



ADDRESS

**2249 Private Circle
Port Charlotte, FL 33953**

PROPERTY FEATURES

- Development Opportunity
- 15+ Acres of Commercial General Land
- Boarder by a canal for privacy and design
- High and Dry with many uses
- Near quiet, well designed neighborhoods
- Reasonably Priced

	1 Mile	5 Miles	10 Miles
Total Households:	413	19,679	72,962
Total Population:	929	45,520	169,536
Average HH Income:	\$68,776	\$56,444	\$55,542

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

TAMMY SHAW

Senior Commercial Advisor | Broker Associate
941.769.2222

TammyShaw@michaelsaunders.com



OFFERING SUMMARY

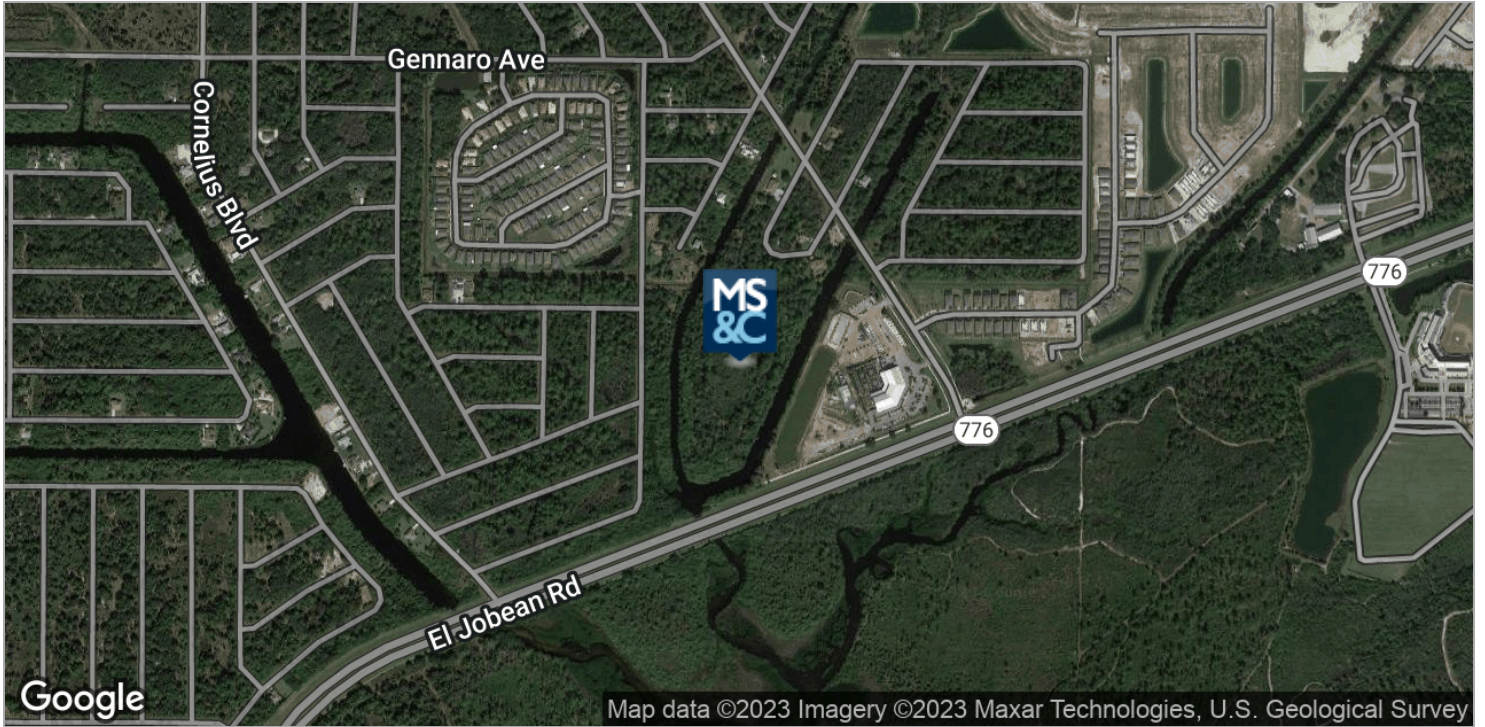
Sale Price:	\$2,595,000
Available SF:	
Lot Size:	15 Acres
Price / Acre:	\$173,000
Zoning:	Commercial General

PROPERTY OVERVIEW

Vacant Land available for development. This site is located along side of a few major developments such as West Port, MRT ACE Garden Center, Harley Davidson's Twisted Fork Entertainment, Tampa Bay Rays Stadium, County Fairgrounds, Riverwood Community and Golf and much more. Use exit 179 off I-75.

PROPERTY HIGHLIGHTS

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Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

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