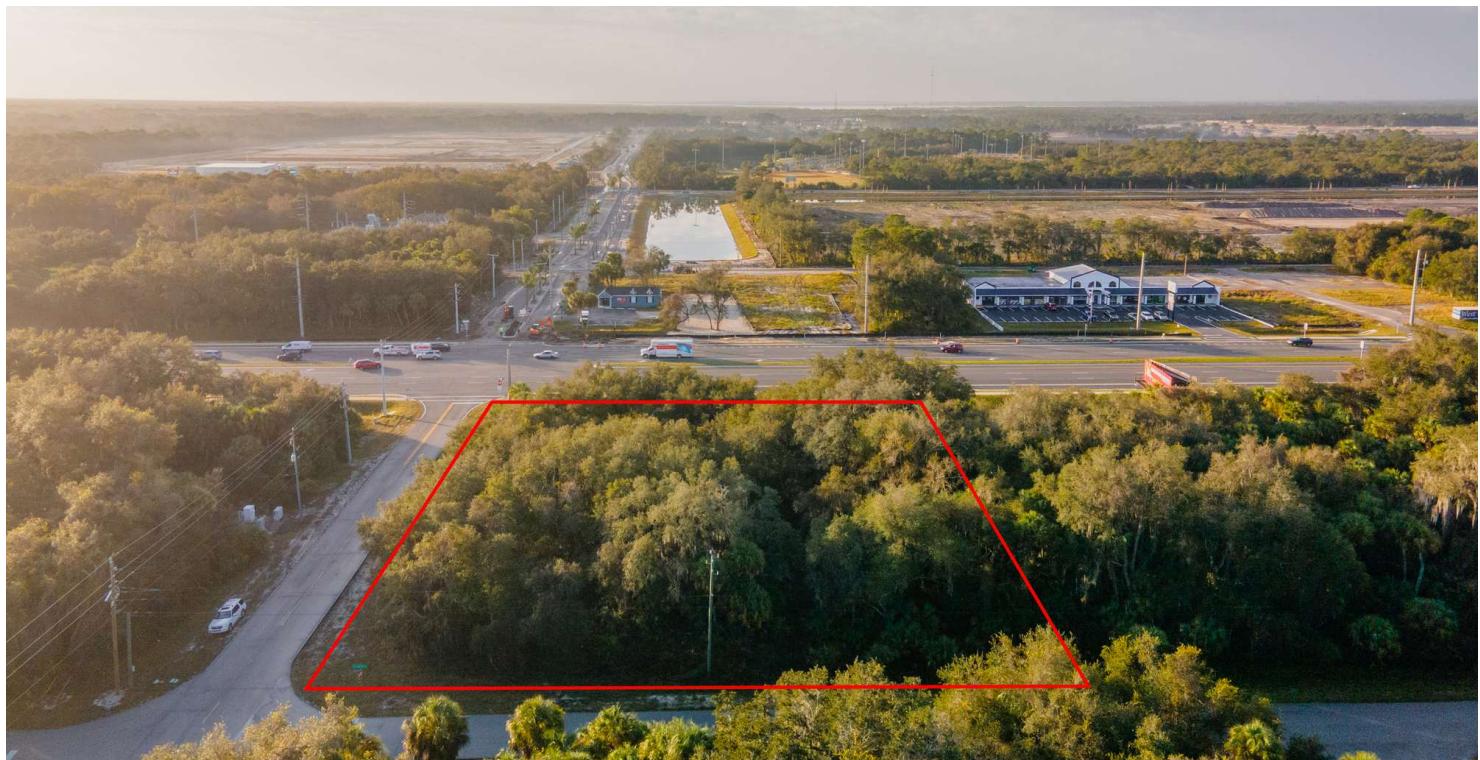


## 676 TAMiami TRAIL, PORT CHARLOTTE, FL FOR SALE

1.09 ACRES ZONED COMMERCIAL GENERAL



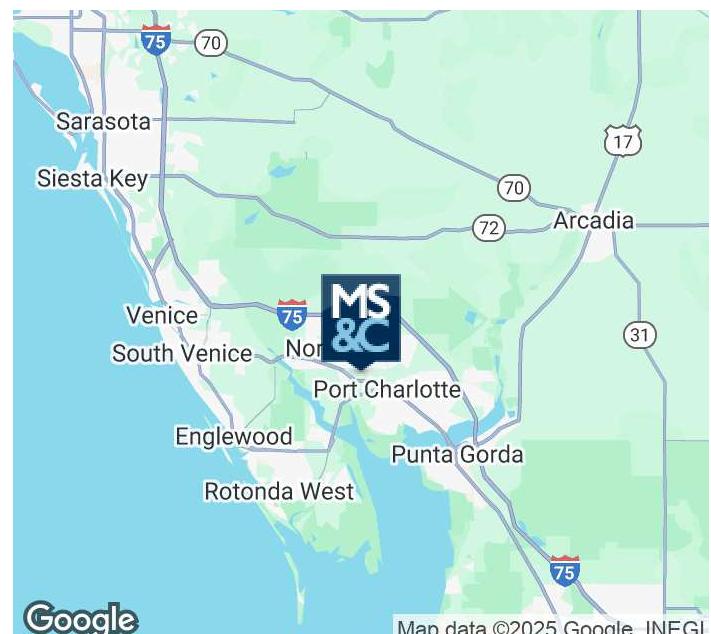
### ADDRESS

**676 Tamiami Trail  
Port Charlotte, FL 33953**

### PROPERTY FEATURES

- 1.09 Acres (4 Parcels Total)
- Zoned Commercial General
- 38,000 VPD
- Ongoing Growth Nearby
- Located Directly Across from the West Port Community

	1 Mile	3 Miles	5 Miles
<b>Total Households:</b>	550	11,606	39,737
<b>Total Population:</b>	1,354	28,904	95,876
<b>Average HH Income:</b>	\$80,173	\$83,515	\$87,781



PRESENTED BY:

**G. RIVER WEST**

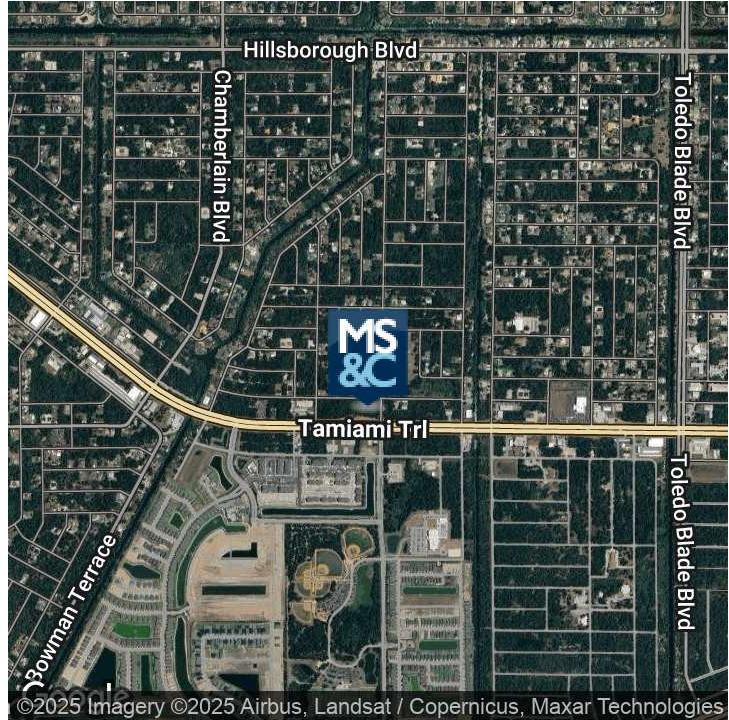
Senior Commercial Advisor

863.202.0439

[RiverWest@MSCCommercial.com](mailto:RiverWest@MSCCommercial.com)

## EXECUTIVE SUMMARY

676 TAMiami TRAIL, PORT CHARLOTTE, FL



Sale Price **\$599,999**

## EXECUTIVE SUMMARY

Lot Size: 1.09 Acres  
 Price / Acre: \$550,458  
 Zoning: CG (Commercial General)  
 Market: Port Charlotte  
 Submarket: West Port  
 Traffic Count: 38,000 VPD

## PROPERTY OVERVIEW

Located at 676 Tamiami Trail, this property spans 1.09 acres across four parcels and offers high visibility along US-41, with a daily traffic count of 38,000 vehicles. Being zoned Commercial General, the site supports a wide variety of commercial uses.

The property is positioned at an intersection shared with one of the main entrances to West Port, a 450-acre master-planned community with 2,000+ planned dwellings (single and multifamily) and ongoing commercial growth along US-41. The development is anchored by Centennial Park, which offers recreational amenities and a regional aquatic center. As one of the few remaining non-median bound corner sites along this active stretch of Tamiami Trail, it presents a rare opportunity for businesses seeking prominent positioning in a growing market.

## LOCATION OVERVIEW

Port Charlotte is a dynamic city located along Florida's Gulf Coast. It attracts both locals and visitors, with its proximity to beautiful Gulf beaches, lush parks, and the scenic Charlotte Harbor. The area's population is growing steadily, fueled by new developments such as Sunseeker Resort, affordable living options, and a strong influx of retirees, families, and seasonal residents. With Tamiami Trail (US-41) serving as the primary commercial corridor, Port Charlotte boasts a growing wealth of retail options, restaurants, and entertainment venues that benefit from substantial daily traffic.

## PRESENTED BY:

**G. River West**  
 Senior Commercial Advisor  
 863.202.0439  
[RiverWest@MSCCommercial.com](mailto:RiverWest@MSCCommercial.com)

**Michael Saunders & Company**  
LICENSED REAL ESTATE BROKER

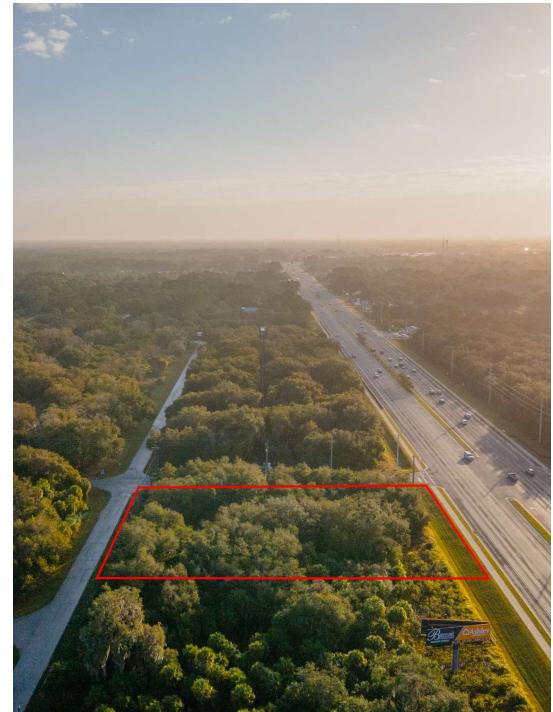
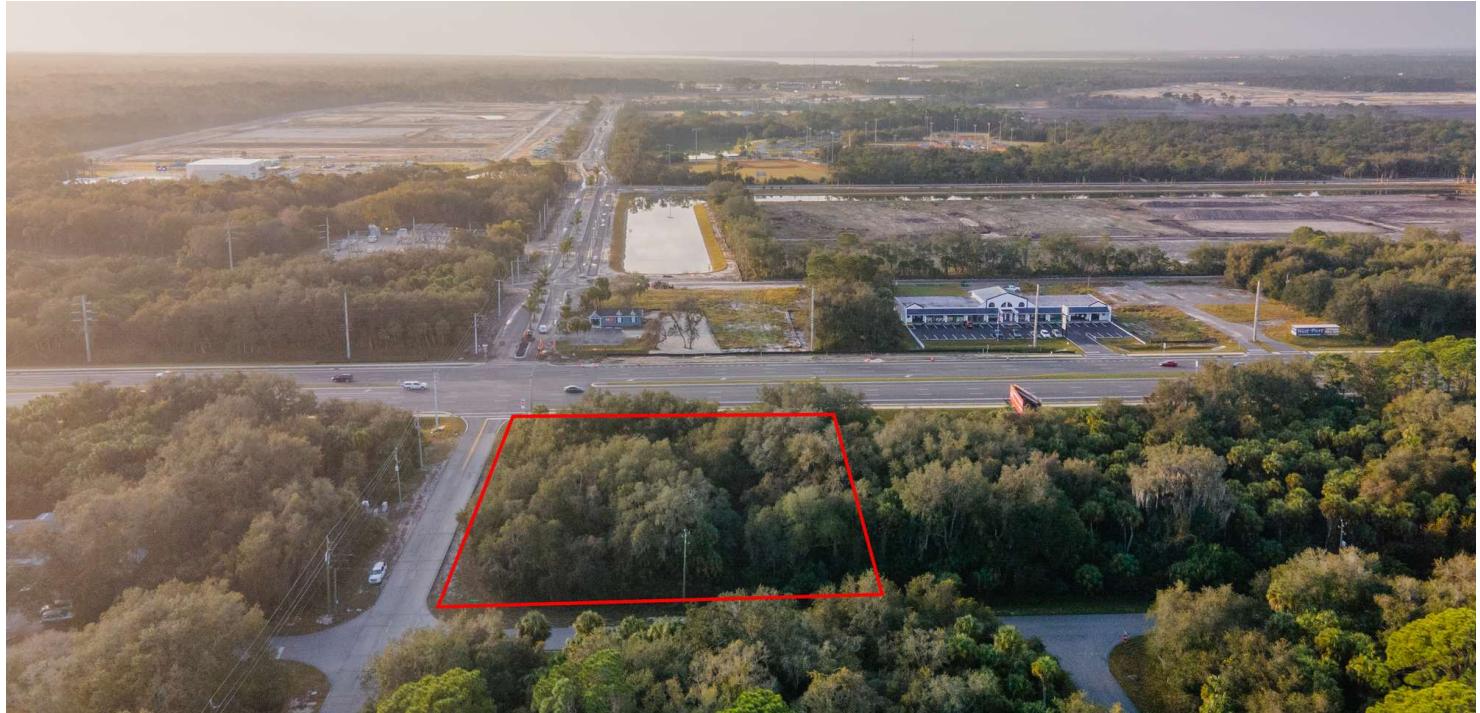
1605 Main Street Suite 500 | Sarasota, FL  
 941.957.3730 | [MSCcommercial.com](http://MSCcommercial.com)

MSC

COMMERCIAL  
REAL ESTATE

## ADDITIONAL PHOTOS

676 TAMiami TRAIL, PORT CHARLOTTE, FL



PRESENTED BY:

**G. River West**

Senior Commercial Advisor

863.202.0439

[RiverWest@MSCCommercial.com](mailto:RiverWest@MSCCommercial.com)

**Michael Saunders & Company**  
LICENSED REAL ESTATE BROKER

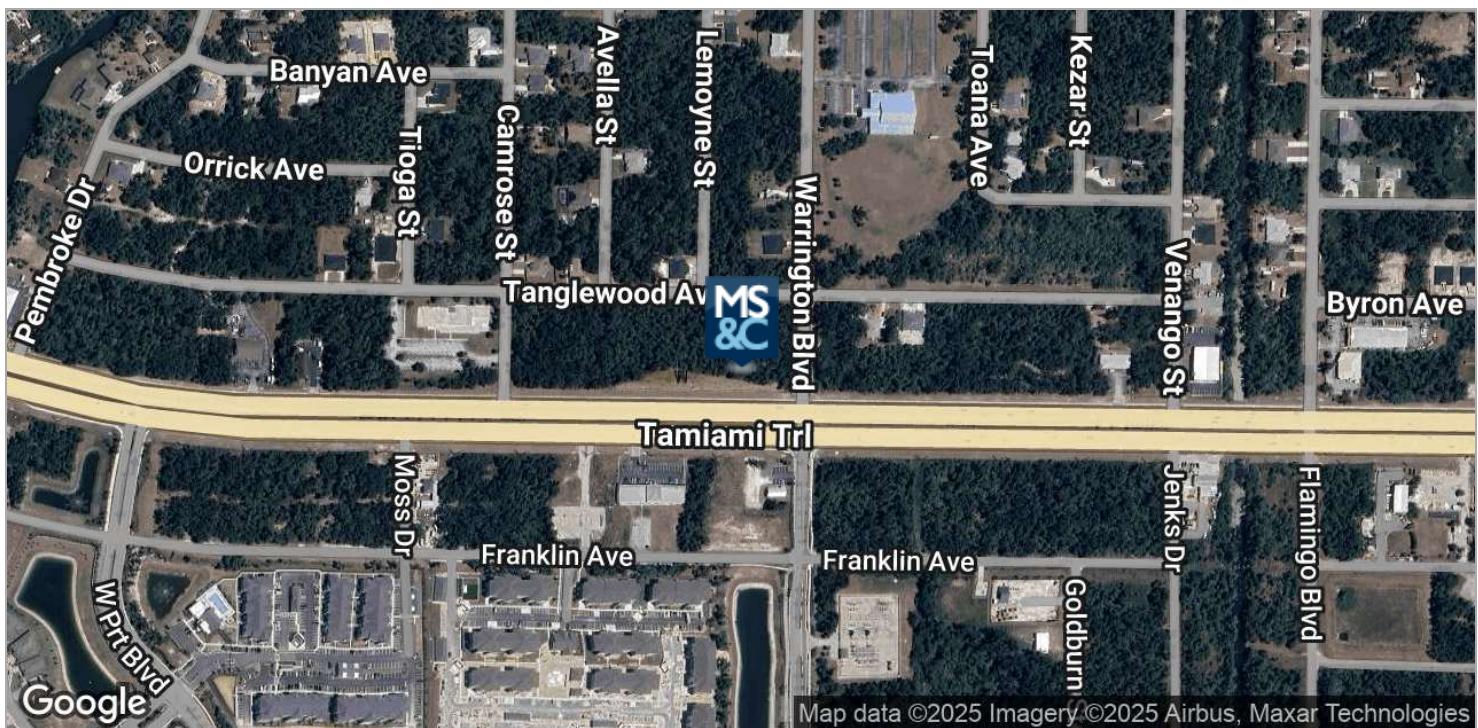
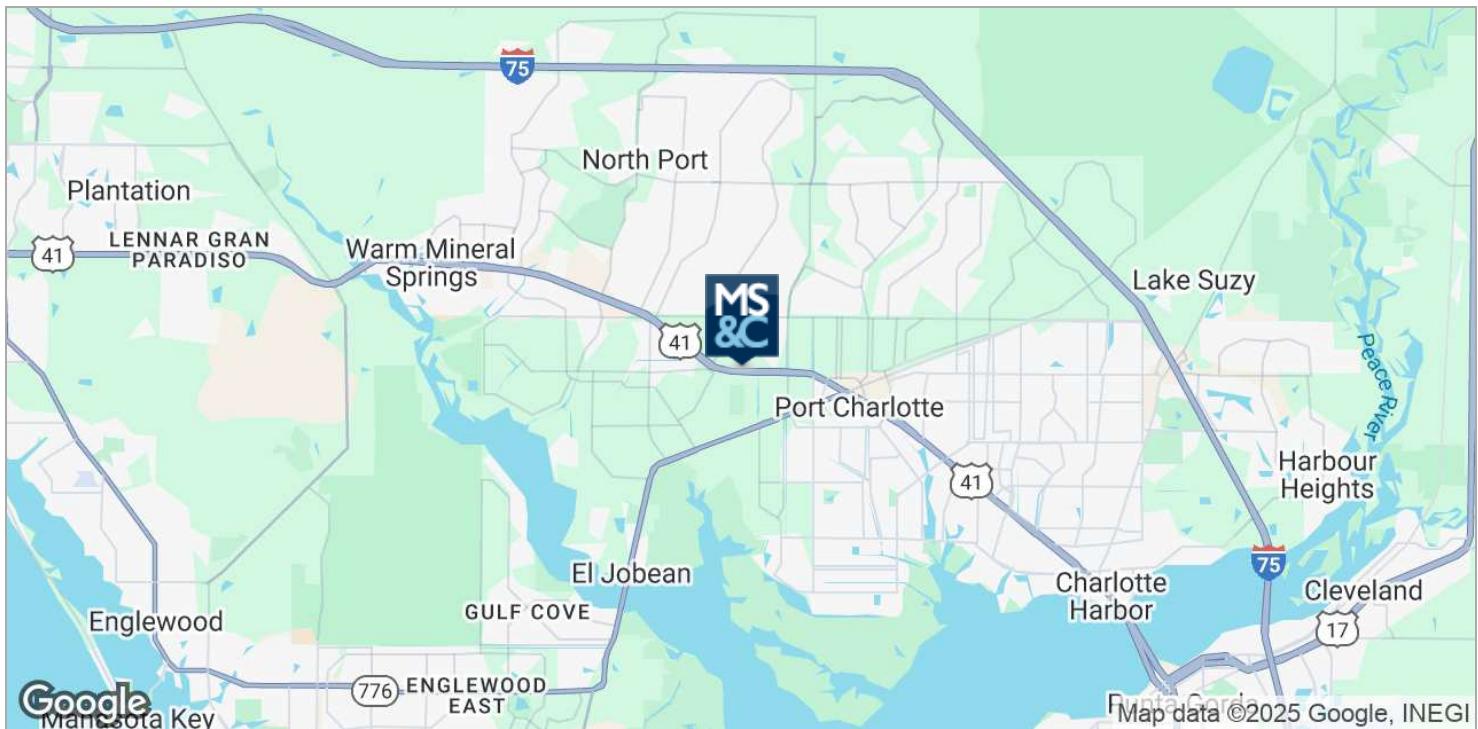
1605 Main Street Suite 500 | Sarasota, FL  
941.957.3730 | [MSCcommercial.com](http://MSCcommercial.com)

MSC

COMMERCIAL  
REAL ESTATE

## LOCATION MAPS

676 TAMiami TRAIL, PORT CHARLOTTE, FL



PRESENTED BY:

G. River West

Senior Commercial Advisor

863.202.0439

[RiverWest@MSCCommercial.com](mailto:RiverWest@MSCCommercial.com)

**Michael Saunders & Company**  
LICENSED REAL ESTATE BROKER

1605 Main Street Suite 500 | Sarasota, FL  
941.957.3730 | [MSCcommercial.com](http://MSCcommercial.com)

MSC

COMMERCIAL  
REAL ESTATE

## RETAILER MAP

676 TAMiami TRAIL, PORT CHARLOTTE, FL



PRESENTED BY:

G. River West

Senior Commercial Advisor

863.202.0439

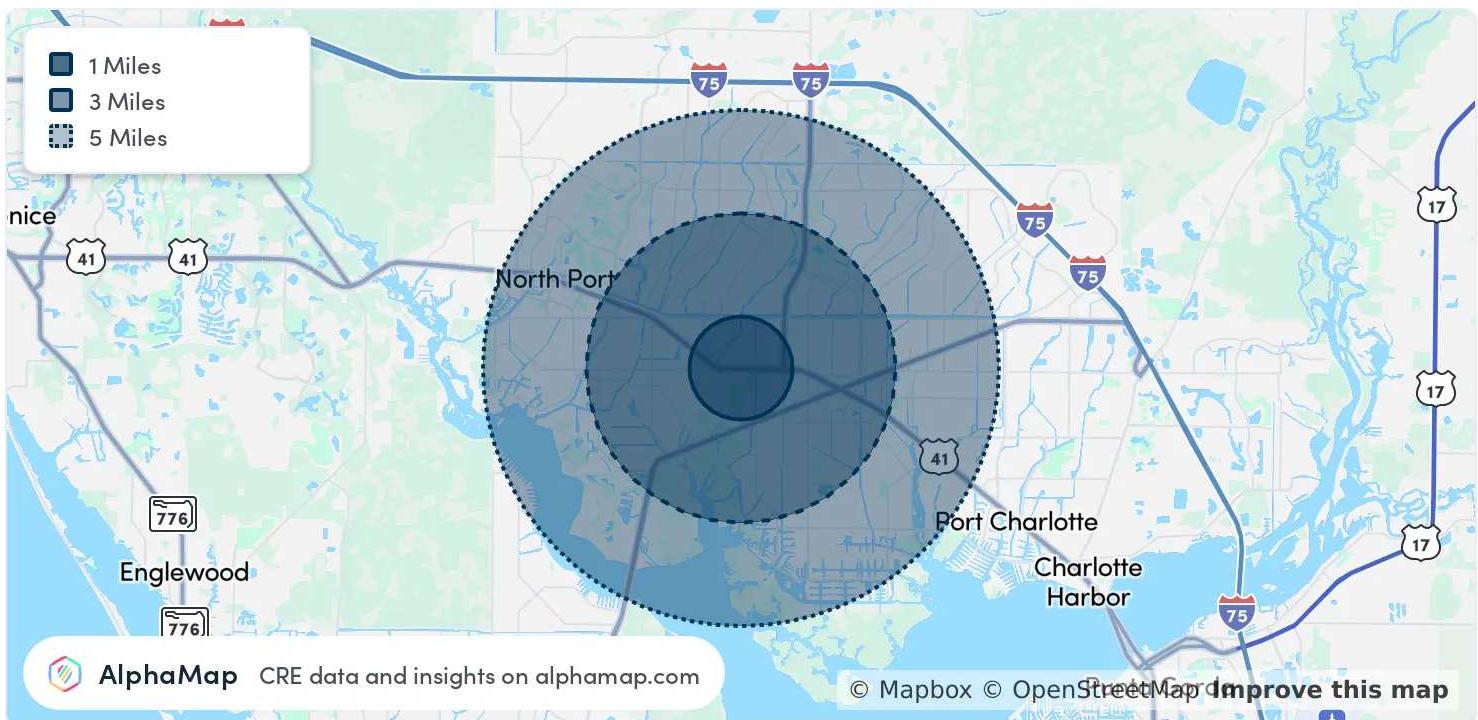
[RiverWest@MSCCommercial.com](mailto:RiverWest@MSCCommercial.com)

**Michael Saunders & Company**  
LICENSED REAL ESTATE BROKER

1605 Main Street Suite 500 | Sarasota, FL  
941.957.3730 | [MSCcommercial.com](http://MSCcommercial.com)

## DEMOGRAPHIC SUMMARY

676 TAMiami TRAIL, PORT CHARLOTTE, FL



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,354	28,904	95,876
Average Age	47	48	49
Average Age (Male)	46	47	48
Average Age (Female)	49	49	50

## HOUSEHOLD &amp; INCOME

	1 MILE	3 MILES	5 MILES
Total Households	550	11,606	39,737
Persons per HH	2.5	2.5	2.4
Average HH Income	\$80,173	\$83,515	\$87,781
Average House Value	\$410,367	\$329,403	\$336,030
Per Capita Income	\$32,069	\$33,406	\$36,575

Map and demographics data derived from AlphaMap



**G. RIVER WEST**

Senior Commercial Advisor

RiverWest@MSCCommercial.com

Direct: 863.202.0439 | Cell: 863.202.0439

FL #3619267 // TN #347765

**PROFESSIONAL BACKGROUND**

River West is a dedicated commercial real estate agent with an academic background that provides a strong analytical foundation—insights he leverages to deliver value-driven results for his clients. Licensed in both Florida and Tennessee, River brings multistate experience and professionalism to every transaction. He has successfully completed numerous complex 1031 Exchange transactions, representing both buyers and sellers—including clients exchanging out-of-state assets into Florida investments.

Currently, he represents various developers and brands to assist with the successful site acquisition and execution of commercial developments via ground leasing and build-to-suits throughout the United States. He also manages the leasing of a variety of retail and office centers throughout Southwest Florida, along with providing exclusive tenant representation to select brands.

River is committed to ensuring every client's goals are met with precision, diligence, and a high level of service.

**EDUCATION**

University of Florida

-Bachelor's Degree in Business Administration, specialized in Business and Economic Geography

-Minor in Real Estate

**MEMBERSHIPS**

-Past University of Florida Finance Group Member

-Past University of Florida Real Estate Society Member

MSC Commercial  
1605 Main Street Suite 500  
Sarasota, FL 34236  
941.957.3730

PRESENTED BY:

**G. River West**

Senior Commercial Advisor

863.202.0439

RiverWest@MSCCommercial.com

## COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.