

A marketing company licensed to broker real estate



550-560 Tamiami Trail

Port Charlotte, FL 33954

1.16 Acres CG Zoned Land For Sale

6 Lots (Corner Parcel is Oversized Lot)

PRICE IMPROVEMENT: \$559,000



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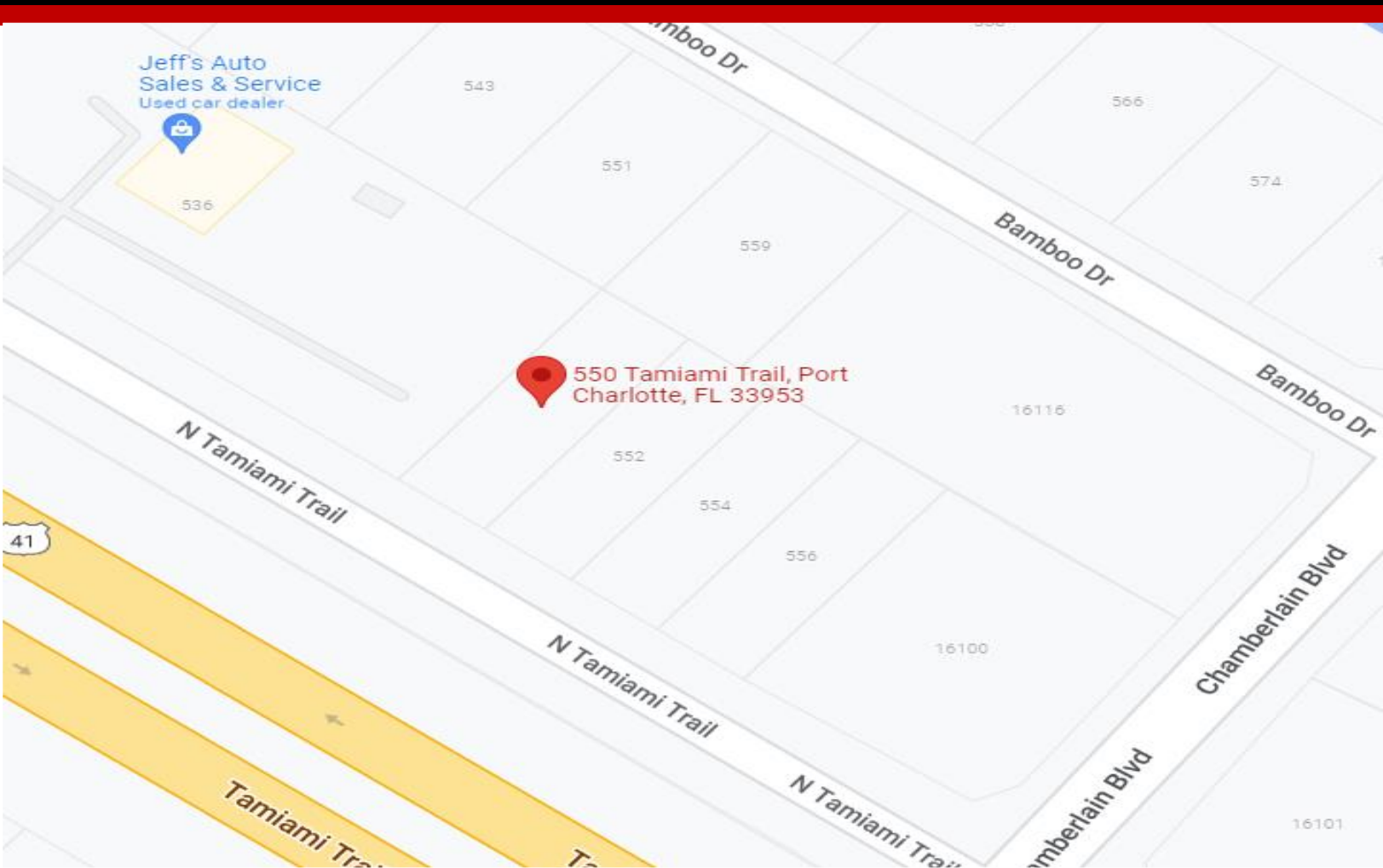
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OFFICE | MEDICAL OFFICE | INDUSTRIAL | RETAIL | LAND | MULTIFAMILY

550-560 Tamiami Trail, Port Charlotte



Situated at the intersection of Tamiami Trail and Chamberlain Boulevard, the offering of six CG-zoned parcels presents a unique and lucrative opportunity for developers. Among these parcels, the corner lot stands out as a double lot, officially designated as 16100 Chamberlain Boulevard. This expansive 1.16-acre site holds significant potential for various development projects, facilitated by multiple ingress and egress options, including a strategically advantageous median cut on US 41. This feature ensures full-access intersection capabilities, thereby enhancing connectivity and accessibility for future construction endeavors. The parcels are ideally located catty-corner from the West Port Subdivision, a prominent residential area. The strategic positioning of the land enhances its desirability for commercial developments, offering the potential to attract a steady flow of patrons from neighboring residential zones. The centrality of Tamiami Trail, a vital transportation artery, further amplifies the site's appeal, ensuring high visibility and ease of access for business operations. The parcels offer a canvas for diverse commercial ventures. Whether envisioning retail spaces, dining establishments, or office buildings, the expansive site provides ample room for creative and profitable project designs. The promising infrastructure and prime location contribute to the overall attractiveness, encouraging developers to seize this opportunity without hesitation.



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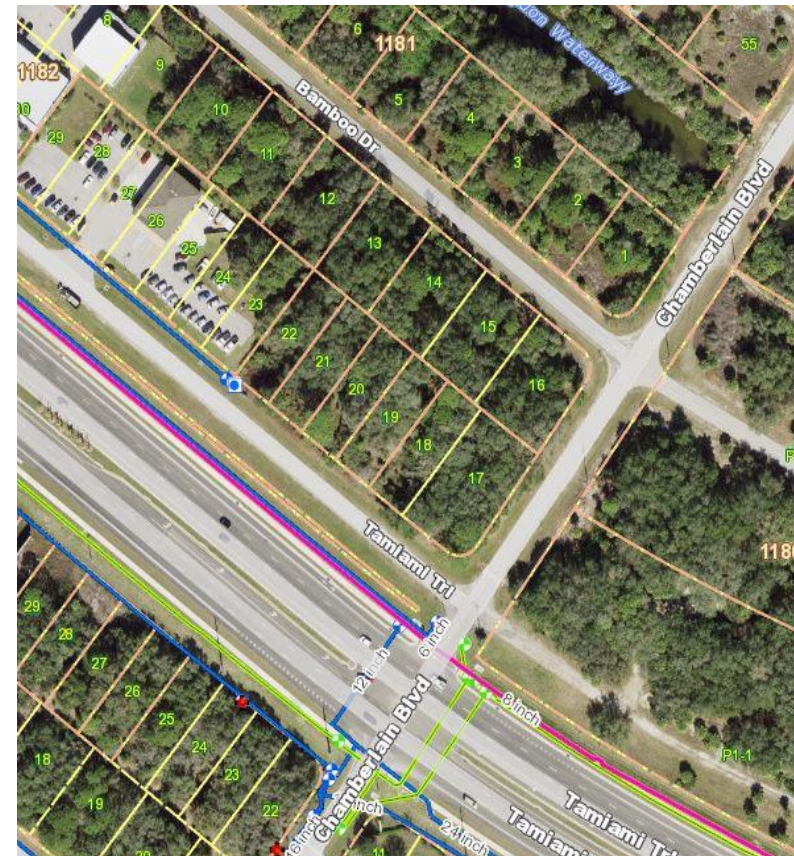


PROPERTY DETAILS

Address:	550-560 Tamiami Trail, Port Charlotte FL 33954
Land Area:	50,437 SF (1.16 A)
Sale Price:	\$559,000
Zoning:	CG – Commercial General
CG Uses	https://library.municode.com/fl/charlotte_county/codes/code_of_ordinances?nodeId=PTIILADEGRMA_CH3-9ZO_ARTIIDIRE_S3-9-42COGECG
CCU Interactive Map	https://ccgis.charlottecountyfl.gov/apps/mapbook/

SITE SUMMARY

CG-zoned parcels (the corner parcel is actually a double lot aka 16100 Chamberlain Boulevard) are currently offered for sale. Located at Tamiami Trail and Chamberlain Boulevard, this 1.16-acre site has the potential for multiple ingress/egress options including a median cut on US 41 to provide a full-access intersection. This listing is catty-corner from the West Port Subdivision.



WATER/SEWER AVAILABILITY

DEMOGRAPHIC STATISTICS

Proximity:	1 mile	3 miles	5 miles
Total Population:	2,537	30,449	91,974
Median Age:	52.7	51.4	52.1
Households:	999	12,235	38,538
Median Household Income:	\$86,353	\$89,089	\$92,583
Per Capita Income:	\$35,092	\$36,596	\$38,741

TRAFFIC VOLUME

Collection Street	Cross Street	Traffic Volume	Year	Mile Radius
Tamiami Trail	Chamberlain Blvd.	31,000	2024	At the site
Veterans Blvd.	Atwater St.	28,500	2024	3.5 miles
Tamiami Trail	Harbor Blvd.	62,000	2024	5 miles



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Nestled along Florida's inviting Gulf Coast, Port Charlotte is situated approximately midway between Sarasota and Fort Myers, making it an ideal location for a variety of water-related activities. With over 165 miles of waterways, Port Charlotte grants access to Charlotte Harbor and the Gulf of Mexico, along with numerous miles of natural shorelines along the borders of Charlotte Harbor and the Peace and Myakka Rivers. Additionally, the area boasts seven out of the 21 golf courses in Charlotte County. Charlotte Sports Park serves as the spring training venue for the Tampa Bay Rays, while Tippecanoe Environmental Park features hiking trails and opportunities for wildlife observation across 380 acres of scrub and pine flatwoods.

The newly planned community of West Port has begun development and is located just minutes from the Port Charlotte Town Center. This master-planned community is generating excitement with the construction of nearly 8,000 new homes and thousands of square feet of commercial space.

In conclusion, the offering of these six CG-zoned parcels at Tamiami Trail and Chamberlain Boulevard represents a golden opportunity for developers seeking prime commercial land. The combination of strategic location, robust utilities, and high market demand makes this a compelling investment prospect. Don't think twice about making your mark with this exceptional development opportunity—seize it now and build a future of success and growth.





Corr Commercial Advisors was built on the values the Corr name instituted almost 70 years ago. Built on entrepreneurship, integrity, creativity, and excellence, Corr Commercial Advisors, LLC was established, serving communities from Sarasota to Fort Myers in the southwest Florida region. Corr Commercial Advisors is your only choice in commercial real estate.

Howard J. Corr CCIM, Managing Broker of CCA, is determined to set the example and lead the way of how commercial real estate is conducted in SWFL. The concept of listing your property and waiting for it to sell is a thing of the past. CCA is a marketing company with a broker's license that is accountable, collaborative, and knowledgeable, prepared to be your full-service real estate and property management brokerage. With CCA, a team of committed and enthusiastic professionals not only understands the business but has been a pivotal part of its growth and development over the last several decades and will completely manage your real estate transaction. Over the last 35+ years, Corr has had the opportunity to own and manage several real estate companies including CCA. Corr was a partner in the development company responsible for creating a 6,000-acre community known as Apollo Beach, Florida. This included the development, management and operation of infrastructure, utilities and 55 miles of interconnecting waterways with direct access to Tampa Bay. Corr Commercial Advisors, LLC is committed to delivering unparalleled service, knowledge, and experience to SWFL. If you are looking to conduct a real estate transaction or need property management, choosing CCA will be one of the most important decisions you will make. Thank you for entrusting us with your real estate needs!



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MISSION STATEMENT

The mission of Corr Commercial Advisors is to provide custom-designed commercial real estate solutions which exceed the expectations of our clients.

EXPECTATIONS

Today's transactions involve specific skills for managing and solving multifaceted real estate challenges. We meet these challenges head on by remaining current and knowledgeable of the markets we serve. We commit ourselves and resources to provide professional quality service to address the specific needs of our clients.

CERTIFICATIONS

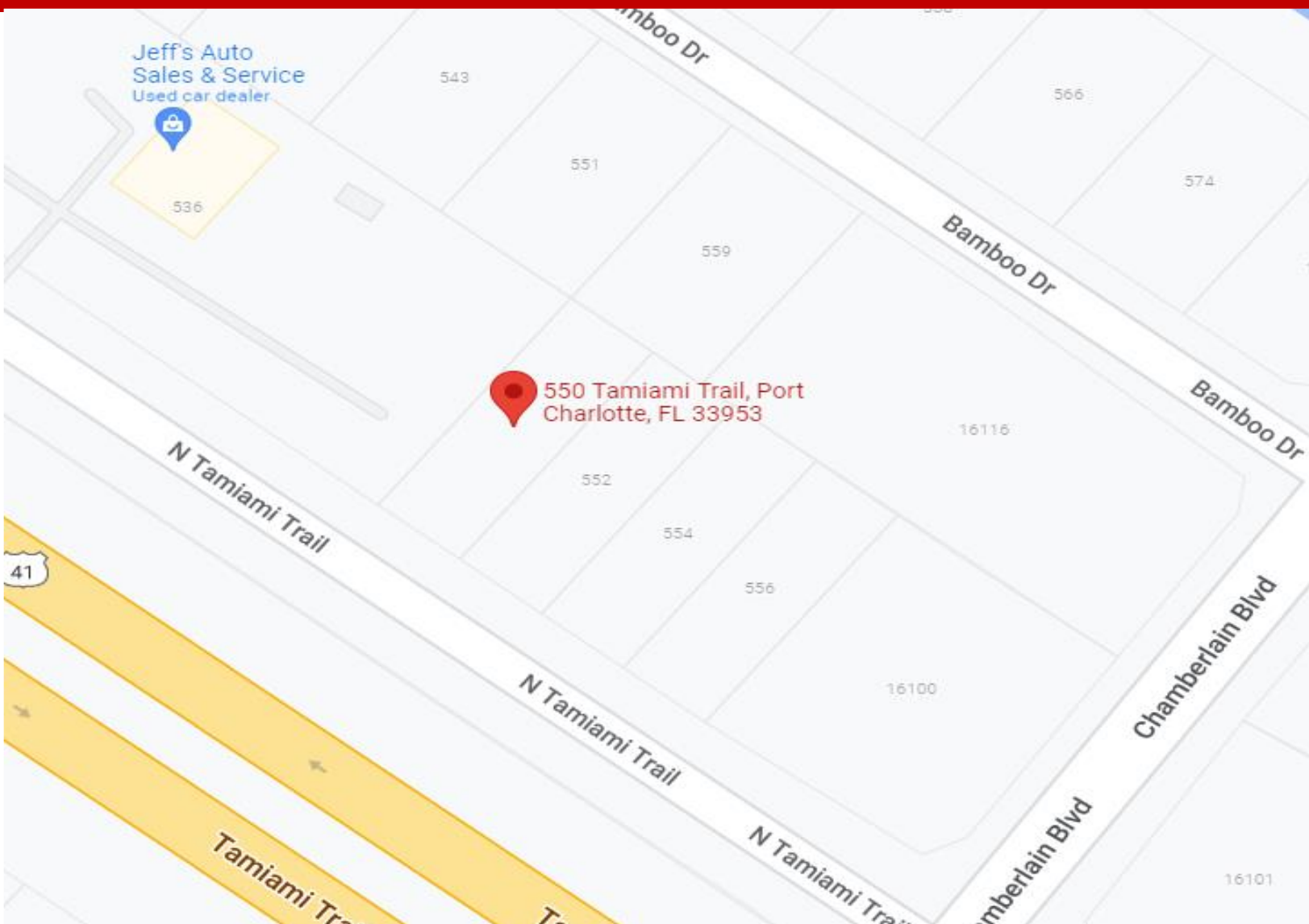
Howard Corr attained his CCIM designation in 1985. A CCIM, Certified Commercial Investment Member, is a recognized expert in the commercial and investment real estate industry. CCIMs have completed a designation curriculum that covers essential skill sets including ethics, interest-based negotiation, financial analysis, market analysis, user decision analysis, and investment analysis for commercial investment real estate. CCIMs have completed a portfolio demonstrating the depth of their commercial real estate experience. Finally, they have demonstrated their proficiency in the CCIM skill sets by successfully completing a comprehensive examination. Only then is the designated candidate awarded the coveted CCIM pin.



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