



**FOR SALE | LAND**

**LAND FOR SALE OR LEASE/BUILD TO SUIT**

15501 Burnt Store Rd, Punta Gorda, FL 33955

**403 SULLIVAN ST**  
Punta Gorda, FL 33950  
nixandassociates.com

**DANNY NIX JR.**  
941.724.0080  
danny.nixjr@gmail.com



## EXECUTIVE SUMMARY

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## OFFERING SUMMARY

Sale Price:	\$1
Lot Size:	4.0 Acres
Zoning:	CG
Market:	Southwest Florida
Submarket:	Punta Gorda
Traffic Count:	8,700
Price / SF:	\$0.00

## PROPERTY OVERVIEW

LAND LEASE/BUILD TO SUIT at this EXCELLENT BUSINESS LOCATION! See this corner lot as the perfect place for a gas/convenience store, office space, restaurant, or other business types with Commercial General zoning status. The owner is ready to build you the perfect space for your commercial business with great access from Burnt Store Rd in the fastest growing part of Charlotte and Lee Counties. Across the highway from Zemel Rd, and at the entrance of Pirates Cove, the location is primed and ready for growth that this area is experiencing. Traffic count is currently at 8500 VPD and rising. This property can be leased in conjunction with its adjoining property 24631 Yacht Club Blvd. (All utility information to be verified by lessee)

## PROPERTY HIGHLIGHTS

- Corner Lot
- Great Access
- Growing Area
- Adjoining Property Available

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**ADDITIONAL PHOTOS**

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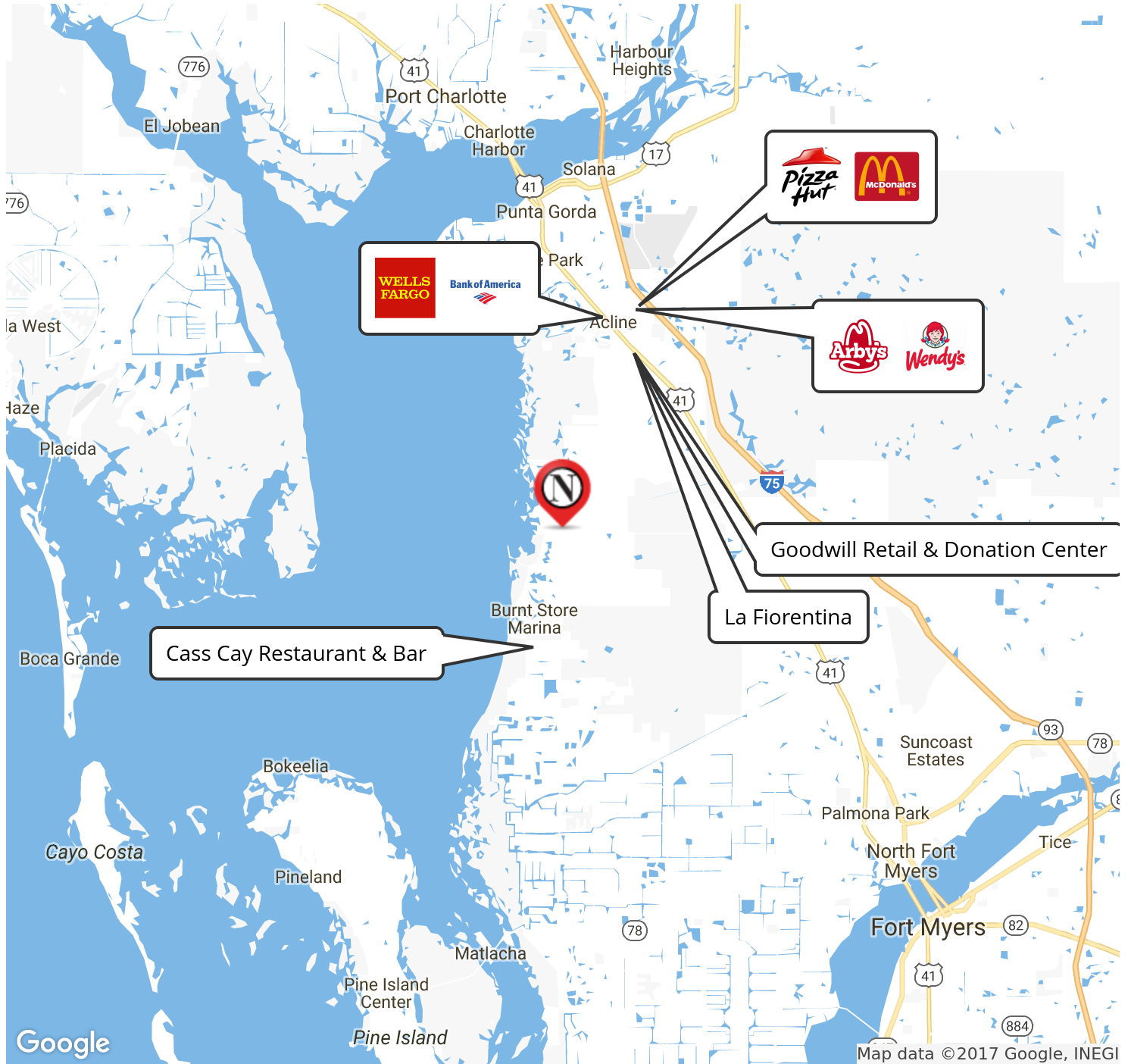
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## RETAILER MAP

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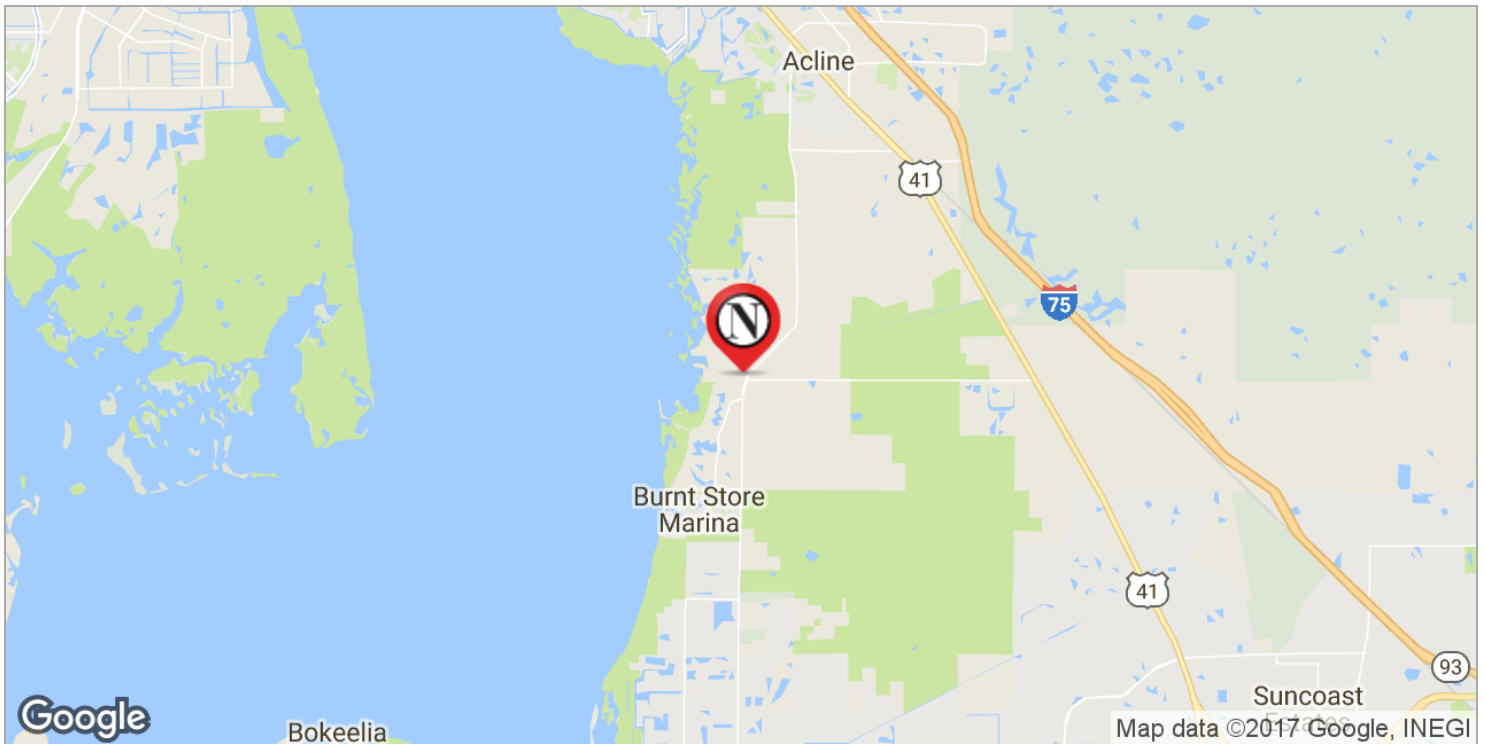
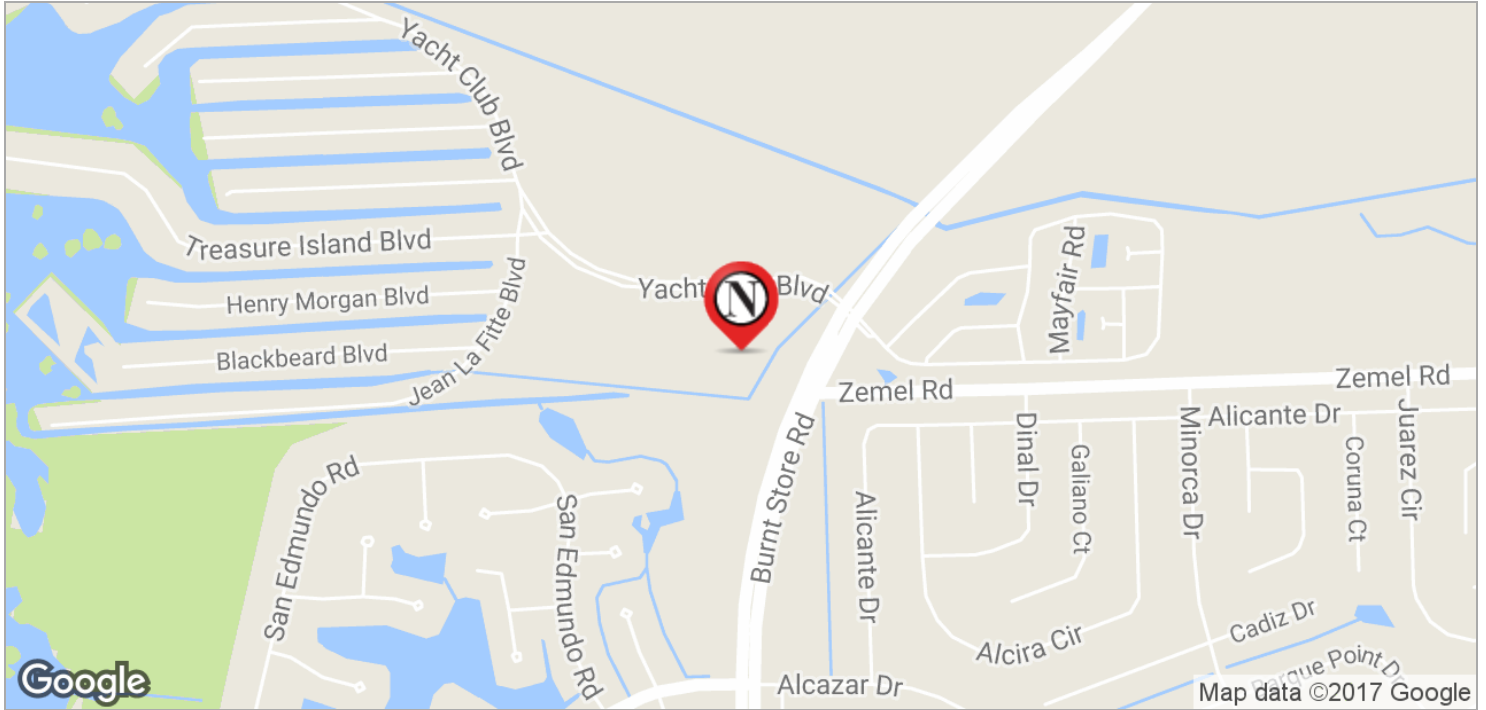
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## LOCATION MAPS

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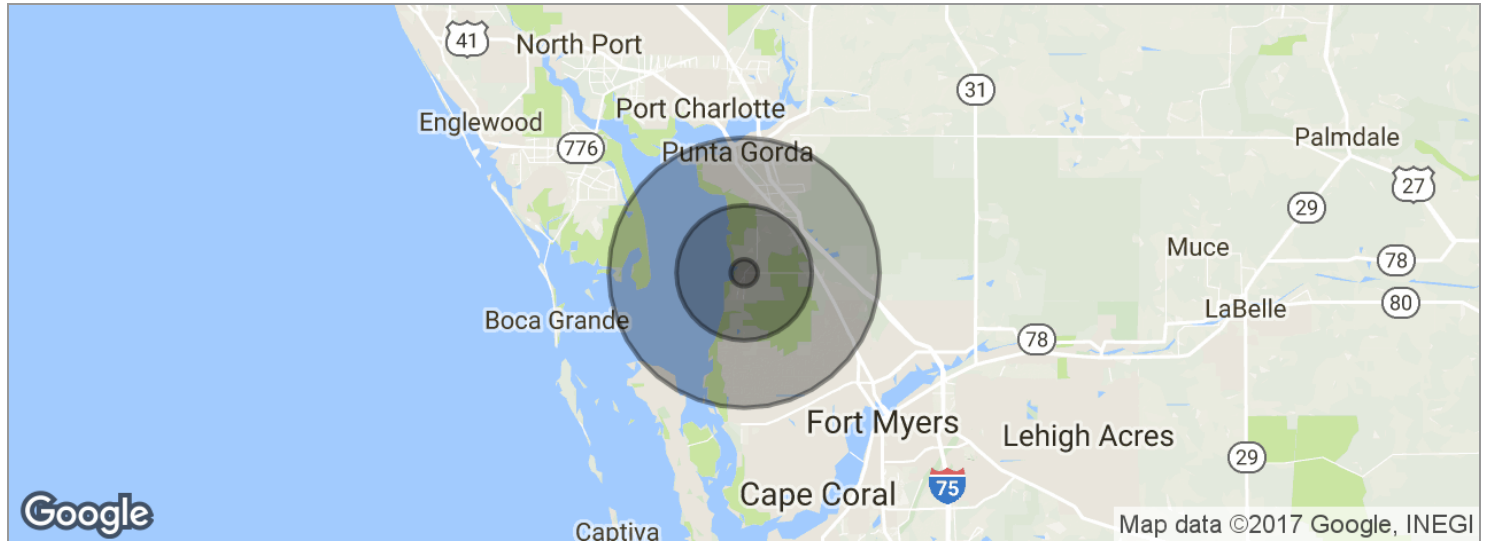
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## DEMOGRAPHICS MAP

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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	310	8,324	59,922
Median age	58.8	55.9	51.2
Median age (male)	59.3	55.8	50.5
Median age (Female)	58.5	56.6	52.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	133	3,716	25,476
# of persons per HH	2.3	2.2	2.4
Average HH income	\$73,281	\$78,996	\$69,261
Average house value		\$135,794	\$264,431

\* Demographic data derived from 2010 US Census

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