

**FOR
SALE**

11 AC US HWY 41 & CANAL FRONT COMMERCIAL - CHARLOTTE COUNTY

3699 & 3771 Tamiami Trail, Punta Gorda, FL 33950

ABOUT THE PROPERTY

SIZE 11 acres

**PORTION UNDER
CONTRACT**

PRICE **REDUCED!** \$2,975,00 (WAS \$3,350,000)

AREA US HWY 41 / Tamiami Trail
Punta Gorda, Florida

**FUTURE
LAND USE** Commercial; Low Density
Residential

ZONING Vacant Commercial

UTILITIES City of Punta Gorda

FRONTAGE 1,300' on Tamiami Trail
1,300' canal frontage with
commercial grade seawall

DETAILS Shovel-ready with frontage on US
Hwy 41 and positioned across the street from
Walgreen's at signalized intersection. Majority of
property cleared and ready for building. Offers
canal frontage with commercial grade seawall

33950 DEMOGRAPHICS (US CENSUS 7/2018)

POPULATION

20,057

MEDIAN HH INCOME

\$57,789

AVERAGE DAILY TRAFFIC COUNTS (2018)

1 **9,657** N on US-41 (4.6 miles N of Lee County line)

2 **9,329** S on US-41 (4.6 miles N of Lee County line)

MAURY L. CARTER & ASSOCIATES, INC.

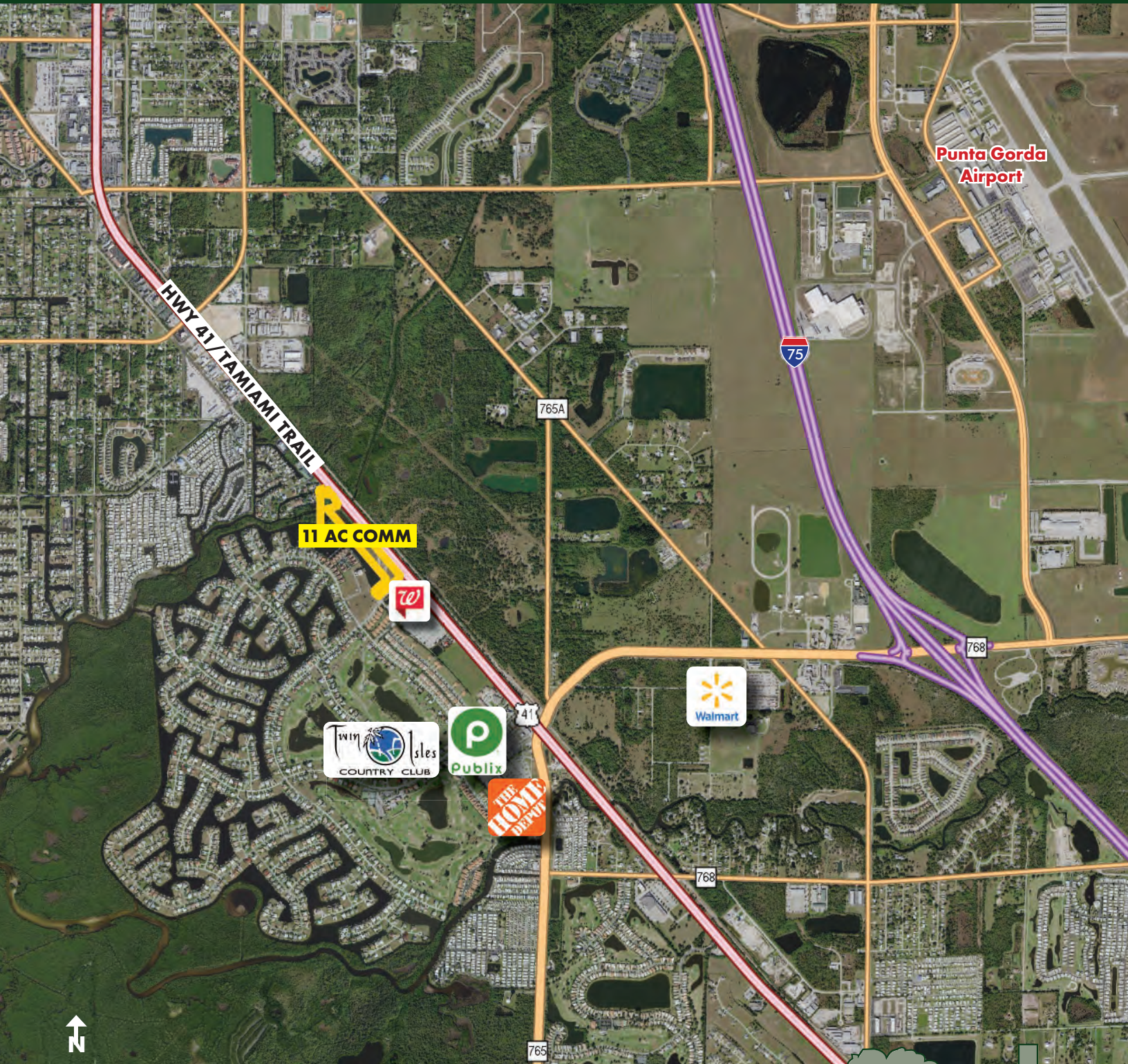
Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



**FOR
SALE**

11 AC US HWY 41 & CANAL FRONT COMMERCIAL - CHARLOTTE COUNTY

3699 & 3771 Tamiami Trail, Punta Gorda, FL 33950



REGIONAL MAP

MAURY L. CARTER & ASSOCIATES, INC.

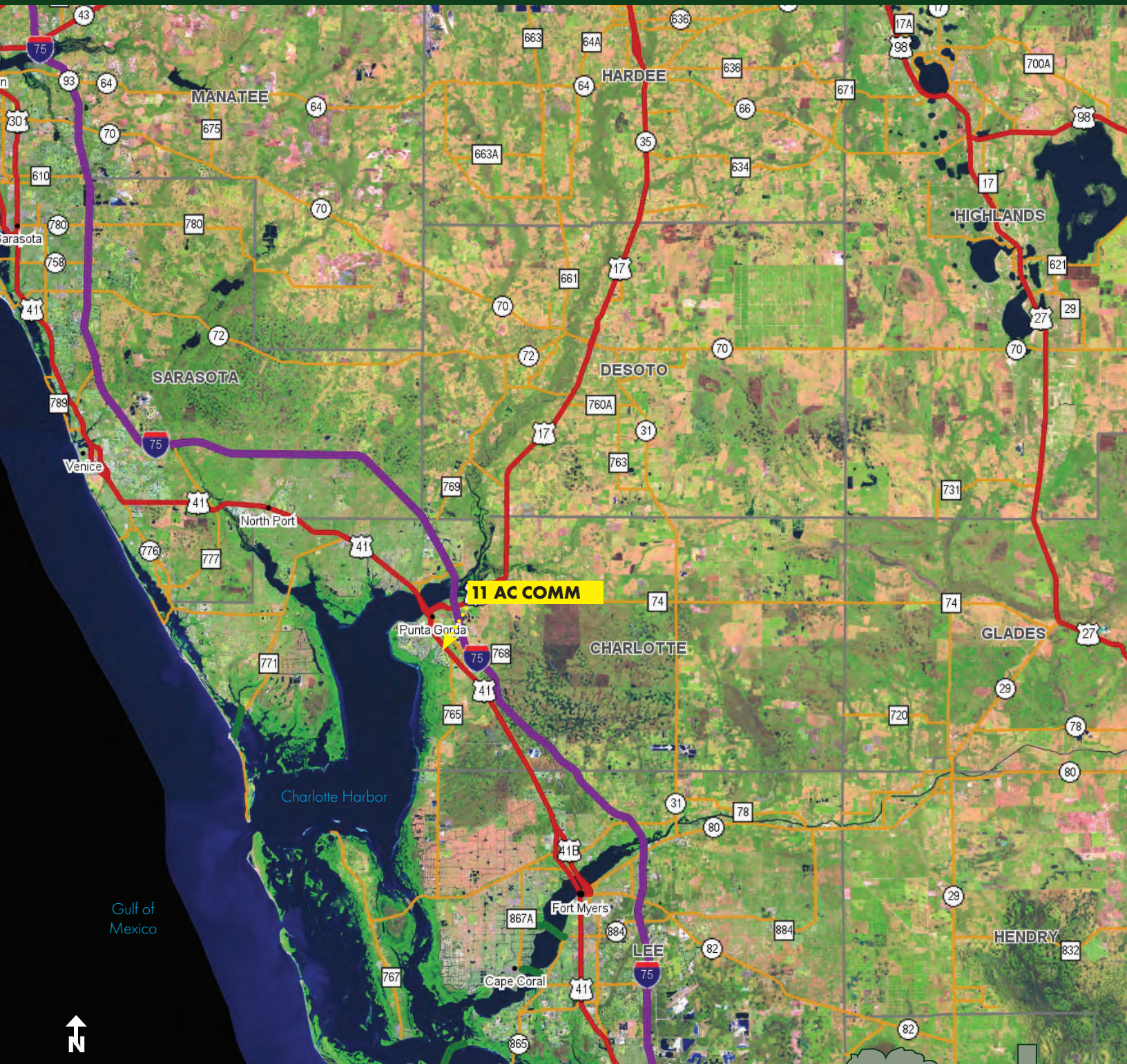
Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



**FOR
SALE**

11 AC US HWY 41 & CANAL FRONT COMMERCIAL - CHARLOTTE COUNTY

3699 & 3771 Tamiami Trail, Punta Gorda, FL 33950



LOCATION MAP

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

