

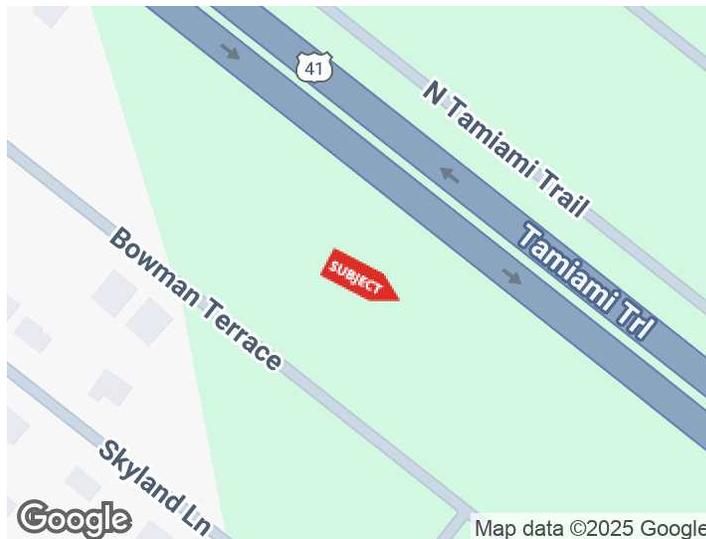


VACANT COMMERCIAL LAND

397 TAMIAMI TRL
PORT CHARLOTTE, FLORIDA 33953

PROPERTY HIGHLIGHTS

- 7,500 SF vacant commercial land
- Zoned CG – Commercial General
- High-visibility location on Tamiami Trail (US-41)
- Down the street from Kia of Port Charlotte
- Surrounded by established businesses and residential neighborhoods
- Ideal for retail, office, or service-based development

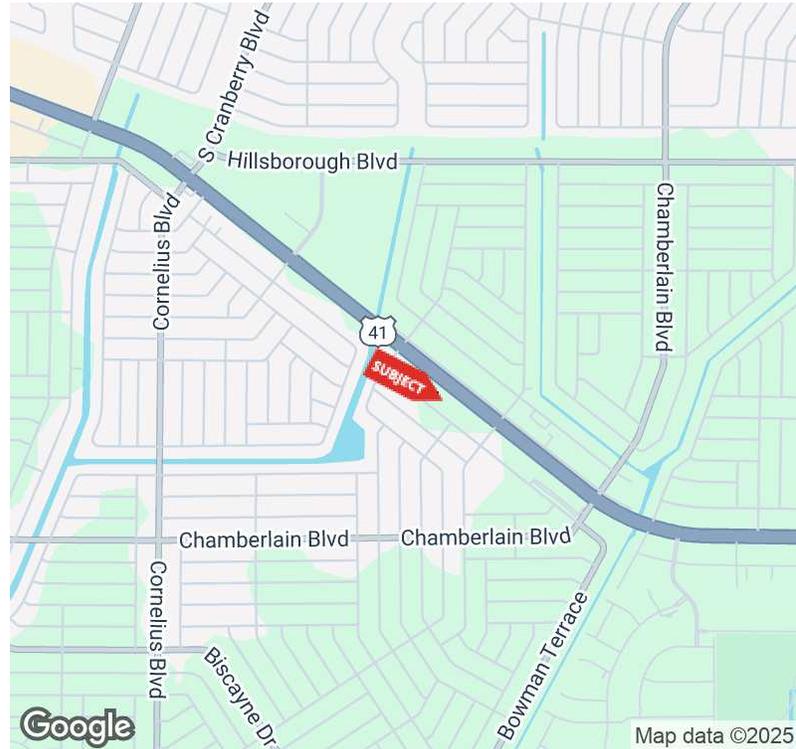


DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	144	327	1,150
Total Population	346	784	2,835
Average HH Income	\$70,018	\$70,019	\$74,312

For More Information

GEOFFREY PAUL
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PORT CHARLOTTE, FL 33953



OFFERING SUMMARY

Sale Price:	\$125,000
Lot Size:	7,500 SF
Price / Acre:	\$726,000
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 397 Tamiami Trail, Port Charlotte, FL

Property Type: Commercial Land

Property Size: 7,500 SF

Prime opportunity to own vacant commercial land along the bustling Tamiami Trail corridor in Port Charlotte. Located just down the street from Kia of Port Charlotte, this 7,500 SF parcel offers excellent visibility and accessibility in a high-traffic area.

Zoned CG (Commercial General), this lot is ideal for a wide range of commercial uses including retail, office, or service-based development. Surrounded by established businesses and residential neighborhoods, this site offers strong development potential in a growing market.

Visit us online at AmericanPropertyGroup.com to see all our listings.

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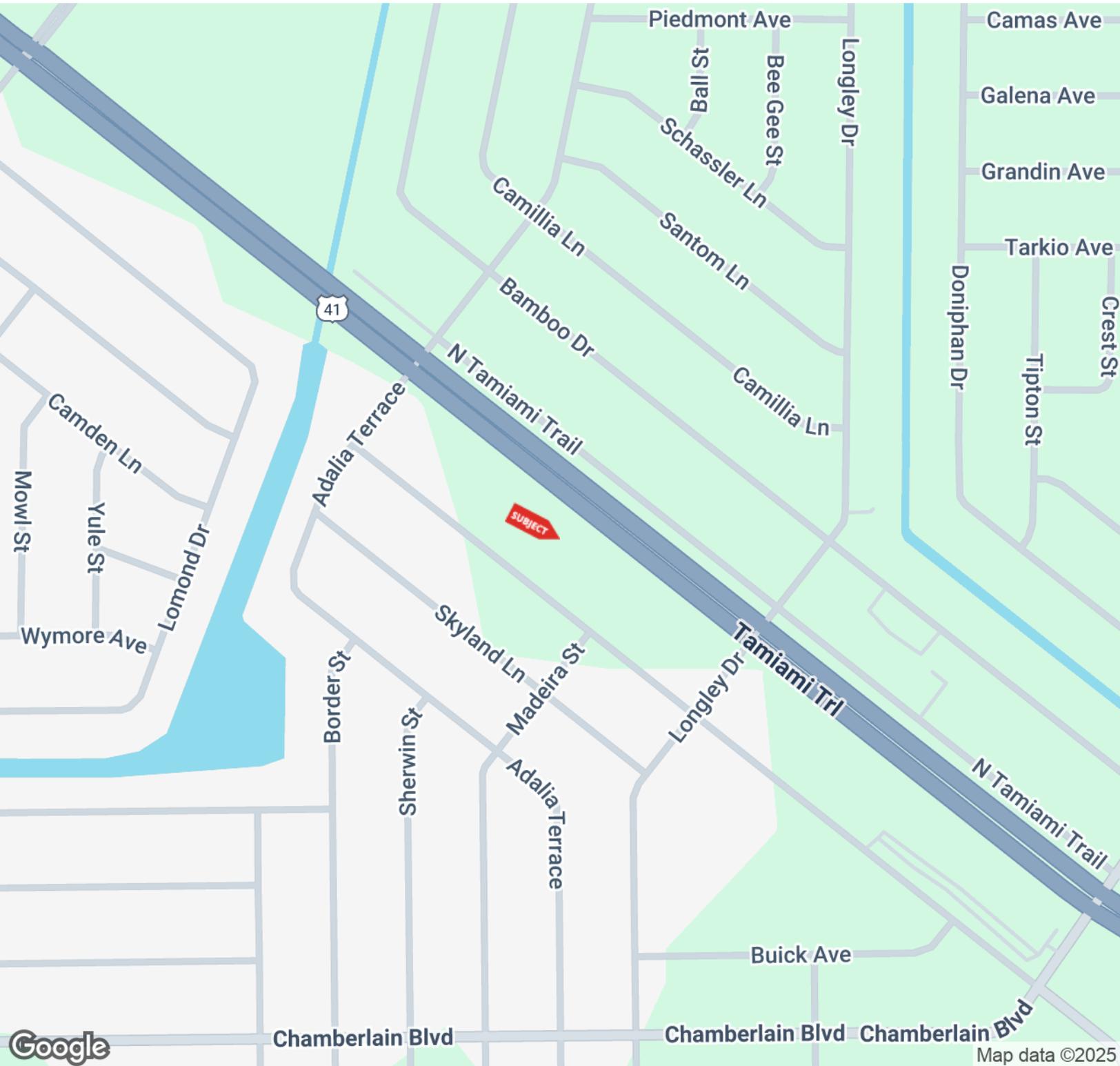


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**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

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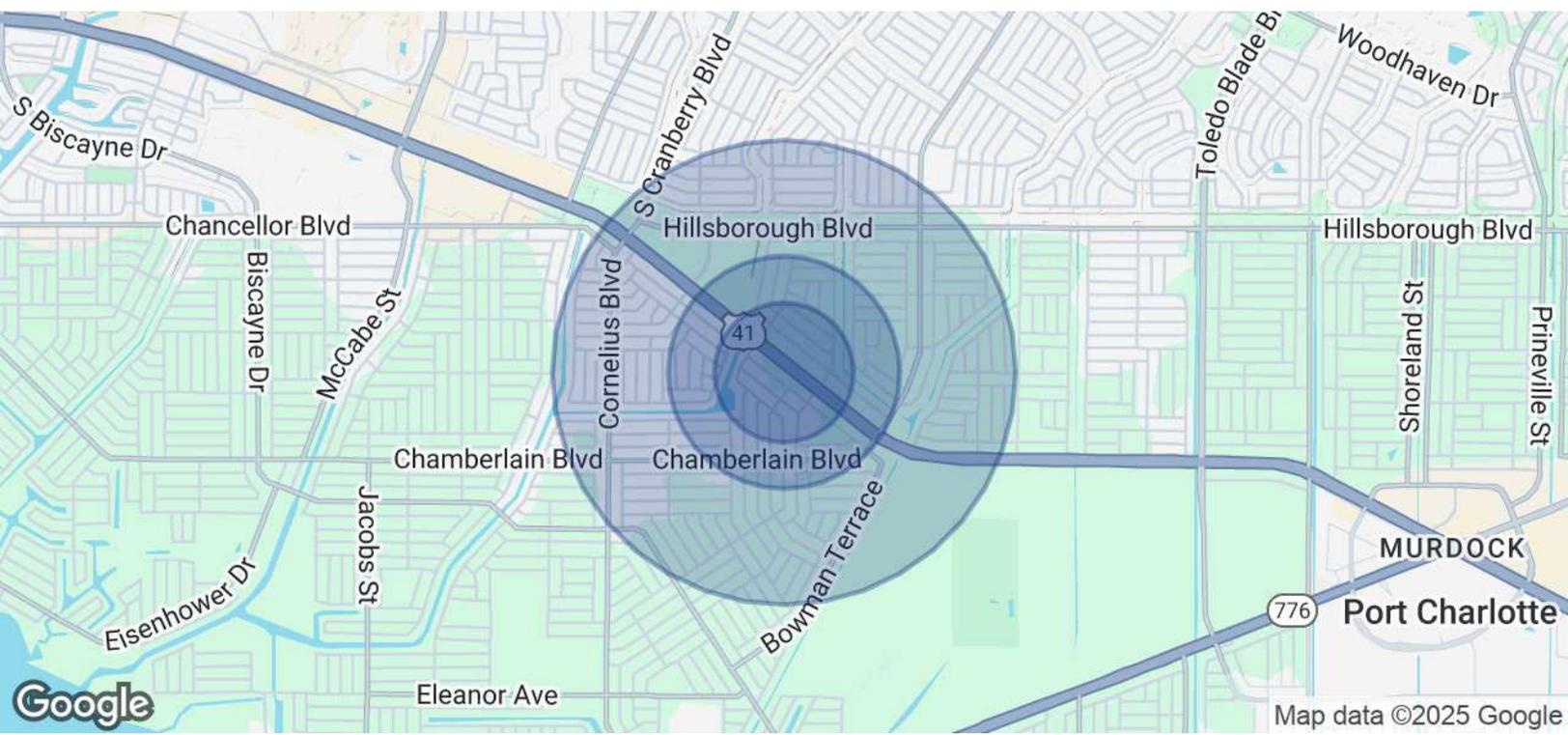


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	346	784	2,835
Average Age	49	49	48
Average Age (Male)	48	48	47
Average Age (Female)	50	49	48
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	144	327	1,150
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$70,018	\$70,019	\$74,312
Average House Value	\$359,613	\$359,621	\$349,230

Demographics data derived from AlphaMap

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