

# RETAIL PARCELS FOR SALE ON US41

## PORT CHARLOTTE, FL 33948

Port Charlotte, FL 33948

### PRESENTED BY:

**GEORGE WALLA**

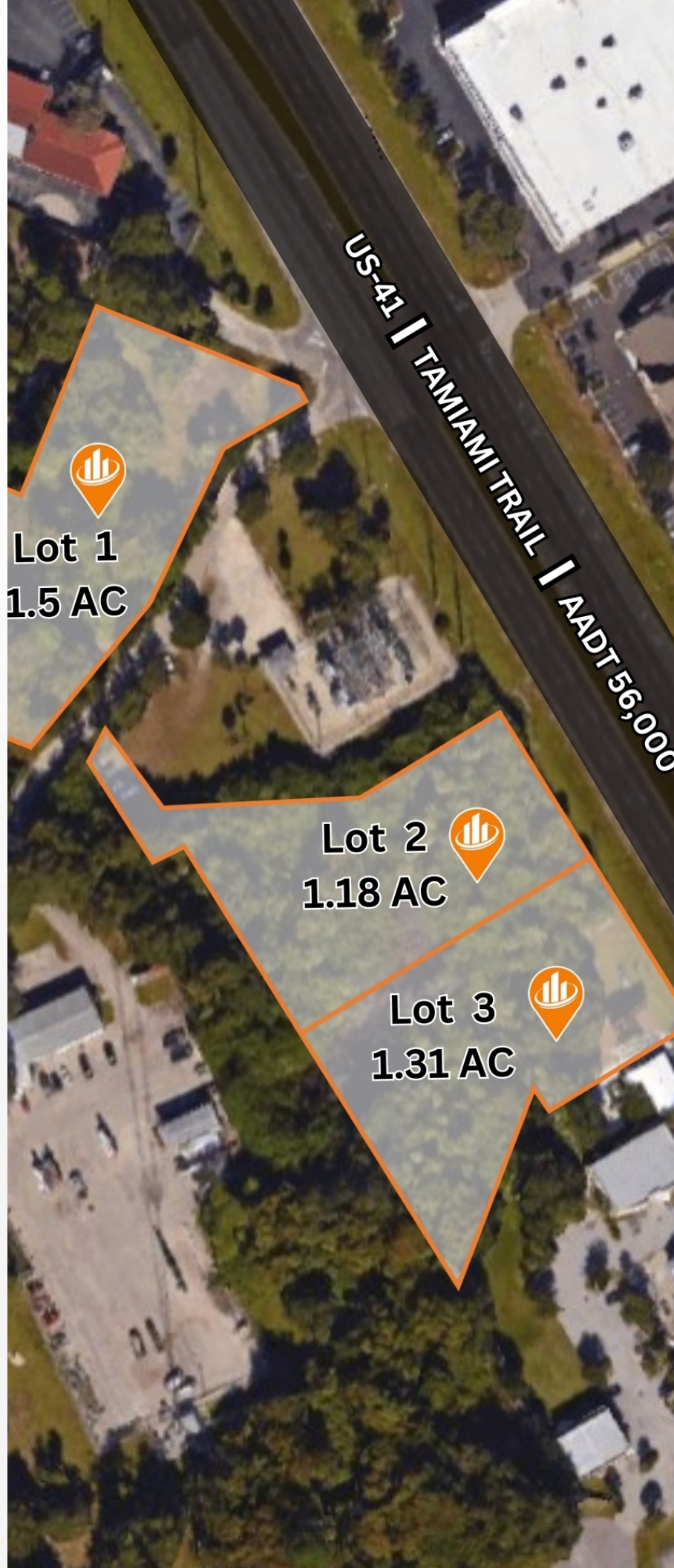
O: 239.994.0683

george.walla@svn.com

**TIFFANY LUONGO**

O: 239.707.1700

TiffanyL@SVN.com





## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$25 PSF
<b>LOT SIZES:</b>	1.18 - 2.92 AC
<b>MAX CONTIG.</b>	2.92 AC
<b>PRICE / ACRE:</b>	\$1,089,000
<b>ZONING:</b>	CG
<b>APN:</b>	402217208003 402217227001

## PROPERTY OVERVIEW

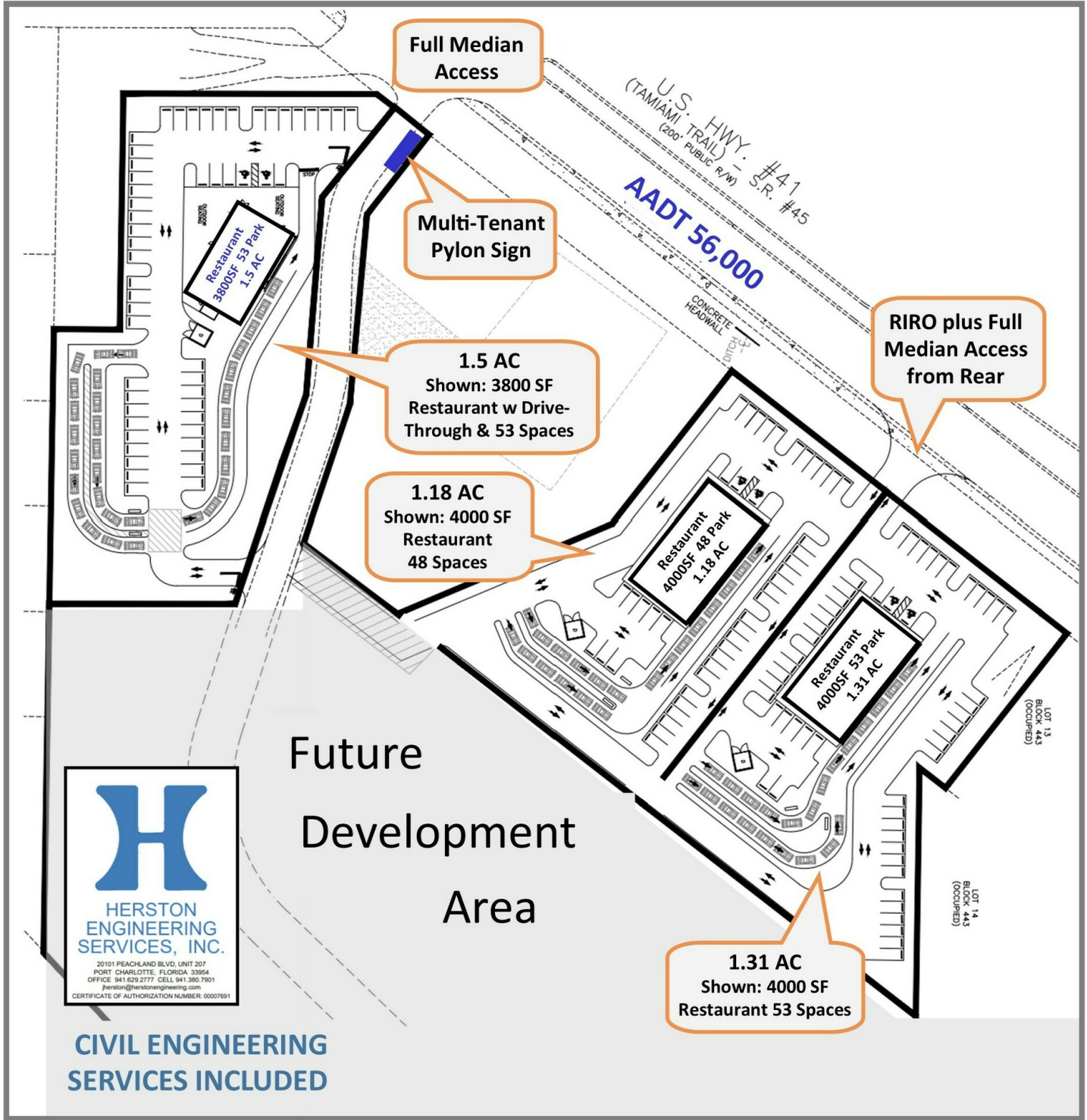
SVN presents flexible restaurant sites nestled in the heart of Port Charlotte, Florida to meet any size restaurant! Strategically positioned just south of Murdock Circle, these prime locations boast direct frontage on the county's busiest section of US41. Full access from both north and south, these sites promise a seamless arrival experience for your patrons. All water retention is provided off-site for maximum utilization. Work with our engineers to lay out your store's format. Space on a master pylon is available and each parcel may still have their own signage as well.

## PROPERTY HIGHLIGHTS

- AADT 56,000 [Highest Trafficked road in Charlotte County]
- Frontage on US41 [Tamiami Trail]
- North & South Bound Full Median Access
- Off-Site Water Retention Provided
- Civil Engineering Services Included
- All Site Dimensions & Layouts are Flexible [ Contact for more Information]
- Master Pylon Sign Space Included

**GEORGE WALLA**  
O: 239.994.0683  
george.walla@svn.com

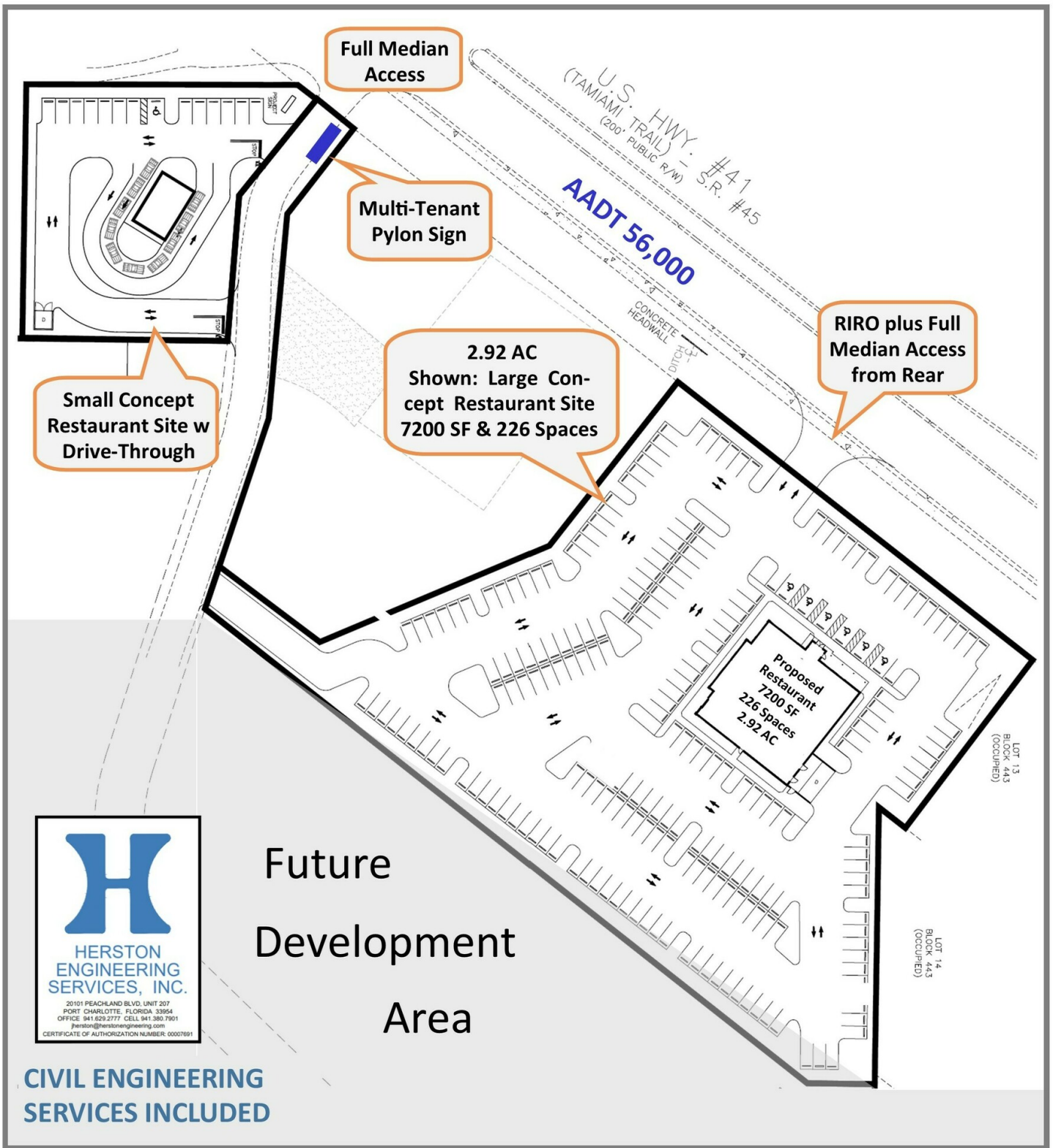
**TIFFANY LUONGO**  
O: 239.707.1700  
TiffanyL@SVN.com



**CIVIL ENGINEERING SERVICES INCLUDED**

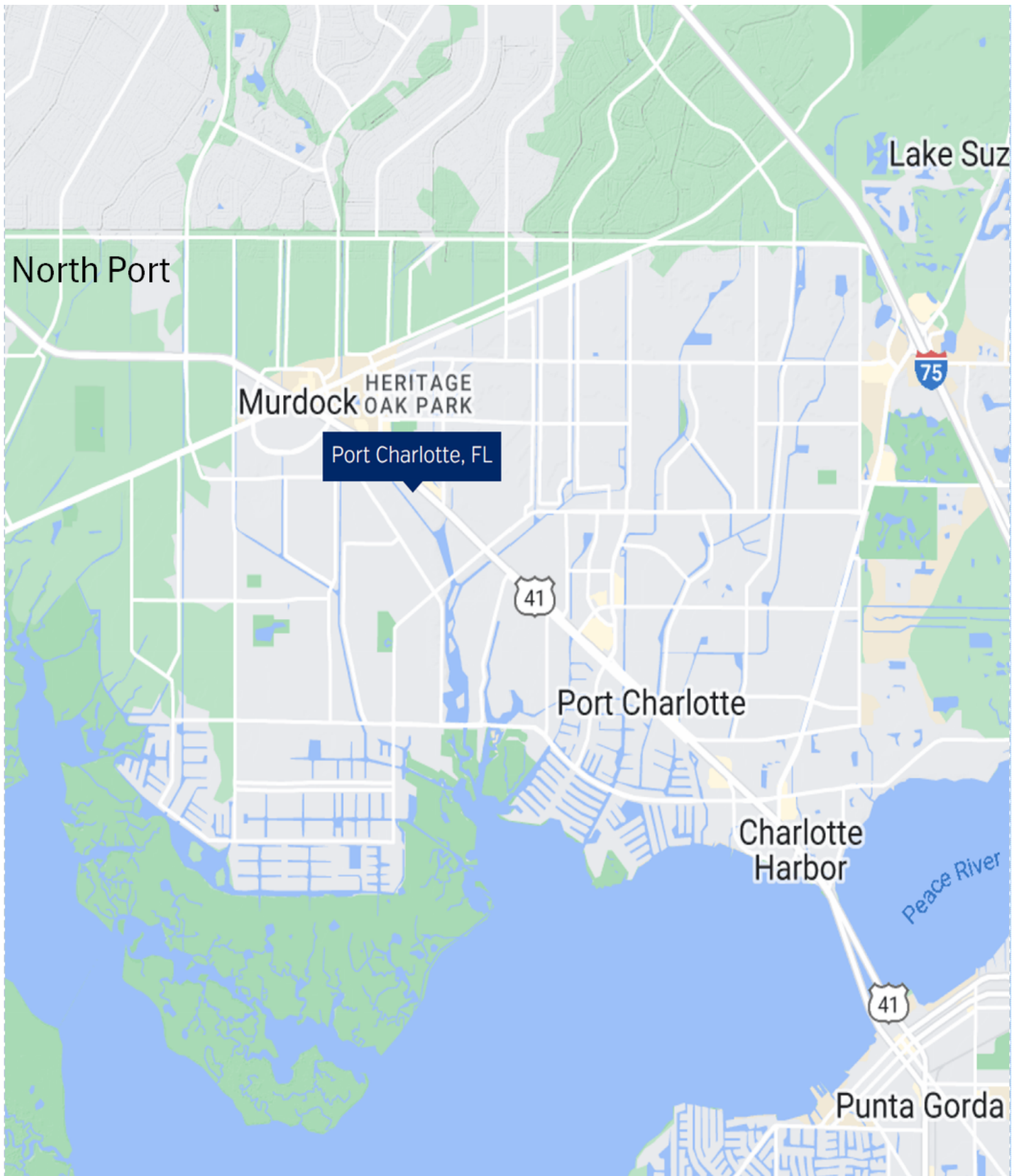
**GEORGE WALLA**  
 O: 239.994.0683  
 george.walla@svn.com

**TIFFANY LUONGO**  
 O: 239.707.1700  
 TiffanyL@SVN.com



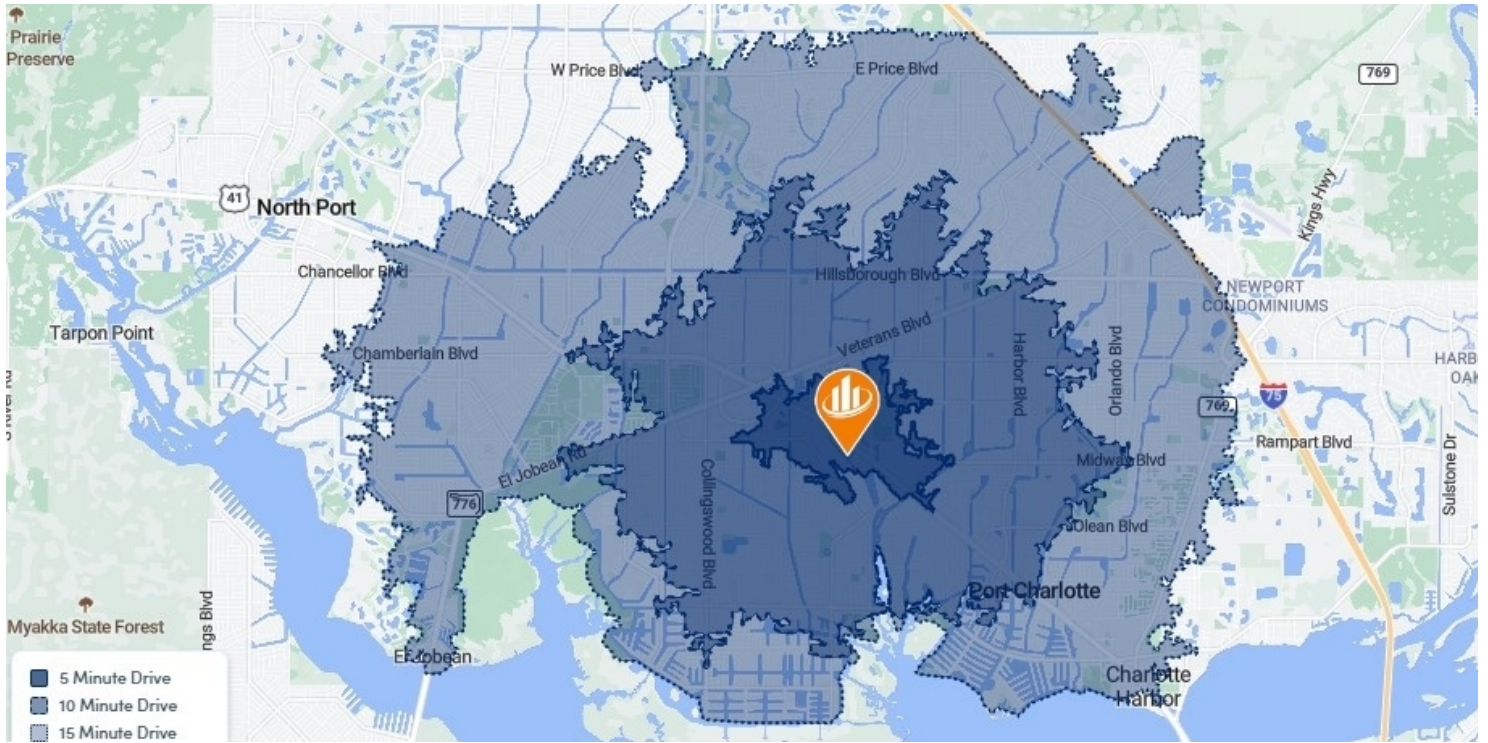
GEORGE WALLA  
O: 239.994.0683  
george.walla@svn.com

TIFFANY LUONGO  
O: 239.707.1700  
TiffanyL@SVN.com



**GEORGE WALLA**  
O: 239.994.0683  
george.walla@svn.com

**TIFFANY LUONGO**  
O: 239.707.1700  
TiffanyL@SVN.com



## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,821	47,830	88,566
AVERAGE AGE	54.6	52.8	53.0
AVERAGE AGE (MALE)	48.8	49.9	50.1
AVERAGE AGE (FEMALE)	58.8	55.0	54.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,980	22,796	41,836
# OF PERSONS PER HH	2.0	2.1	2.1
AVERAGE HH INCOME	\$49,655	\$53,823	\$59,664
AVERAGE HOUSE VALUE	\$162,964	\$191,271	\$204,984

2020 American Community Survey (ACS)

**GEORGE WALLA**  
 O: 239.994.0683  
 george.walla@svn.com

**TIFFANY LUONGO**  
 O: 239.707.1700  
 TiffanyL@SVN.com