



776

McCall Rd

Kevitt Blvd

Kevitt Blvd

Gulfstream Blvd



SITE

Future Retail Development

DOLLAR TREE

Mister CAR WASH

26,500 VPD

CREWS BANK & TRUST

THE HOME DEPOT

The Cove of Rotonda Golf Center

AVAILABLE

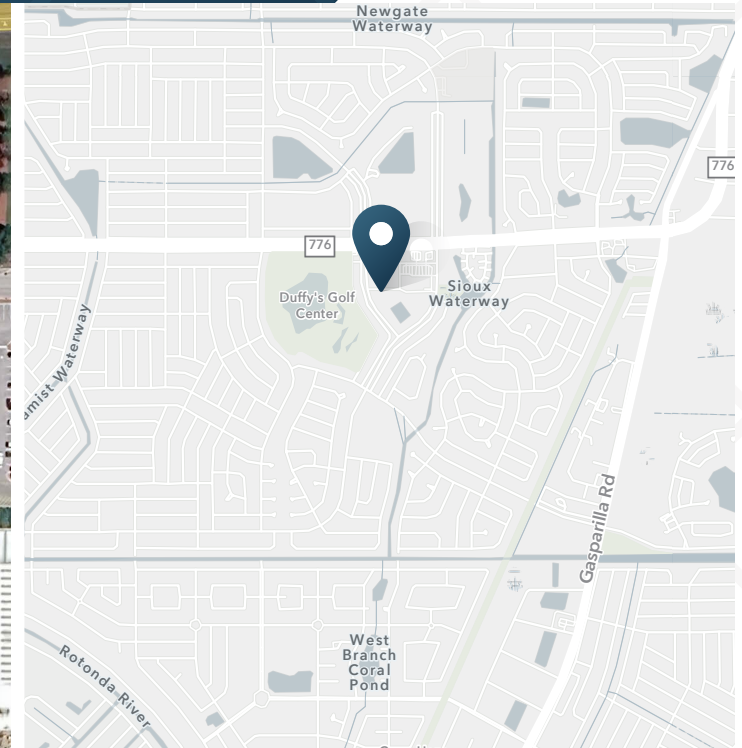
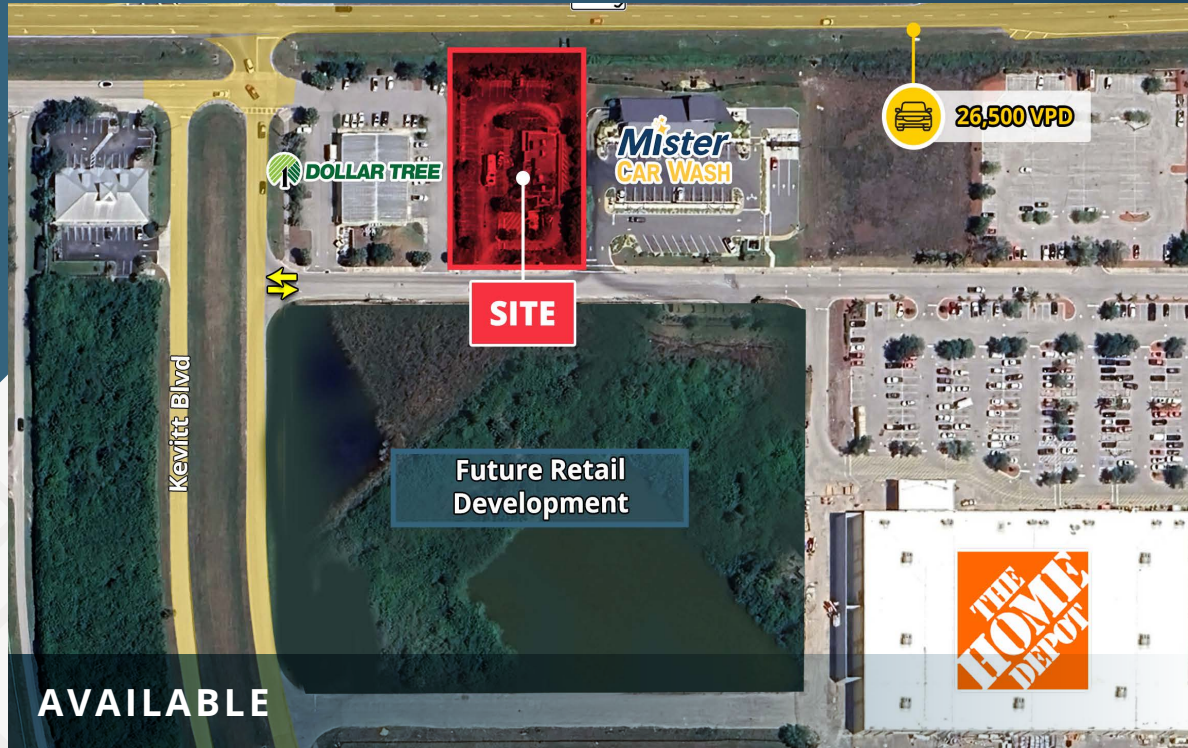
Former Burger King

12531 S McCall Road | Port Charlotte, FL 33981



# Former Burger King

12531 S McCall Road | Port Charlotte, FL



3,281 SF

Available

0.79 AC

Lot

Brokers -

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## ABOUT THE PROPERTY

- Former Burger King available featuring a 3,281sqft building with drive thru.
- Outparcel to a strong performing Home Depot - 1M visits annually.
- 150' of frontage on S McCall Rd.
- 0.5 miles west of proposed 750 unit residential development.

## NEARBY RETAILERS



## TRAFFIC COUNTS

S McCall Rd

Year: 2024 | Source: FDOT

26,500 VPD



# Former Burger King

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## DEMOGRAPHIC HIGHLIGHTS

### 5 MINUTE DRIVE

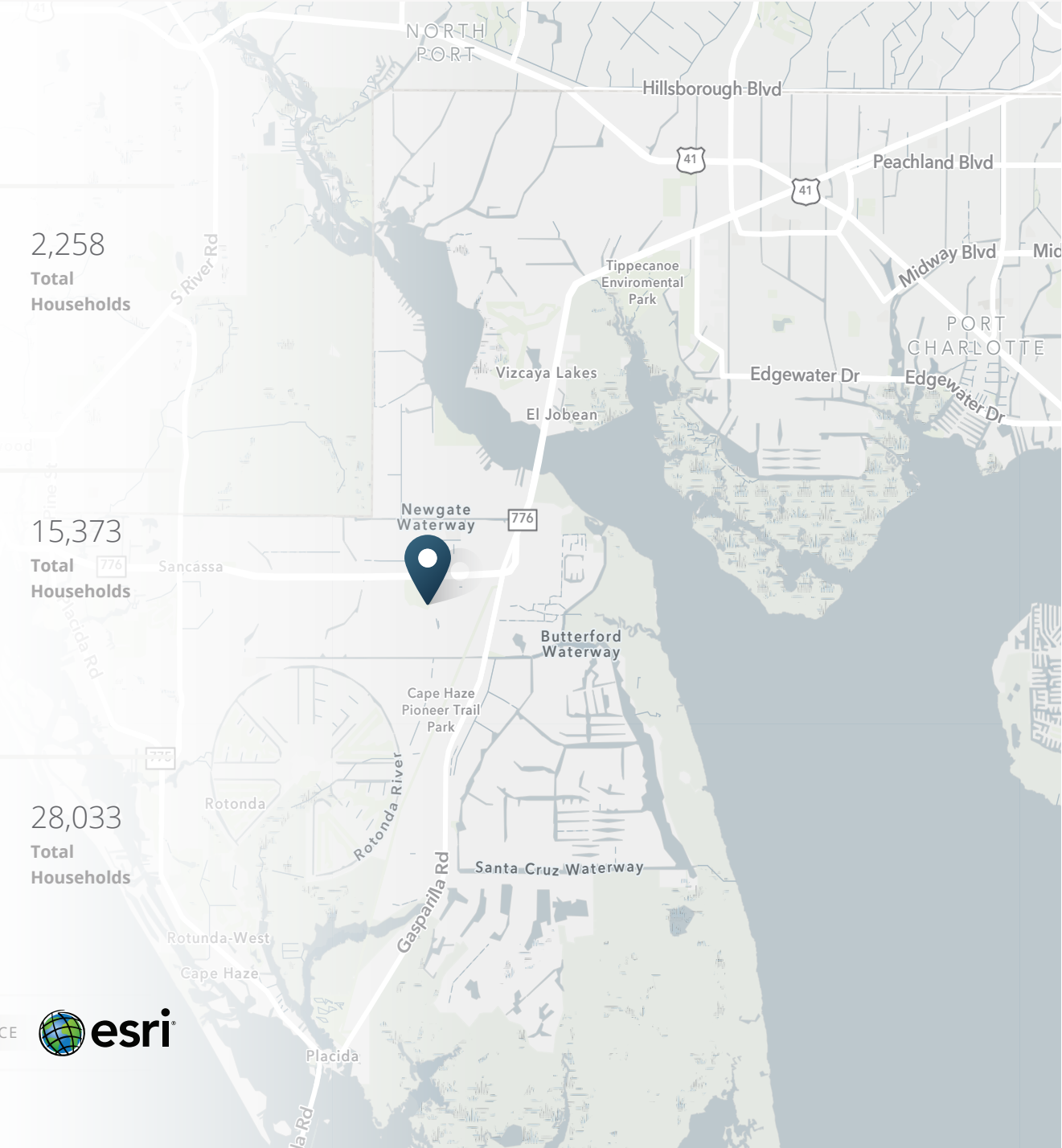
5,037 Population	4,785 Total Daytime Population	\$71,091 Average Household Income	2,258 Total Households
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### 10 MINUTE DRIVE

32,771 Population	27,534 Total Daytime Population	\$82,818 Average Household Income	15,373 Total Households
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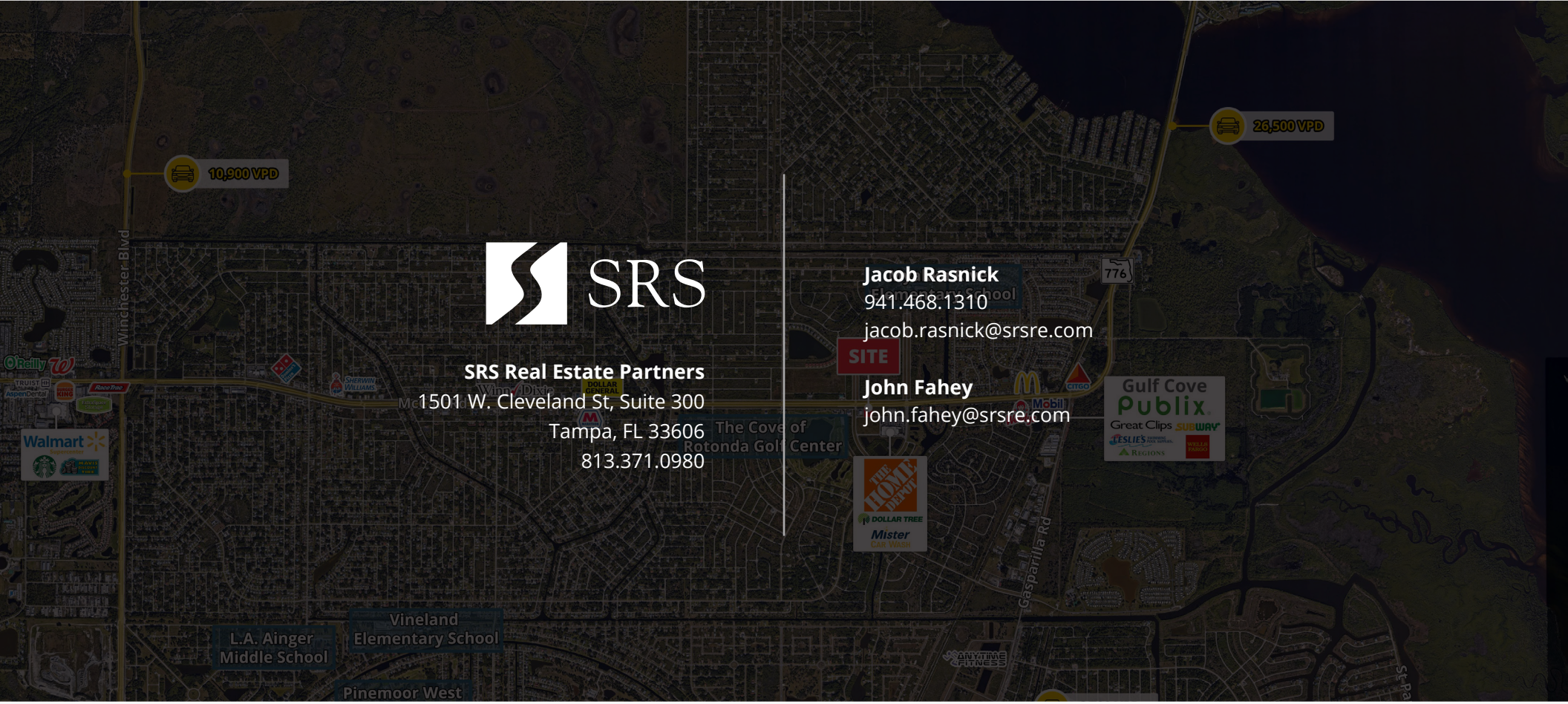
### 15 MINUTE DRIVE

59,035 Population	56,268 Total Daytime Population	\$84,811 Average Household Income	28,033 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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