

US-41 COMMERCIAL DEVELOPMENT SITE

203-207 North Tamiami Trail | Port Charlotte, FL 33953

Land For Sale



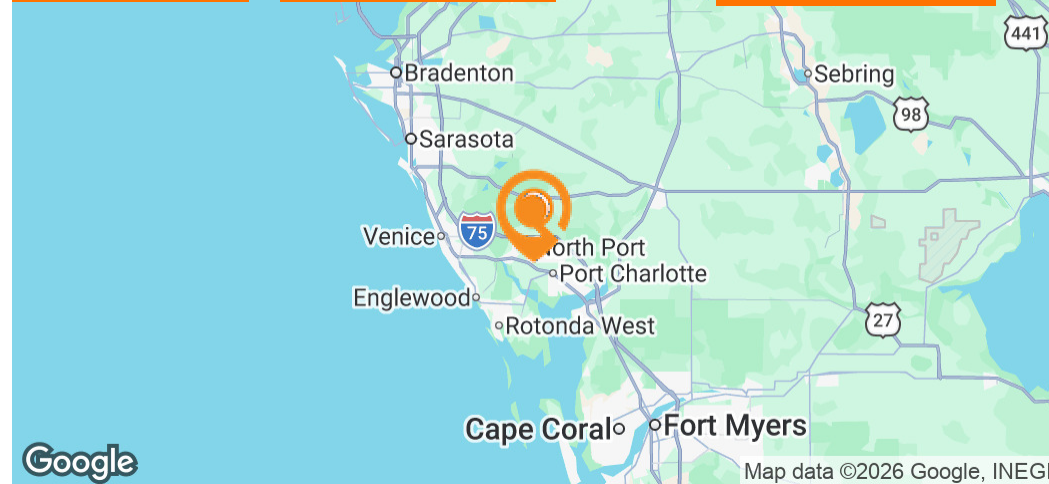
LQ Commercial
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[GOOGLE TOUR](#)

[CG ZONING CODE](#)



\$187,000
PRICE



0.34 AC
LOT SIZE



CG
ZONING

- 0.34 AC commercial development site for sale in Port Charlotte, FL
- Two lots with 100' frontage on US-41 (38,000 AADT)
- Potable water and sewer access
- High-visibility site across from Port Charlotte Kia
- One adjacent parcel (separate owner) offers additional frontage



5-MILE POPULATION
69,730



5-MILE HOUSEHOLDS
35,663



5-MILE AVG HH INCOME
\$140,423



5-MILE EMPLOYEES
30,508

[PROPERTIES.LQCRE.COM/203-207-TAMIAMI-TRAIL-SITE](https://properties.lqcre.com/203-207-tamiami-trail-site)



Tampa, FL 33609
5440 Mariner St #112
LQCRE.COM

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Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

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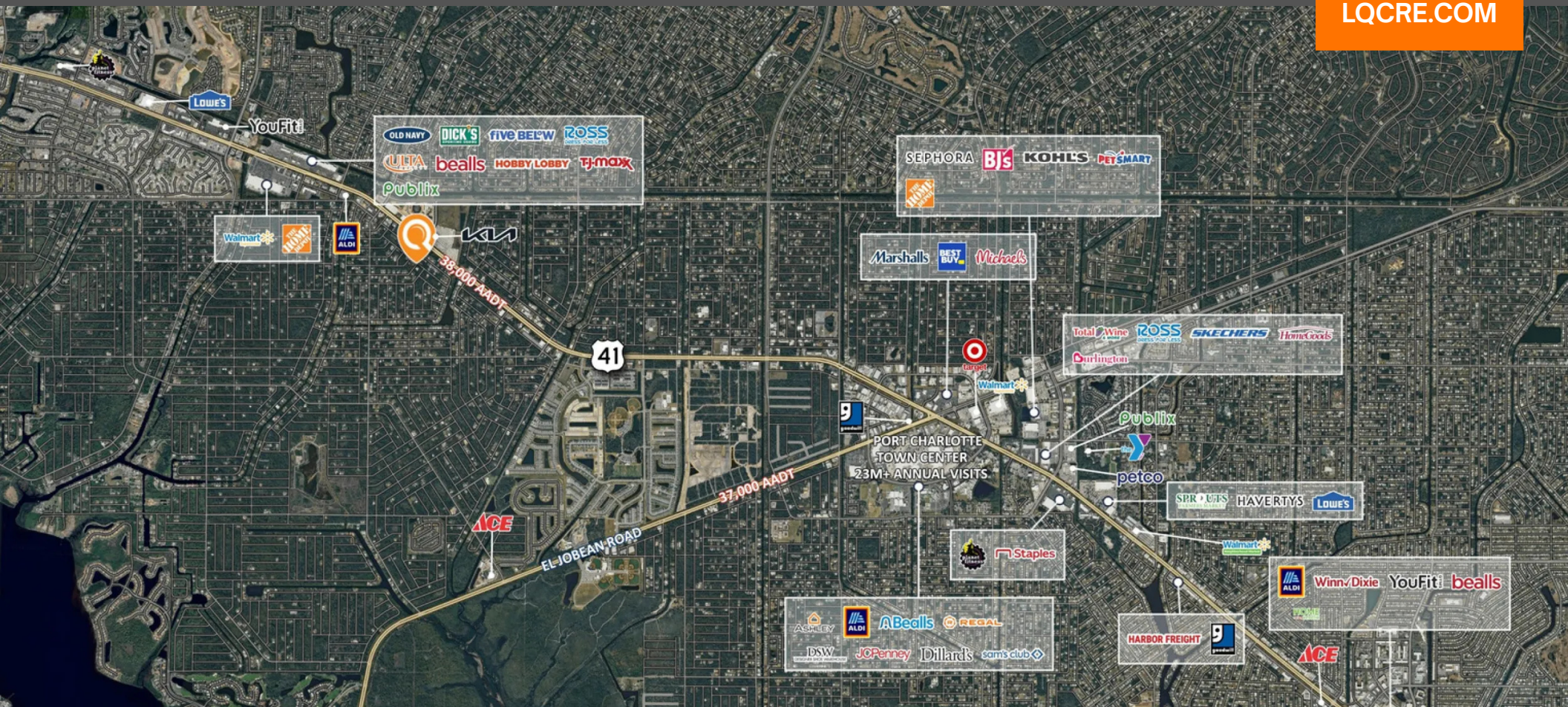
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Two parcels (15,000 square feet) with a total of 100' frontage on Tamiami Trail directly across from Port Charlotte Kia. Property has potable water and a sewer force main and is zoned Commercial General. This location has great potential so don't miss your opportunity to be a part of the growing number of businesses on Tamiami Trail!



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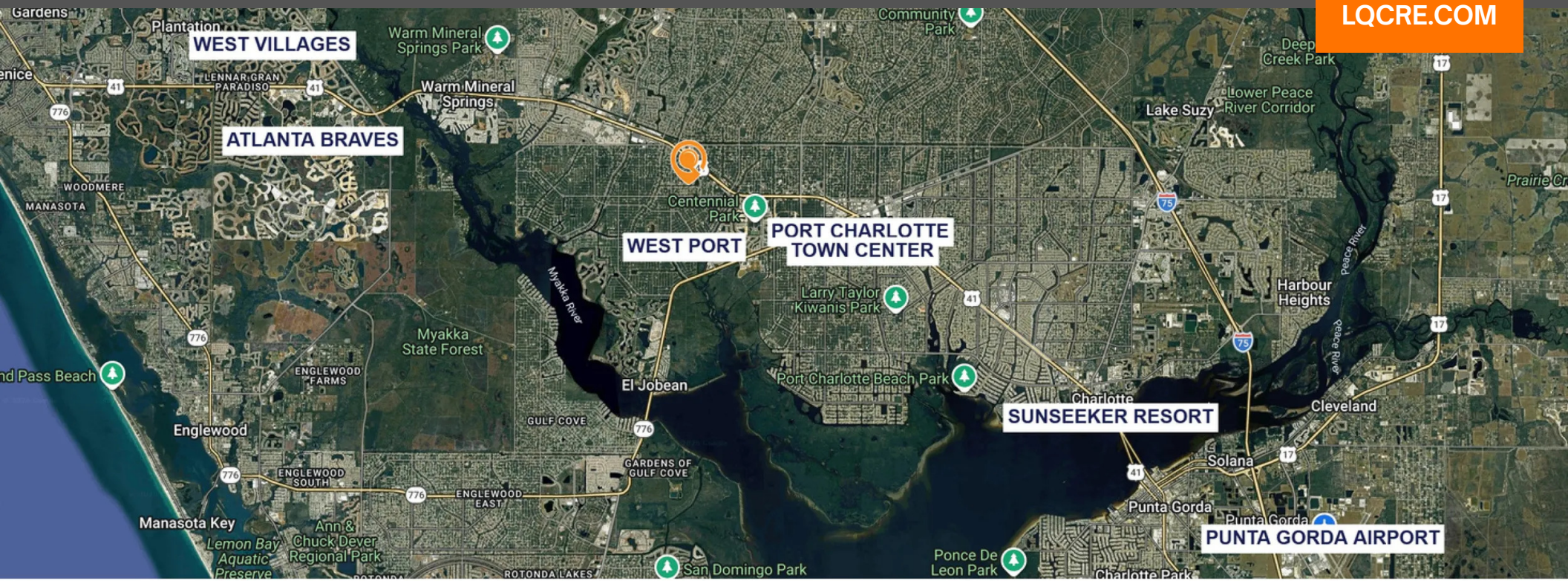
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West Port: West Port is poised to add 3,500+ new residences, from retirees seeking tranquility to growing families desiring space and modern amenities. West Port also promises thousands of square feet of new commercial space.

Centennial Park: 103.3 AC within the Murdock Village CRA and funded by Sales Tax, Parks/Rec Impact Fees and by the FL Recreation Development Assistance Program. The park is home to a College Baseball Tournament and a Disc Golf course.

West Port Marketplace: Publix-anchored shopping center, projected delivery early 2027. Located at the NE corner of El Jobean Rd and Flamingo Blvd. Flamingo Blvd will be extended to connect to US 41 and serves the West Port community.

Huntington Project: Initial construction is planned for two 5,000-sf multi-tenant quick serve restaurant tenants.



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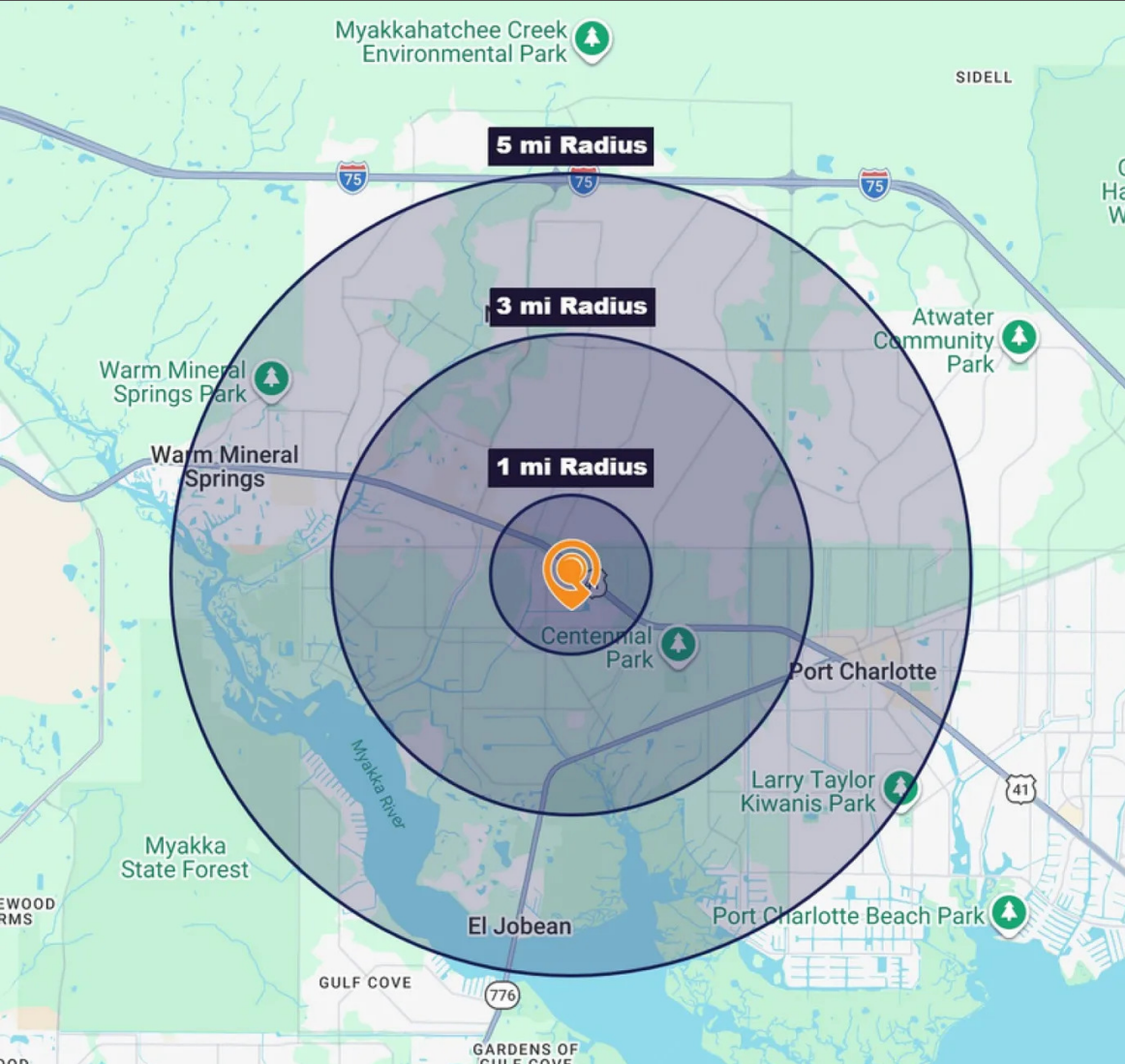
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	3,442	34,558	90,083
Five-Year Increase (#)	4,190	38,593	96,914
Five-Year Increase (%)	4.4%	2.3%	1.5%
Median Age	48.3	50.9	49.7
Households	1,411	14,757	38,062
Projected Annual Growth to 2026	1,730	16,317	40,473
White	80.9%	81.9%	81.8%
Black or African American	8.4%	6.9%	7.1%
Asian or Pacific Islander	2.0%	1.9%	1.8%
American Indian or Native Alaskan	0.2%	0.2%	0.2%
Other Races	8.5%	9.0%	9.1%
Hispanic	10.6%	11.3%	11.1%
Average Household Income	\$110,818	\$105,162	\$99,669
Median Household Income	\$87,762	\$77,677	\$73,885
Elementary (Grades 0 - 8)	2.2%	2.2%	1.9%
Some High School (Grades 9 - 11)	4.2%	3.8%	4.3%
High School Graduate	30.0%	30.9%	32.3%
Some College	19.6%	23.8%	24.0%
Associates Degree Only	21.1%	13.6%	11.8%
Bachelors Degree Only	16.8%	16.2%	16.1%
Graduate Degree	6.1%	9.6%	9.5%
Total Businesses	226	1,625	4,425
Total Employees	882	8,254	24,282



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