

For Sale
\$887,000



Property Highlights

- 1.20 Acres, Zoned PD
- Busy Port Charlotte Location
- Great Access to I-75 & Kings Hwy.
- Close to Wamart, Publix, National Hotels and Restaurants
- Active Market
- Fast Growing Area
- Heavy Traffic Counts



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Traffic Counts

Collection Street	Cross Street	Traffic Volume	Year	Distance
I-75	Kings Hwy SE	38,577	2018	.66 mi
I-75	Rampart Blvd. SE	42,226	2018	.76 mi
I-75	Harbor View Rd NW	49,636	2018	3.45 mi

Demographics

	1 Mile	3 Miles	5 Miles
Total Population	6,666	31,363	71,137
Average Age	53.9	50.8	49.6
Projected 2024 Population	7,353	34,397	78,650
Population Growth 2019-24	10.26%	9.67%	10.56%
Total Households	3,118	13,929	31,755
Median Household Income	\$54,380	\$45,849	\$41,534
Median Home Value	\$184,608	\$169,848	\$154,365

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