



OFFERING MEMORANDUM

2421-2423 Tamiami Trail, Port Charlotte, FL

Rare US-41 Opportunity Offering a Flexible 5,000+ SF Building and Valuable Excess Land Ready for Future Development.

MSC

COMMERCIAL
REAL ESTATE

1605 Main Street Suite 500 | Sarasota, FL
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PRESENTED BY:

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EXECUTIVE SUMMARY

2421-2423 TAMIAMI TRAIL, PORT CHARLOTTE, FL



VIDEO

PROPERTY DESCRIPTION

This 1.1 Acre Commercial General property offers exceptional visibility, direct US-41 frontage (61,000 VPD), and secondary access to the signalized intersection at US-41 & Midway Blvd (79,700 VPD). The site includes a 5,145 SF freestanding building on ± 0.36 acres, with an additional ± 0.74 acres of vacant CG zoned land suitable for expansion or redevelopment. Located within Charlotte County's Commercial Overlay District, the property supports a 1.2 Floor Area Ratio and an allowable building height of 60 feet, accommodating a wide range of commercial uses. The building is currently occupied by an event venue on a short-term lease, offering flexibility for owner-users or investors, and the existing condo association may be collapsed by future ownership if desired. The site is positioned in Flood Zone X and the building features structural enhancements including a refurbished metal roof and reinforced truss connections for improved wind resilience. Less than five miles from the re-branded Hilton Sunseeker Resort, recently acquired by Blackstone Real Estate, the property stands to benefit from increasing regional growth, tourism, and sustained commercial demand along the US-41 corridor.

OFFERING SUMMARY

Sale Price:	\$1,950,000
Lot Size:	1.1 Acres
Building Size:	5,145 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,818	23,959	40,852
Total Population	8,802	55,991	94,913
Average HH Income	\$70,503	\$75,312	\$82,527

MARKET & SITE OVERVIEW

2421-2423 TAMAMI TRAIL, PORT CHARLOTTE, FL



THE PORT CHARLOTTE MARKET

Port Charlotte is a dynamic community strategically located along Florida's Gulf Coast, known for its appealing mix of residential charm and business vitality. As part of the greater Punta Gorda MSA, Port Charlotte attracts both locals and visitors seeking a high quality of life, 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.

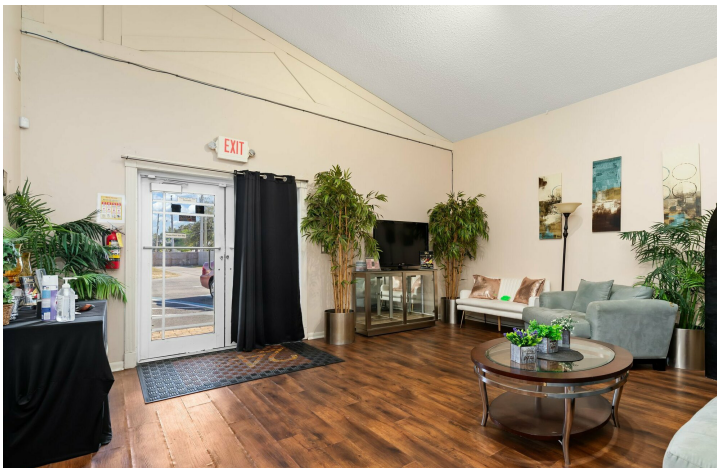
With Tamiami Trail (US-41) serving as the primary commercial corridor, Port Charlotte boasts a wealth of retail options, restaurants, and entertainment venues that benefit from substantial daily traffic. Landlords and businesses in Port Charlotte enjoy a diverse clientele, thanks to its balanced demographic profile that combines local residents, tourists, and commuters.

SITE DESCRIPTION

Positioned directly along US-41 (Tamiami Trail) with 61,000 VPD and secondary access to the signalized intersection at US-41 & Midway Blvd (79,700 VPD), this 1.1-acre Commercial General property offers exceptional exposure, flexible development potential, and multiple access points within one of Port Charlotte's most active commercial corridors. The site includes a 5,145 SF freestanding commercial building situated on approximately 0.36 acres, with the remaining 0.74 acres of vacant CG-zoned land allowing a Floor Area Ratio (FAR) of 1.2 and a building height of up to 60 feet, providing meaningful opportunities for expansion, re-development, or additional commercial improvements. The property is located in Flood Zone X, offering potentially favorable insurance implications and reduced development constraints.

THE HIGHLIGHTS

2421-2423 TAMIAMI TRAIL, PORT CHARLOTTE, FL



- Prime US-41 (Tamiami Trail) frontage in Port Charlotte's main commercial corridor with exceptional visibility and exposure.
- 1.1-acre Commercial General (CG) property featuring both improved and vacant land for versatile development options.
- 5,145 SF freestanding commercial building on 0.36 acres, currently configured as one combined unit.
- 0.74 acres of vacant CG-zoned land, offering significant expansion or redevelopment potential.
- Short-term tenant in place, allowing flexibility for owner-occupancy, re-tenanting, or redevelopment.
- Existing condo association may be collapsed by new ownership if desired.
- Located within Charlotte County's Commercial Overlay District supporting a 1.2 FAR and 60-foot building height.
- Flood Zone X designation, lowering development risk and insurance considerations.
- Outstanding access and traffic counts, with 61,000 VPD on US-41 and secondary access to the signalized intersection at US-41 & Midway Blvd (79,700 VPD)
- Structural and wind-mitigation upgrades, including a refurbished metal roof and reinforced truss connections, enhancing long-term durability.

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THE BUILDING

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THE SITE

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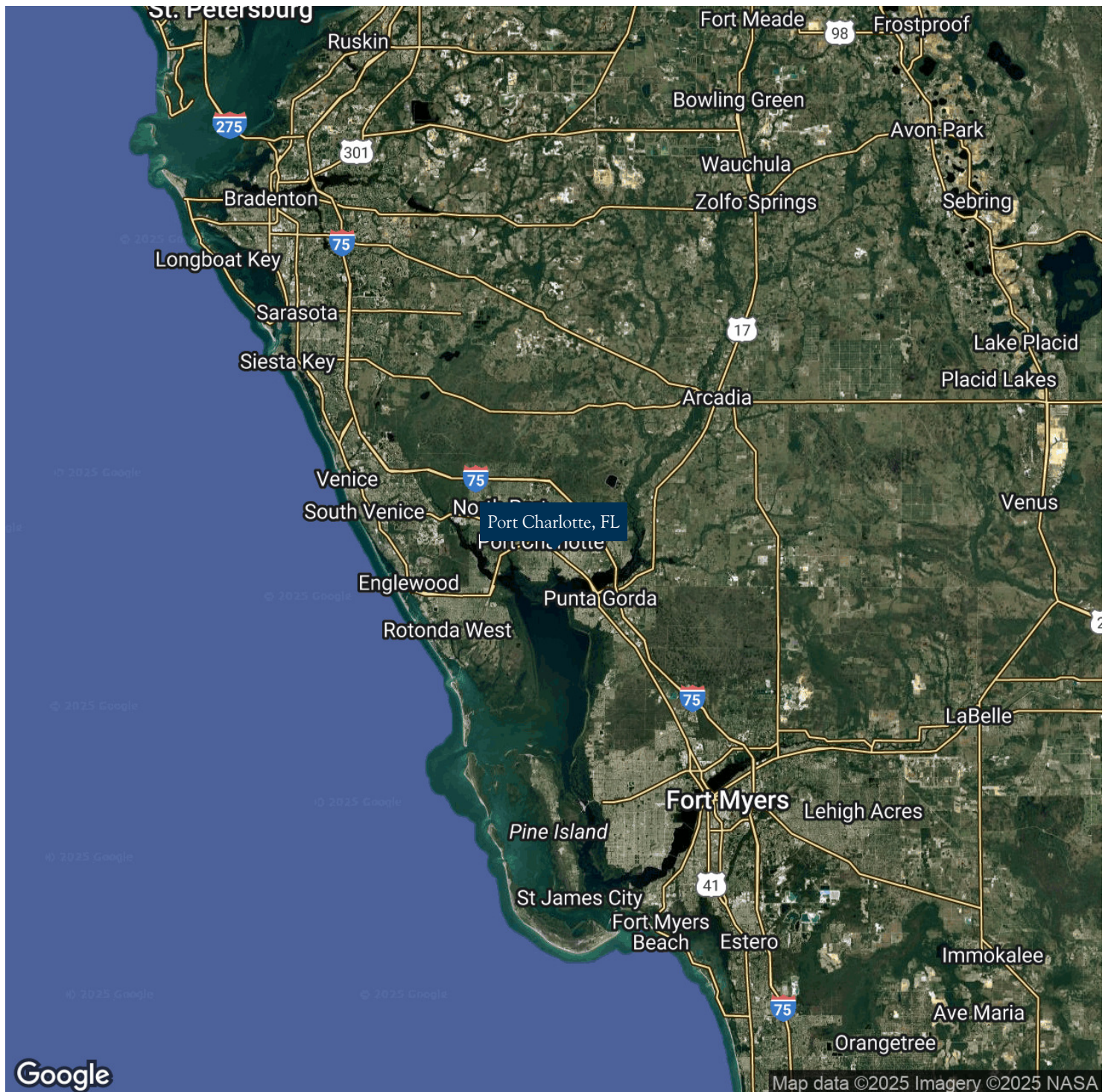
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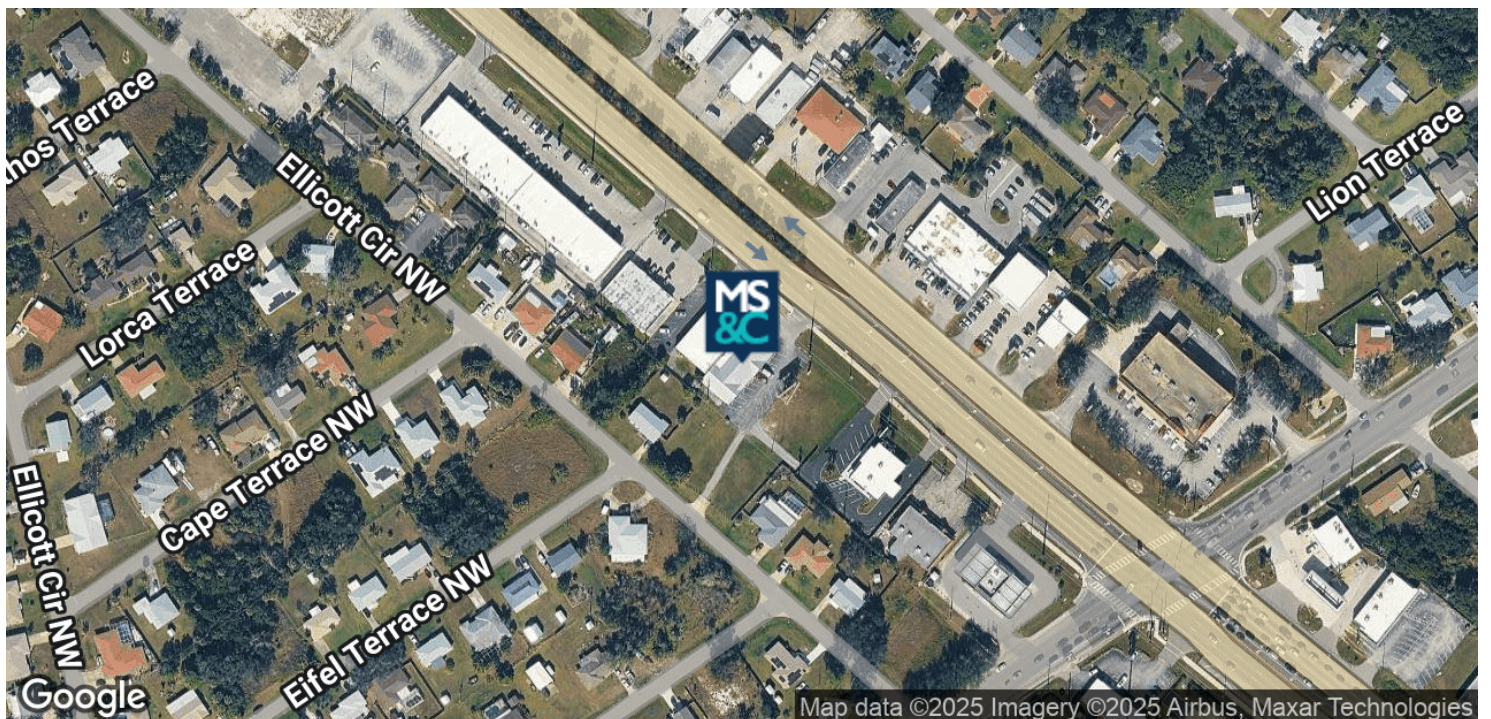
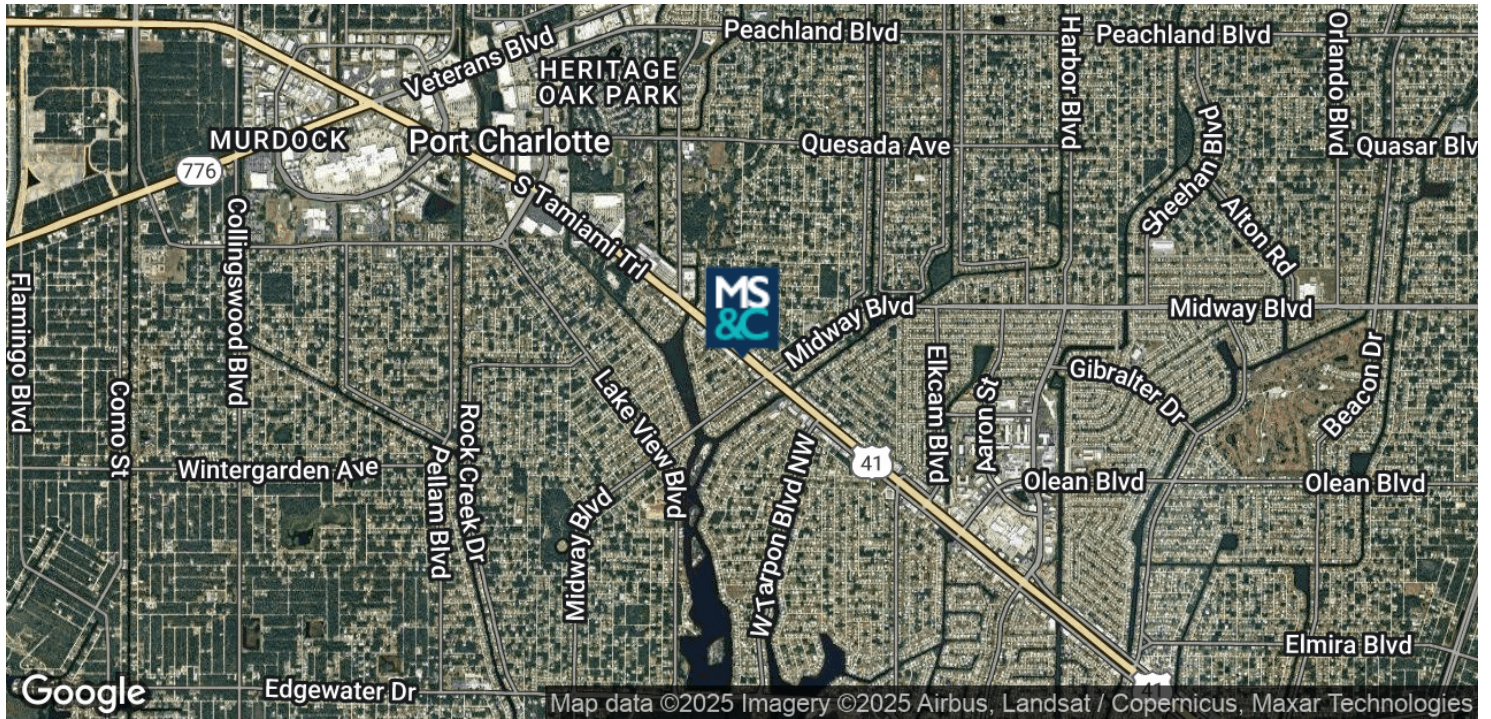
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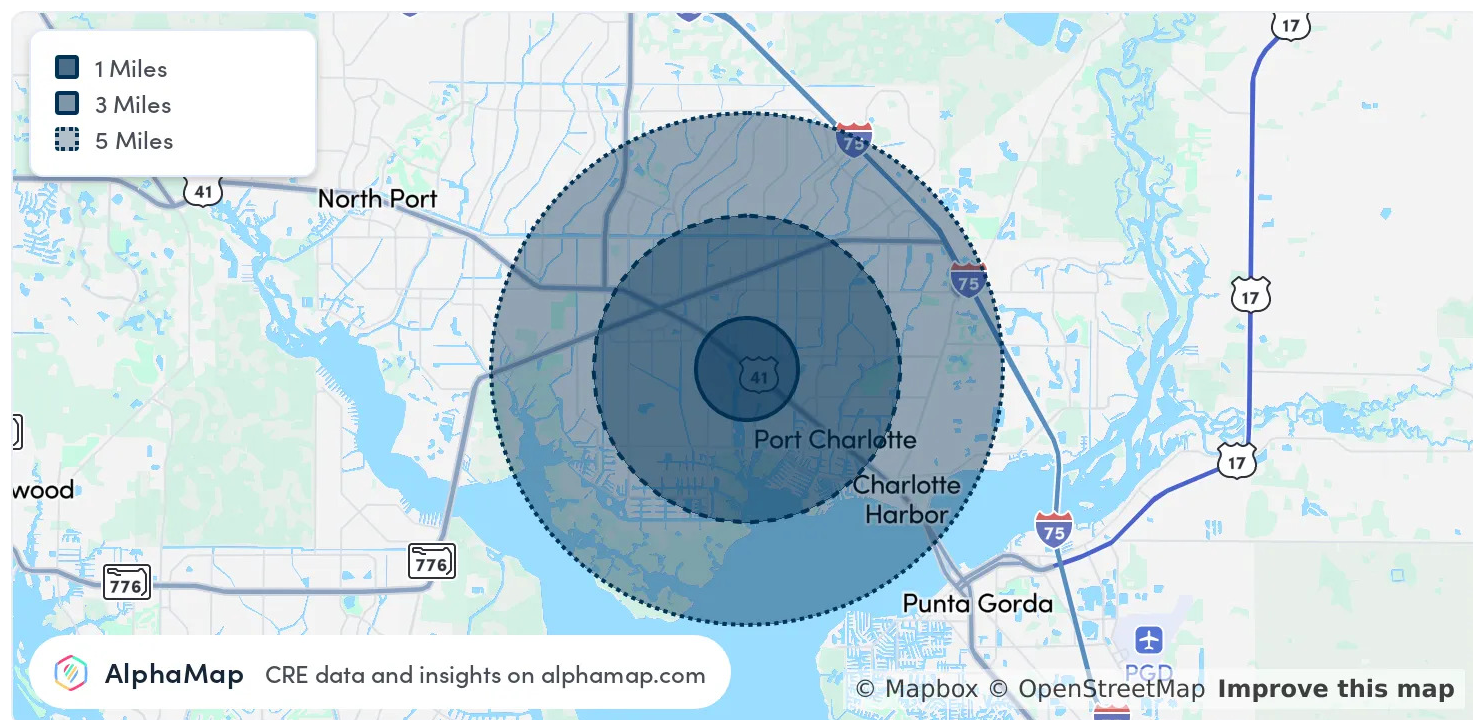
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,802	55,991	94,913
Average Age	49	50	50
Average Age (Male)	48	49	49
Average Age (Female)	51	51	51

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,818	23,959	40,852
Persons per HH	2.3	2.3	2.3
Average HH Income	\$70,503	\$75,312	\$82,527
Average House Value	\$264,032	\$294,832	\$322,693
Per Capita Income	\$30,653	\$32,744	\$35,881

Map and demographics data derived from AlphaMap

**G. RIVER WEST**

Senior Commercial Advisor

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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

- International Council of Shopping Centers, Retailer Member
- University of Florida Finance Group, Alumni
- University of Florida Real Estate Society, Alumni

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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. One or more of the owners of the subject property are Licensed Real Estate Brokers in the State of Florida. 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 and/or lease agreement 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.