

# 12.24± AC Development Site

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## 2025 Tamiami Trail, Port Charlotte, FL 33948

### LOCATION

Property is located directly on U.S. Highway 41 in Port Charlotte in Charlotte County, FL.

### NOTICE

Approximately 2-1/2 acres will be retained by FPL along with the substation and a right of way access to the cell tower, guy wires and ancillary equipment

### ASKING PRICE

\$1,400,000



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### DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
<b>TOTAL AVERAGE POPULATION</b>			
2016 Estimate	6,972	43,348	83,567
<b>HOUSING UNITS</b>			
2016 Estimate	3,362	18,680	35,141
<b>AVERAGE HOUSEHOLD INCOME</b>			
2016 Average	\$50,148	\$53,008	\$57,172

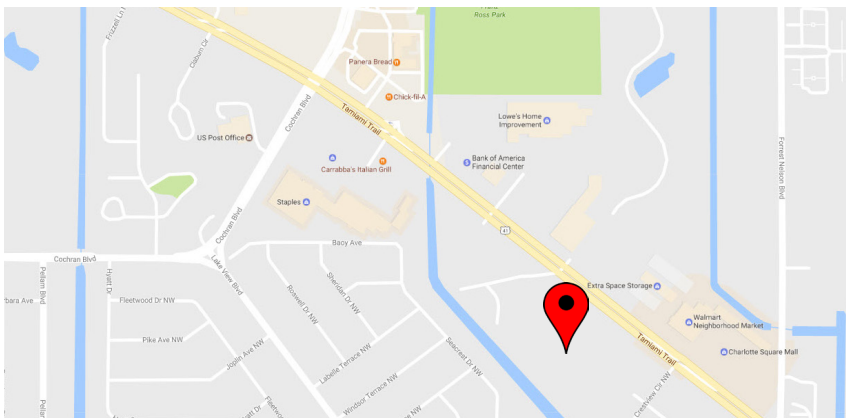
### FDOT DAILY TRAFFIC

US-41 | 56,500 cars daily

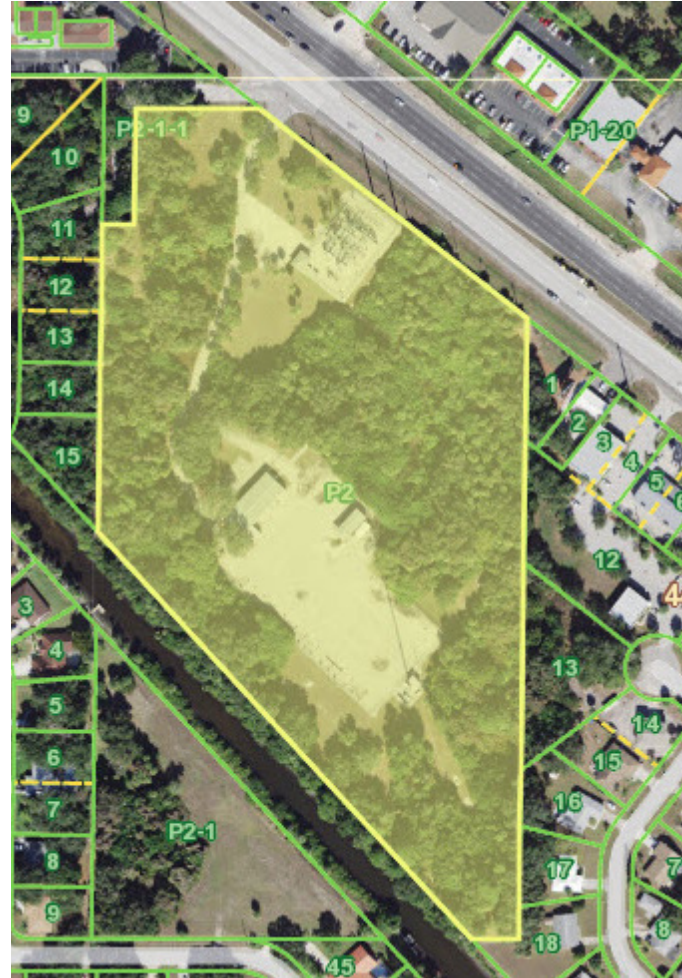
### FEATURES

- Total Acreage: 12.24± AC (533,174 SF)
- Building Size: 4,483± SF Office Building (metal)  
1,000± Maintenance Building
- Built in 1983
- Parcel: 402217208002
- Zoning: CG, Commercial General

### MAP VIEW



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