

US-41 COMMERCIAL DEVELOPMENT SITE

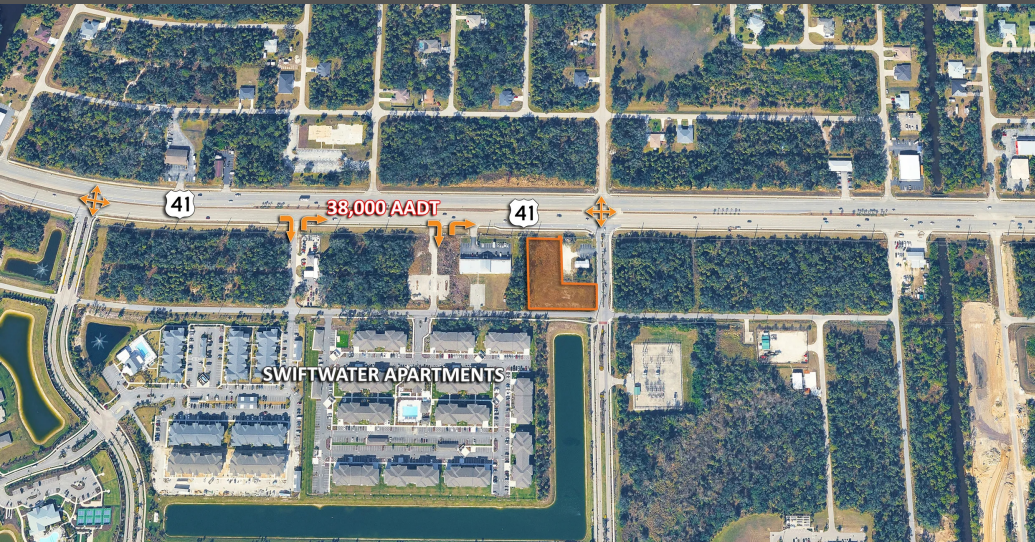
683 South Tamiami Trail | Port Charlotte, FL 33953

Land For Sale



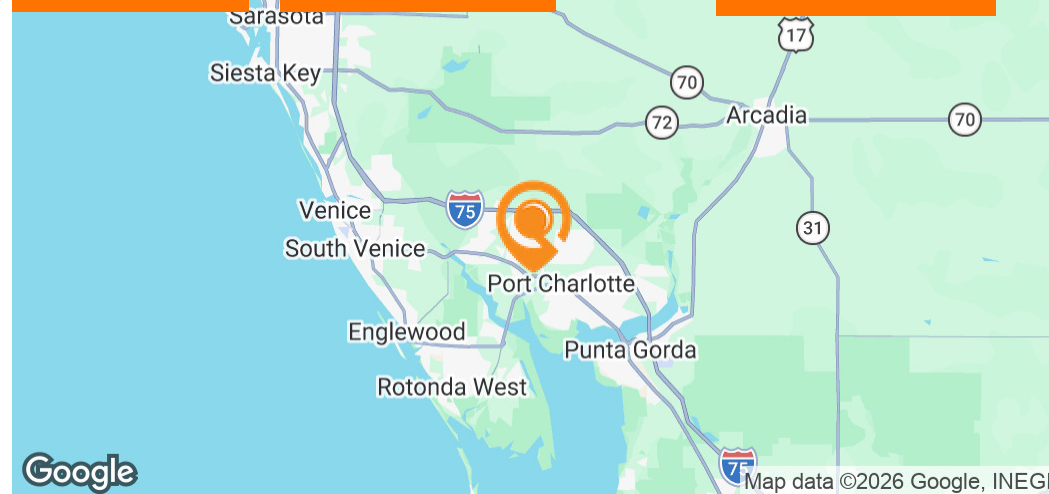
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GOOGLE TOUR

CG ZONING CODE



\$595,000
PRICE



1.08 ACRES
SIZE



CG
ZONING

- 1.08 AC commercial development site for sale in Port Charlotte, FL
- Five contiguous CG-zoned lots with 100' frontage on
- US-41 at Centennial Blvd, plus three lots on Franklin Ave including a corner parcel
- At the north end of West Port Subdivision
- Suitable for high-visibility commercial development



5-MILE POPULATION

93,895



5-MILE AVG HH INCOME

\$101,915



5-MILE HOUSEHOLDS

39,543



5-MILE EMPLOYEES

26,591

[PROPERTIES.LQCRE.COM/683-TAMIAMI-TRAIL-SITE](https://properties.lqcre.com/683-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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Presenting a rare opportunity to purchase five contiguous CG-zoned lots located between Tamiami Trail and Franklin Avenue at Centennial Boulevard, situated at the north end of the West Port Subdivision. The property boasts 100' frontage on Tamiami Trail for two prime lots, with three additional lots positioned behind on Franklin Avenue and Centennial Boulevard, including a valuable corner parcel. This assemblage totals 1.08 acres (46,827 SF) of land area, ideal for a variety of commercial uses. Vacant commercial land on Tamiami Trail is in high demand and moving quickly—seize this chance to secure a sizable footprint for your business in the thriving Port Charlotte area! Don't miss out on establishing your presence along the busy Tamiami Trail, a prominent commercial corridor.



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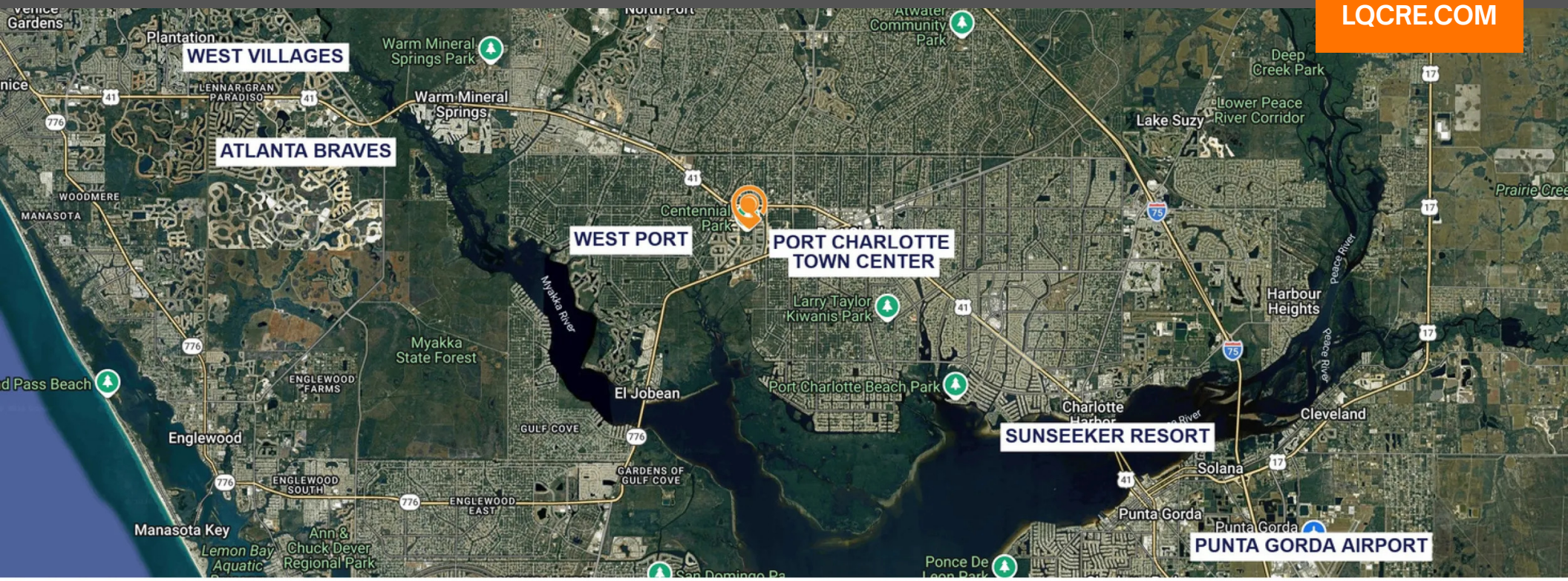
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West Port: West Port is poised to add 3,500+ new residences, from retirees seeking tranquility to growing families desiring space and modern amenities. West Port also promises thousands of square feet of new commercial space.

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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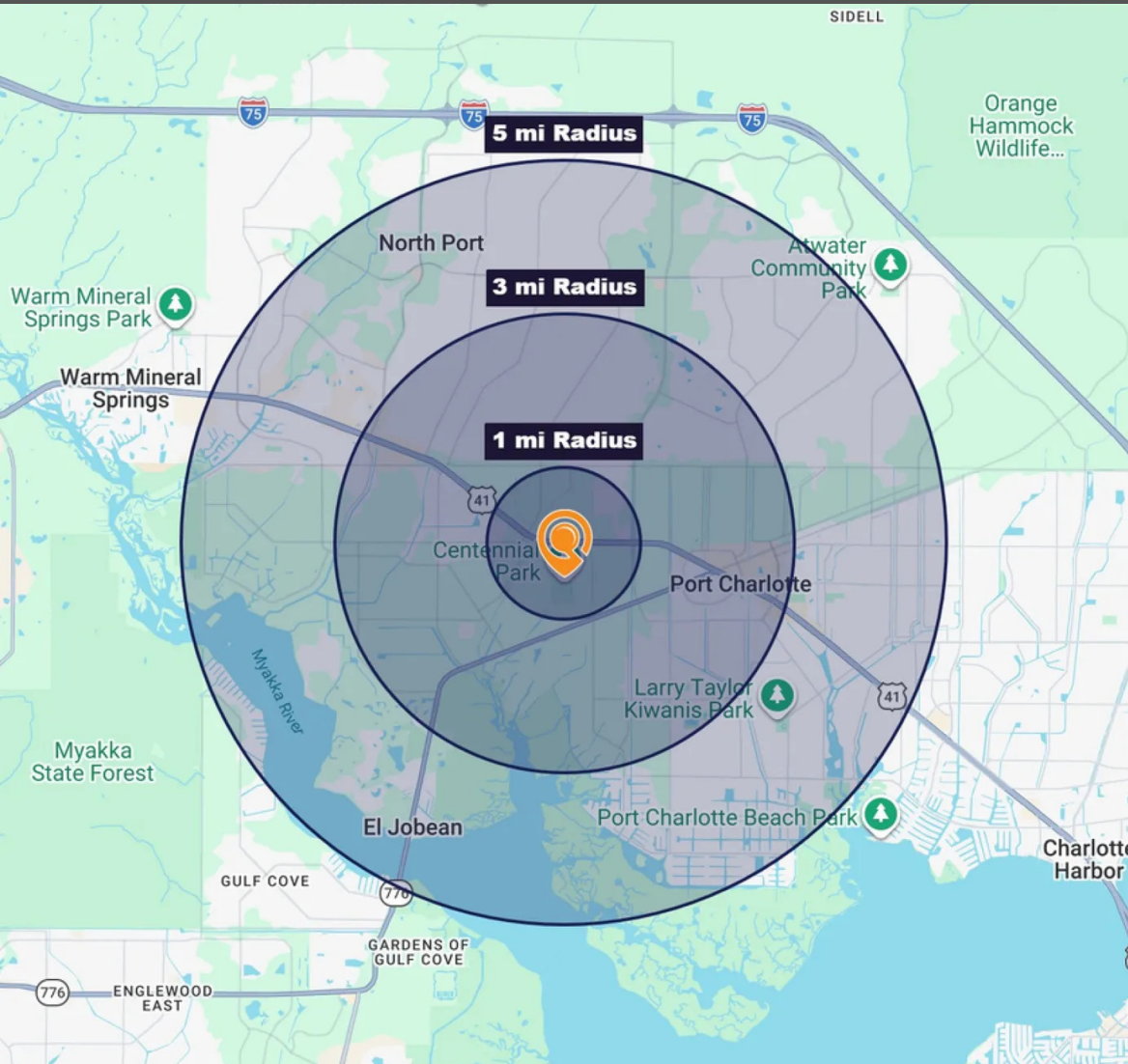
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,412	30,847	93,895
Five-Year Increase (#)	6,118	35,207	101,631
Five-Year Increase (%)	7.7%	2.8%	1.6%
Median Age	51.1	48.6	49.9
Households	1,995	12,669	39,543
Projected Annual Growth to 2026	2,663	14,313	42,164
White	84.4%	80.7%	81.1%
Black or African American	6.7%	7.9%	7.7%
Asian or Pacific Islander	1.5%	2.1%	1.9%
American Indian or Native Alaskan	0.2%	0.2%	0.2%
Other Races	7.2%	9.1%	9.1%
Hispanic	11.7%	11.4%	11.2%
Average Household Income	\$95,699	\$99,824	\$101,915
Median Household Income	\$79,583	\$72,286	\$74,782
Elementary (Grades 0 - 8)	1.2%	1.9%	2.0%
Some High School (Grades 9 - 11)	2.9%	4.5%	4.8%
High School Graduate	35.1%	31.5%	31.3%
Some College	18.8%	24.1%	24.6%
Associates Degree Only	19.3%	14.4%	11.8%
Bachelors Degree Only	13.2%	15.3%	16.5%
Graduate Degree	9.4%	8.3%	8.8%
Total Businesses	120	2,029	4,882
Total Employees	567	12,390	26,591



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