



1500 TAMiami TRl
PUNTA GORDA, FL 33950

**LAND
FOR SALE**

MSC | COMMERCIAL
REAL ESTATE

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PROPERTY SUMMARY

1500 TAMIAMI TRAIL | PUNTA GORDA, FL 33950



Property Summary

Price:	\$1,500,000
Lot Size:	1.72 Acres
Price / Acre:	\$872,093
Access:	S Tamiami Trl
Cross Streets:	Tamiami Trl / W Grace St
Permitted Uses:	Wide variety of Commercial Uses
Frontage:	127.00
Traffic Count:	36,000 AADT
Zoning:	HC
APN:	412307259001

Property Overview

Offering an exceptional 1.72-acre commercial development site along US 41/Tamiami Trail, Punta Gorda's premier commercial corridor offering unmatched visibility, high daily traffic counts, and direct access to I-75 and the downtown historic district. Priced at \$1,500,000 (\$872,093 per acre), this versatile parcel under HC (Heavy Commercial) zoning offers flexibility for various commercial uses. This site is well-suited for high-traffic amenities like car washes or QSR restaurants in Charlotte County's thriving growth market.

Location Overview

Situated along US 41/Tamiami Trail in Punta Gorda, this site offers excellent visibility in one of the city's primary commercial corridors. The property is positioned near a mix of retail, automotive, service, and professional uses, with convenient access to downtown Punta Gorda, the historic district, and I-75. This stretch of Tamiami Trail benefits from strong traffic exposure and serves as a key north-south artery through Charlotte County. The surrounding area continues to see steady commercial activity and redevelopment interest, making it well suited for a variety of retail, office, or service-oriented uses.

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PROPERTY PHOTOS

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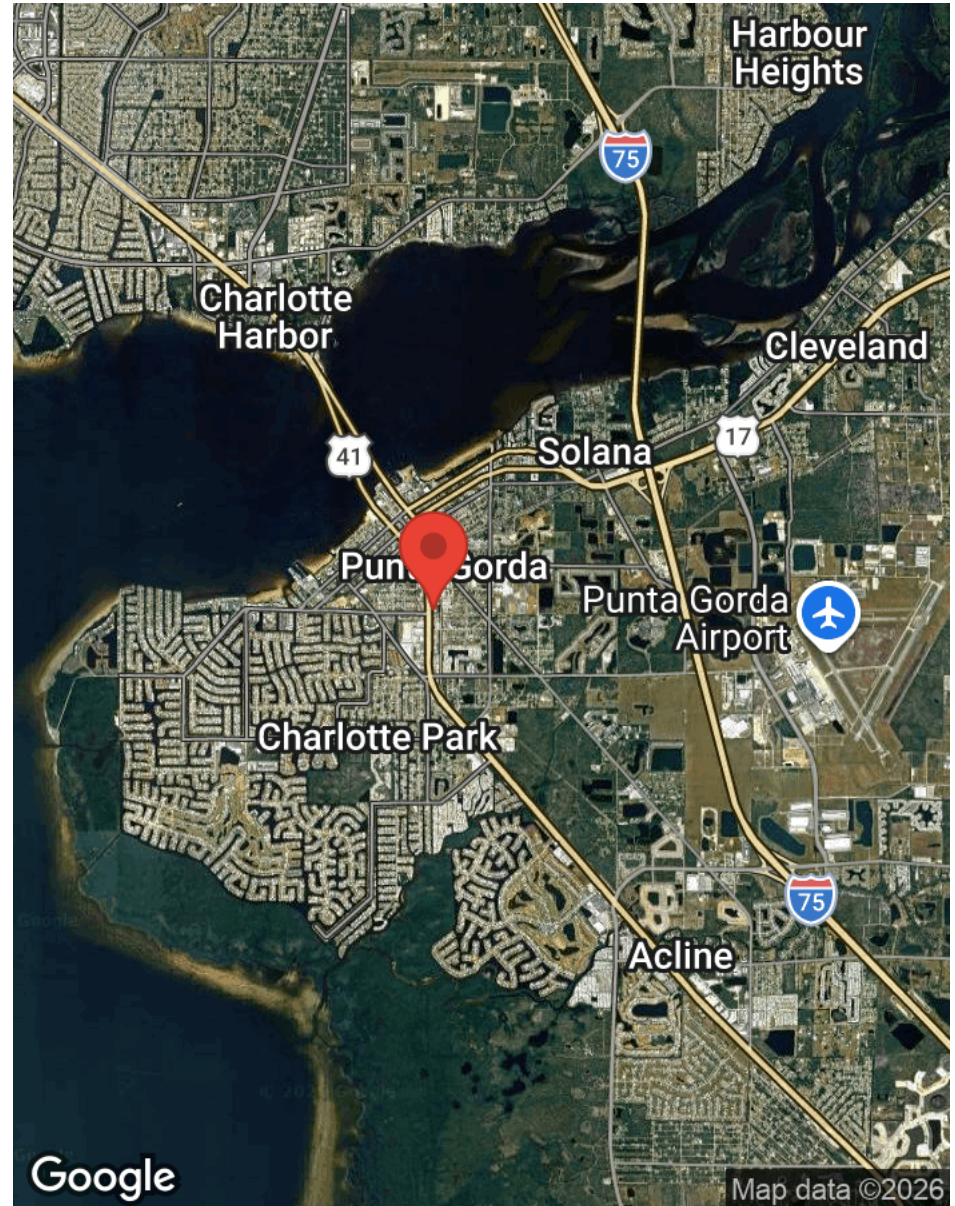
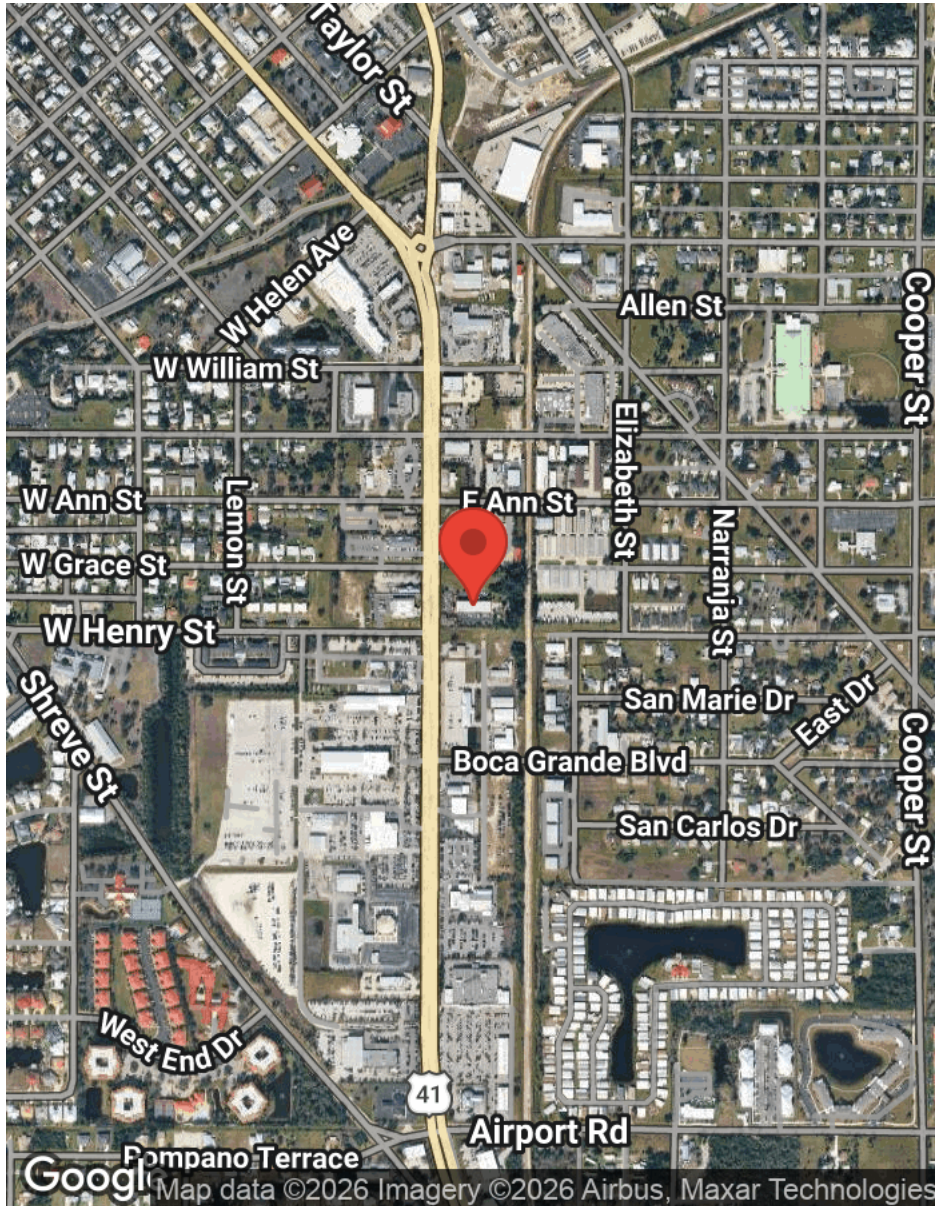
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LOCATION MAPS

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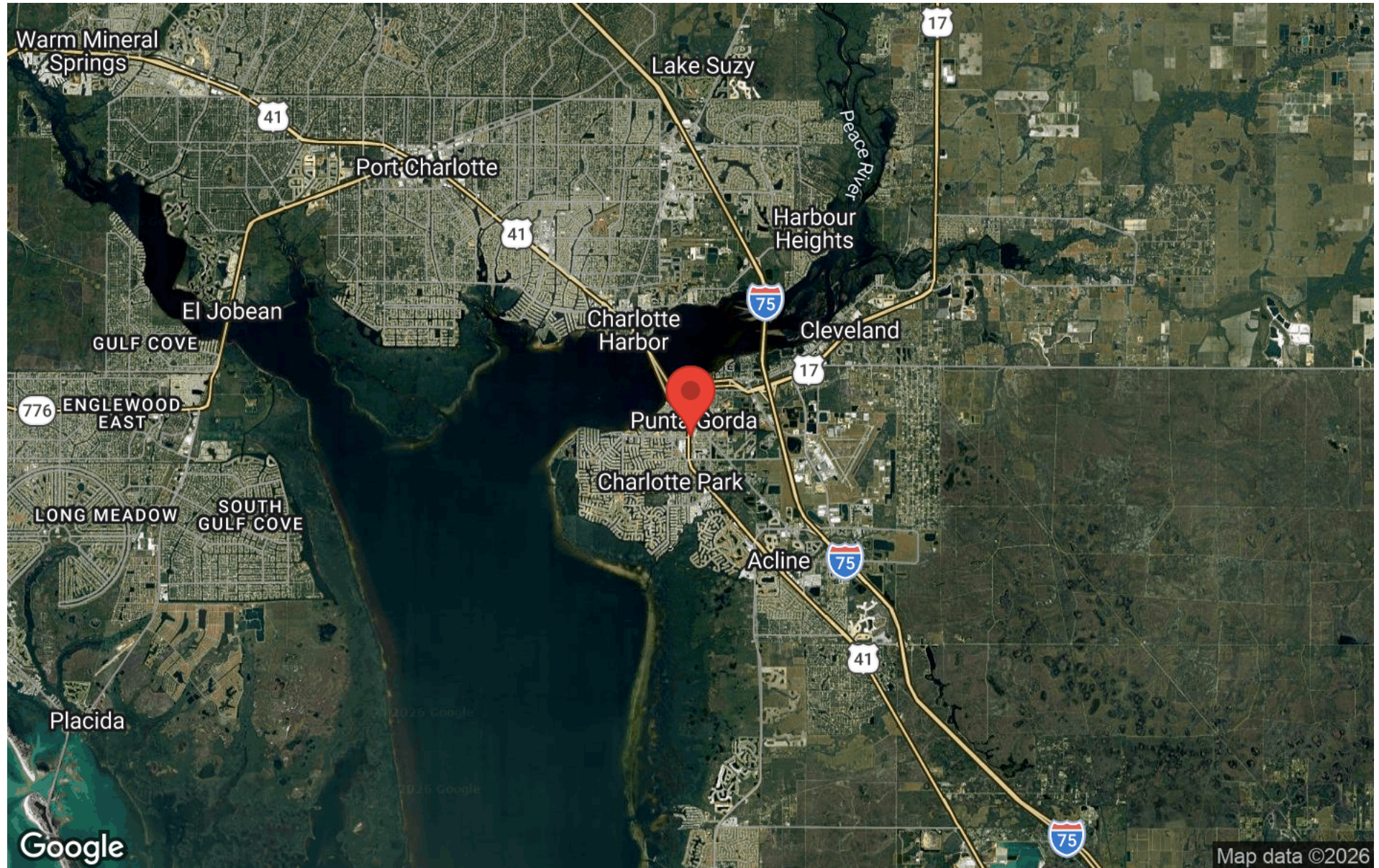
BUSINESS MAP

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REGIONAL MAP

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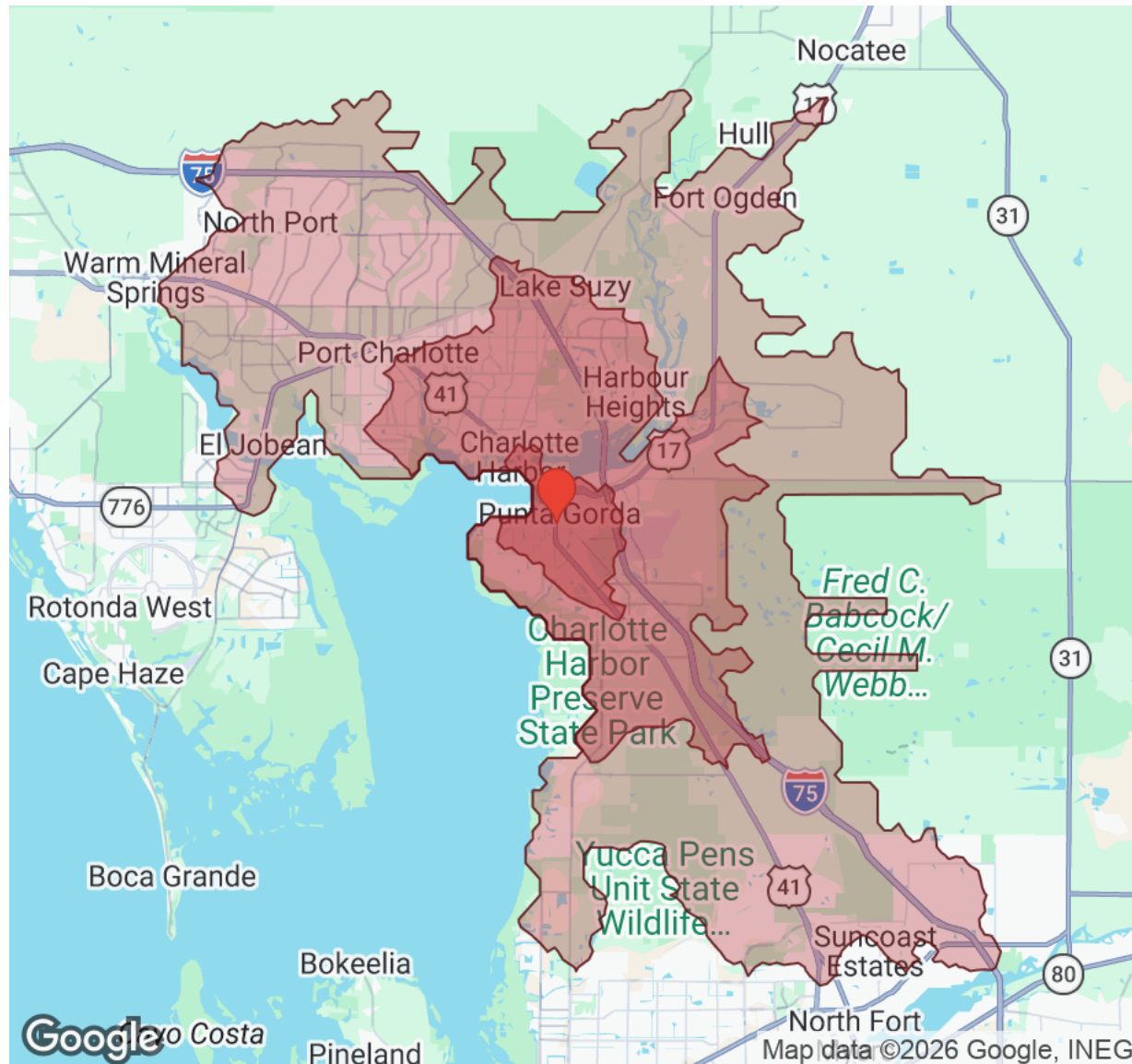
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Map data ©2026

DEMOGRAPHICS

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Driving Time: ■ 5 Mins ■ 15 Mins ■ 30 Mins

Population	5 Mins	15 Mins	30 Mins
Male	8,113	55,584	130,257
Female	8,360	57,472	133,747
Total Population	16,473	113,056	264,004

Race / Ethnicity	5 Mins	15 Mins	30 Mins
White	13,603	89,744	205,950
Black	918	8,264	17,451
Am In/AK Nat	20	113	264
Hawaiian	2	23	53
Hispanic	1,400	10,831	31,126
Asian	259	2,103	4,514
Multiracial	252	1,843	4,303
Other	20	136	370

Housing	5 Mins	15 Mins	30 Mins
Total Units	11,297	70,129	152,384
Occupied	8,371	53,053	117,314
Owner Occupied	6,167	40,716	92,896
Renter Occupied	2,204	12,337	24,418
Vacant	2,926	17,076	35,070

Age	5 Mins	15 Mins	30 Mins
Ages 0 - 14	1,327	10,927	30,061
Ages 15 - 24	1,004	8,642	22,016
Ages 25 - 54	3,598	30,591	76,406
Ages 55 - 64	2,648	17,481	39,727
Ages 65+	7,895	45,415	95,794

Income	5 Mins	15 Mins	30 Mins
Median	\$67,647	\$66,601	\$70,812
Under \$15k	673	3,874	7,766
\$15k - \$25k	668	3,926	7,576
\$25k - \$35k	656	5,268	10,130
\$35k - \$50k	936	6,540	13,311
\$50k - \$75k	1,581	10,363	23,531
\$75k - \$100k	1,048	7,096	17,323
\$100k - \$150k	1,266	8,887	20,965
\$150k - \$200k	724	3,323	8,229
Over \$200k	819	3,775	8,485

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PROFESSIONAL BIO

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A commercial real estate sales and leasing specialist for 20 + years, Lee DeLieto Jr. offers a uniquely informed perspective on the Sarasota market, helping clients to make the right decisions about their investment strategies. In 2005, Lee joined his father, a seasoned Michael Saunders associate, to form the Company's top producing Commercial team. To date, this exceptional duo has closed on millions of dollars of commercial property, working diligently to achieve the objectives of clients and investors.

Lee's Commercial real estate services include commercial investment property, land development, site and land acquisition, office space and retail leasing, 1031 exchanges, and asset disposition. The DeLieto Team has the proven ability to make every investment, lease, acquisition/sale a profitable experience. Committed to the community they serve, both Lee Jr. and Sr. are actively involved in local organizations both civic and charitable. Lee Jr has recently finished a 6-year term as a Board of Trustees member of Plymouth Harbor.

A graduate of the University of Florida, Lee has lived in Sarasota since 2005. Married to Valarie Wadsworth-DeLieto, the newest member of the DeLieto Team, together they enjoy traveling across the United States on Lee's 2008 Harley Davidson.

Awards

2014 President's Award Recipient
2015 Founders Award Recipient
2016 Presidents Award Recipient
2017 Legacy Award Recipient
2019 Legacy Award Recipient
2020 Presidents Award Recipient
2021 Legacy Award Recipient
2022 Legacy Award Recipient

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1500 SOUTH TAMiami TRAIL

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PRESENTED BY:

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