	5.3%	6.0%	5.8%
Hispanic	6.4%	7.0%	6.9%
Average Household Income	\$138,099	\$108,128	\$112,098
Median Household Income	\$90,982	\$77,460	\$78,447
Elementary (Grades 0 - 8)	0.6%	1.2%	1.3%
Some High School (Grades 9 - 11)	4.3%	4.8%	4.7%
High School Graduate	22.5%	28.6%	28.4%
Some College	28.7%	24.3%	23.3%
Associates Degree Only	10.2%	10.5%	10.6%
Bachelors Degree Only	20.9%	18.8%	19.0%
Graduate Degree	12.9%	11.7%	12.5%
Total Businesses	159	1,393	2,432
Total Employees	917	10,436	16,326



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

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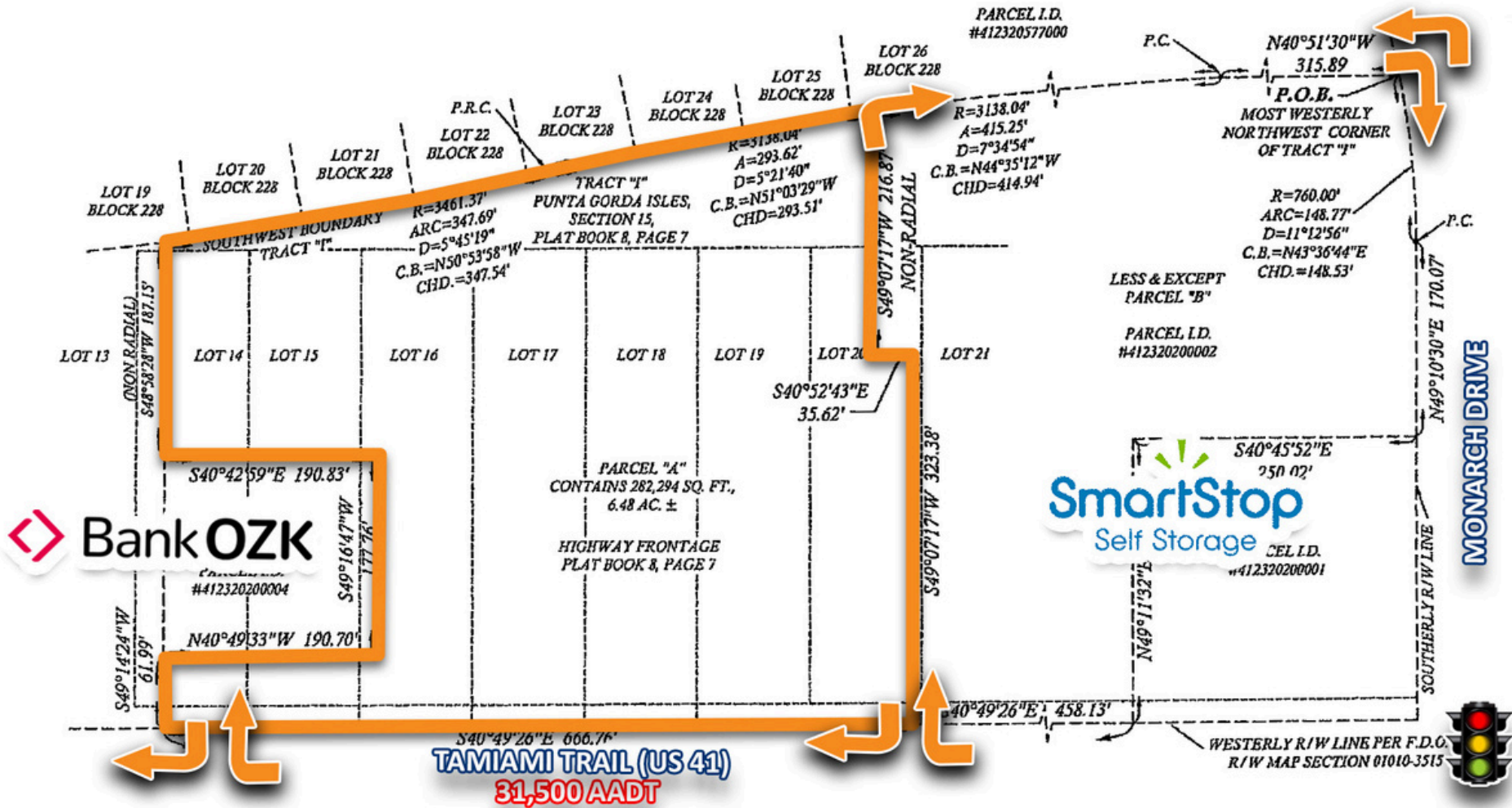
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