

FOR SALE



Property Highlights

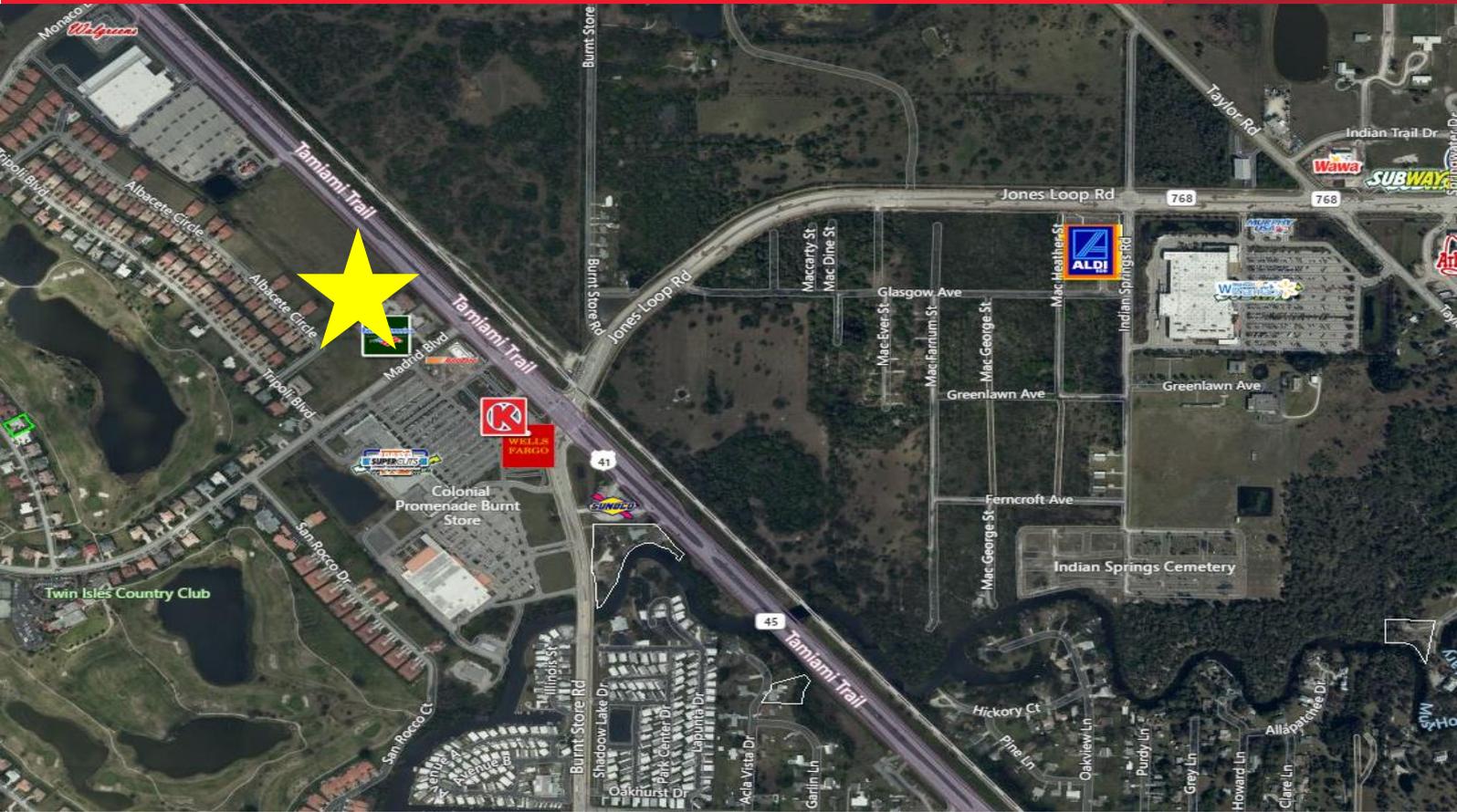
- Consists of two cleared and level parcels located directly on US-41
- Great development opportunity as supply of US-41 frontage land in Punta Gorda is limited
- Great visibility
- High traffic counts
- Adjacent to a small office park
- Commercial zoning permits a wide range of uses

PROPERTY	DETAILS
Sale Price	\$1,200,000
Price PSF	\$9.09
Zoning	HC (Highway Corridor District)
Submarket	Charlotte County
Land Area (AC)	3.03 AC
Land Area (SF)	132,000 SF
Parcel #	412320426001 & 412320426002

For more information, please contact:

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TRAFFIC COUNTS

Collection Street	Traffic Volume
US-41	26,500 AADT
James Loop Rd.	12,400 AADT
Burnt Store Rd.	15,700 AADT

POPULATION

	1 Mile	3 Mile	5 Mile
2021 Total Population	2,994	23,445	37,133
2026 Projected Population	3,237	25,687	40,666
Population Growth 2021-2026	1.6%	1.9%	1.9%
Average Age	68.2	64.2	64.2
2021 Total Households	1,466	11,090	17,485
Median Household Income	\$65,482	\$52,714	\$54,504

