

NEW



## High-Visibility Port Charlotte Commercial Property

5.46 +/- Acres | Charlotte County, FL | \$4,100,000



**National Land Realty**  
2909 N. Nebraska Avenue  
Tampa, FL 33602  
[NationalLand.com](http://NationalLand.com)

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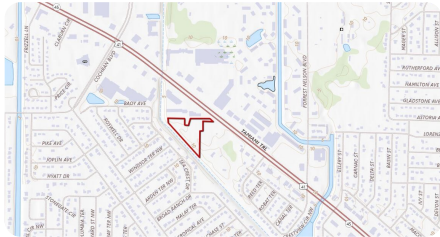
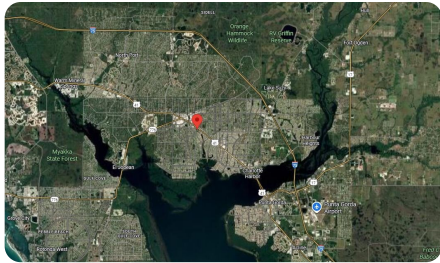
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## PROPERTY SUMMARY

Prime commercial land on Tamiami Trail (U.S. 41) in Port Charlotte with CG zoning allowing retail, office, medical, restaurant, or mixed-use development. This property offers full access from both directions, ensuring visibility and convenience. Mature oak trees add character, while a canal at the rear creates a natural buffer. With public water and sewer in place, no wetlands, and close proximity to Murdock Town Center, the site is ready for development. As one of the few large commercial acreage parcels available along U.S. 41, it offers multiple possibilities for builders, developers, or investors. Positioned in a high-traffic growth corridor, this property stands out as a premier Tamiami Trail development site and exceptional Port Charlotte commercial opportunity.





**ACREAGE BREAKDOWN**

5.46 +/- acres scattered with Oaks

**ADDRESS**

1999 Tamiami Trail  
Port Charlotte, FL 33948

**TAXES**

\$9,034/year (2024)

**PARCEL #/ID**

402217208001

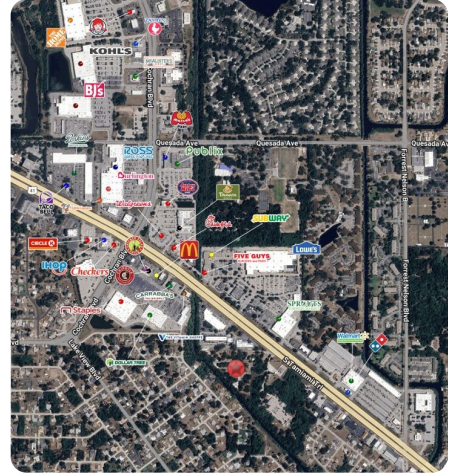
**LOCATION**

Tamiami Trail north just South of  
the Days Inn and property is on the  
left.



## PROPERTY HIGHLIGHTS

- Prime location on U.S. 41 / Tamiami Trail with excellent visibility
- Full access from both directions of U.S. 41 for maximum convenience
- Zoned CG (Commercial General) allowing retail, office, restaurant, medical, and mixed-use
- High-traffic growth corridor in Port Charlotte, one of Southwest Florida's fastest-expanding markets
- Ideal for **builders, developers, and investors** seeking a strategic commercial opportunity
- Beautiful oak trees add natural character and enhance curb appeal



[nationalland.com/listing/highvisibility-port-charlotte-commercial-property](https://nationalland.com/listing/highvisibility-port-charlotte-commercial-property)





## COMMERCIAL PROPERTY HIGHLIGHTS

### Zoning

Commercial General CG

### Listing ID#

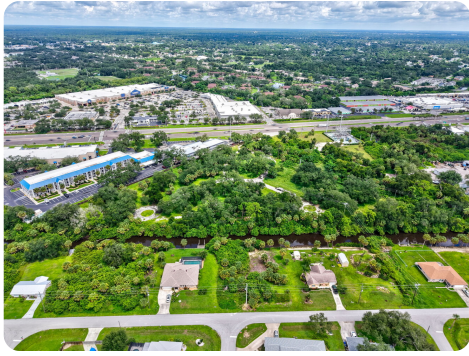
3254722

### Future Land Use

Commercial General CG







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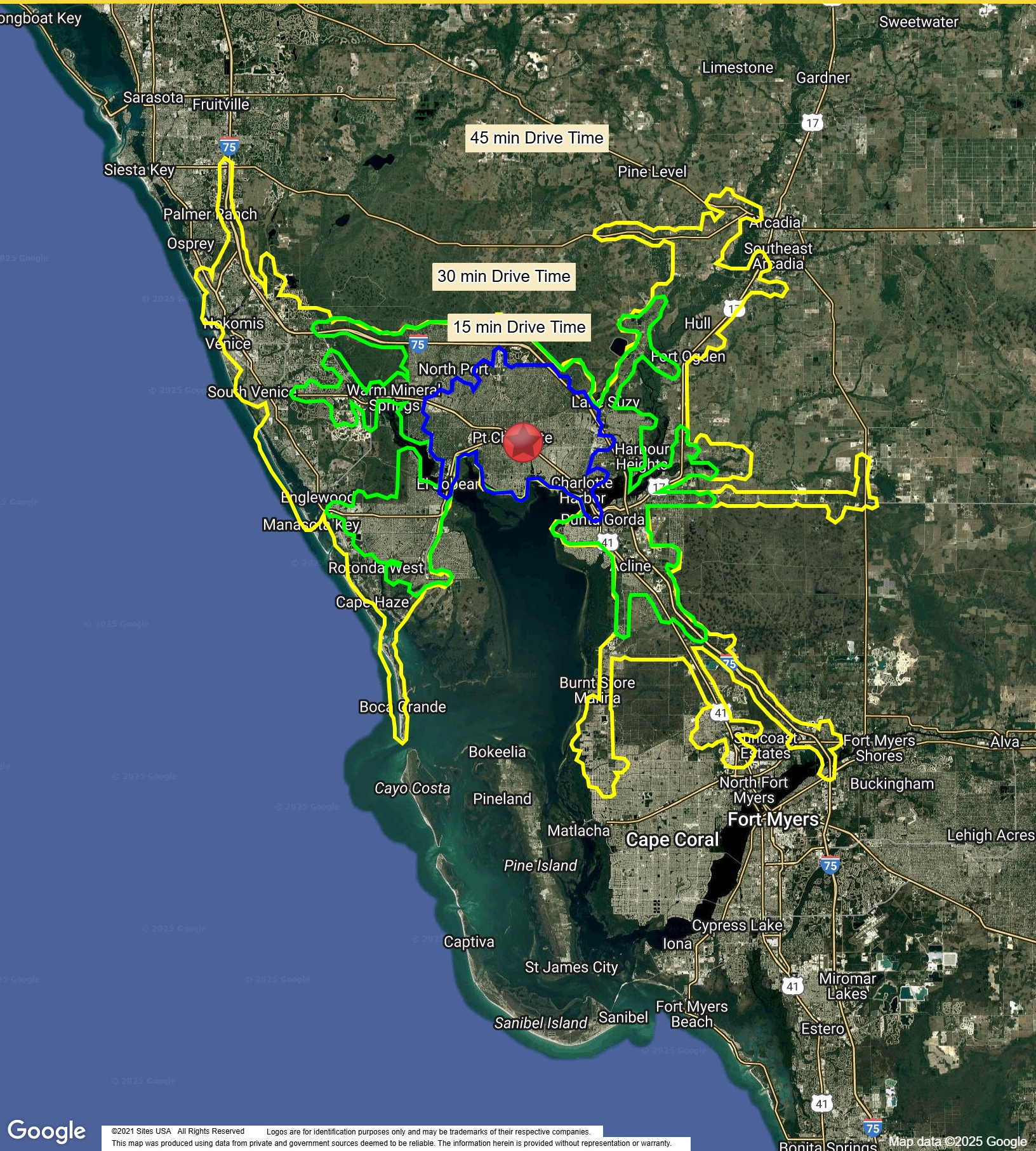
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# Drive Time Map



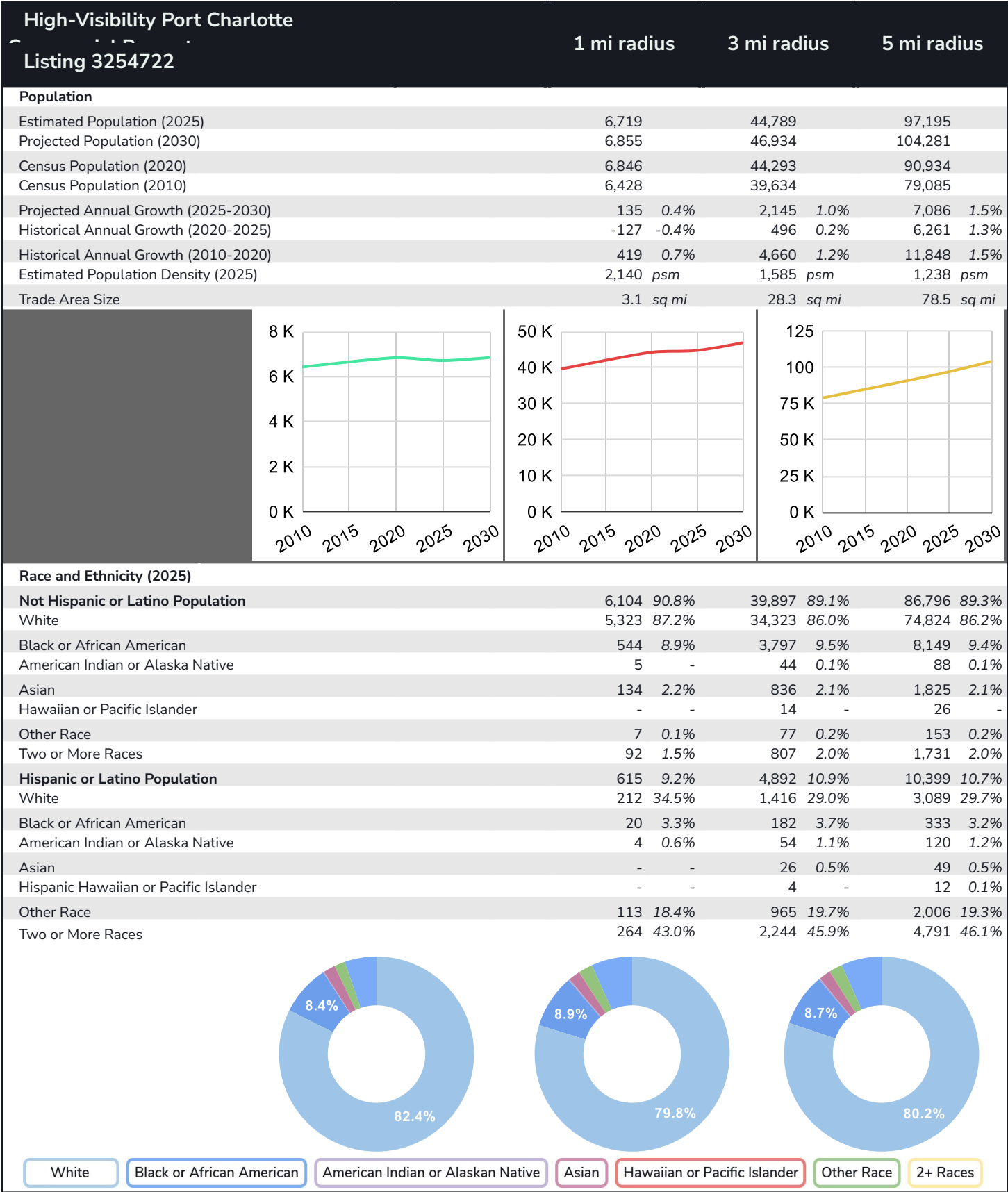


Graphic Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups  
Justus Koester & Tim Foster



Lat/Lon: 27.0027/-82.1298



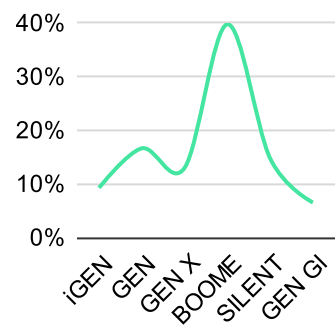
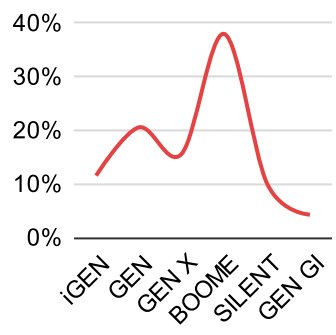
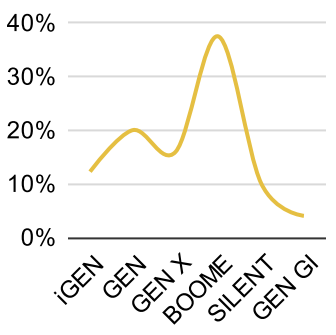


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High-Visibility Port Charlotte Listing 3254722		1 mi radius		3 mi radius		5 mi radius	
Age Distribution (2025)							
Age Under 5 Years	170	2.5%	1,521	3.4%	3,519	3.6%	
Age 5 to 9 Years	232	3.5%	1,854	4.1%	4,158	4.3%	
Age 10 to 14 Years	220	3.3%	1,799	4.0%	4,264	4.4%	
Age 15 to 19 Years	266	4.0%	2,114	4.7%	4,723	4.9%	
Age 20 to 24 Years	251	3.7%	2,139	4.8%	4,488	4.6%	
Age 25 to 29 Years	264	3.9%	2,409	5.4%	4,849	5.0%	
Age 30 to 34 Years	337	5.0%	2,543	5.7%	5,416	5.6%	
Age 35 to 39 Years	280	4.2%	2,394	5.3%	5,280	5.4%	
Age 40 to 44 Years	297	4.4%	2,402	5.4%	5,314	5.5%	
Age 45 to 49 Years	298	4.4%	2,195	4.9%	4,952	5.1%	
Age 50 to 54 Years	372	5.5%	2,801	6.3%	5,996	6.2%	
Age 55 to 59 Years	453	6.7%	3,253	7.3%	6,939	7.1%	
Age 60 to 64 Years	569	8.5%	3,855	8.6%	8,086	8.3%	
Age 65 to 69 Years	641	9.5%	3,794	8.5%	8,192	8.4%	
Age 70 to 74 Years	639	9.5%	3,300	7.4%	7,251	7.5%	
Age 75 to 79 Years	569	8.5%	2,616	5.8%	5,832	6.0%	
Age 80 to 84 Years	423	6.3%	1,884	4.2%	3,999	4.1%	
Age 85 Years or Over	439	6.5%	1,914	4.3%	3,937	4.1%	
Median Age	56.3		50.5		50.1		
Generation (2025)							
iGeneration (Age Under 15 Years)	623	9.3%	5,174	11.6%	11,940	12.3%	
Generation 9/11 Millennials (Age 15 to 34 Years)	1,118	16.6%	9,206	20.6%	19,476	20.0%	
Gen Xers (Age 35 to 49 Years)	874	13.0%	6,991	15.6%	15,545	16.0%	
Baby Boomers (Age 50 to 74 Years)	2,673	39.8%	17,004	38.0%	36,464	37.5%	
Silent Generation (Age 75 to 84 Years)	992	14.8%	4,500	10.0%	9,831	10.1%	
G.I. Generation (Age 85 Years or Over)	439	6.5%	1,914	4.3%	3,937	4.1%	
							

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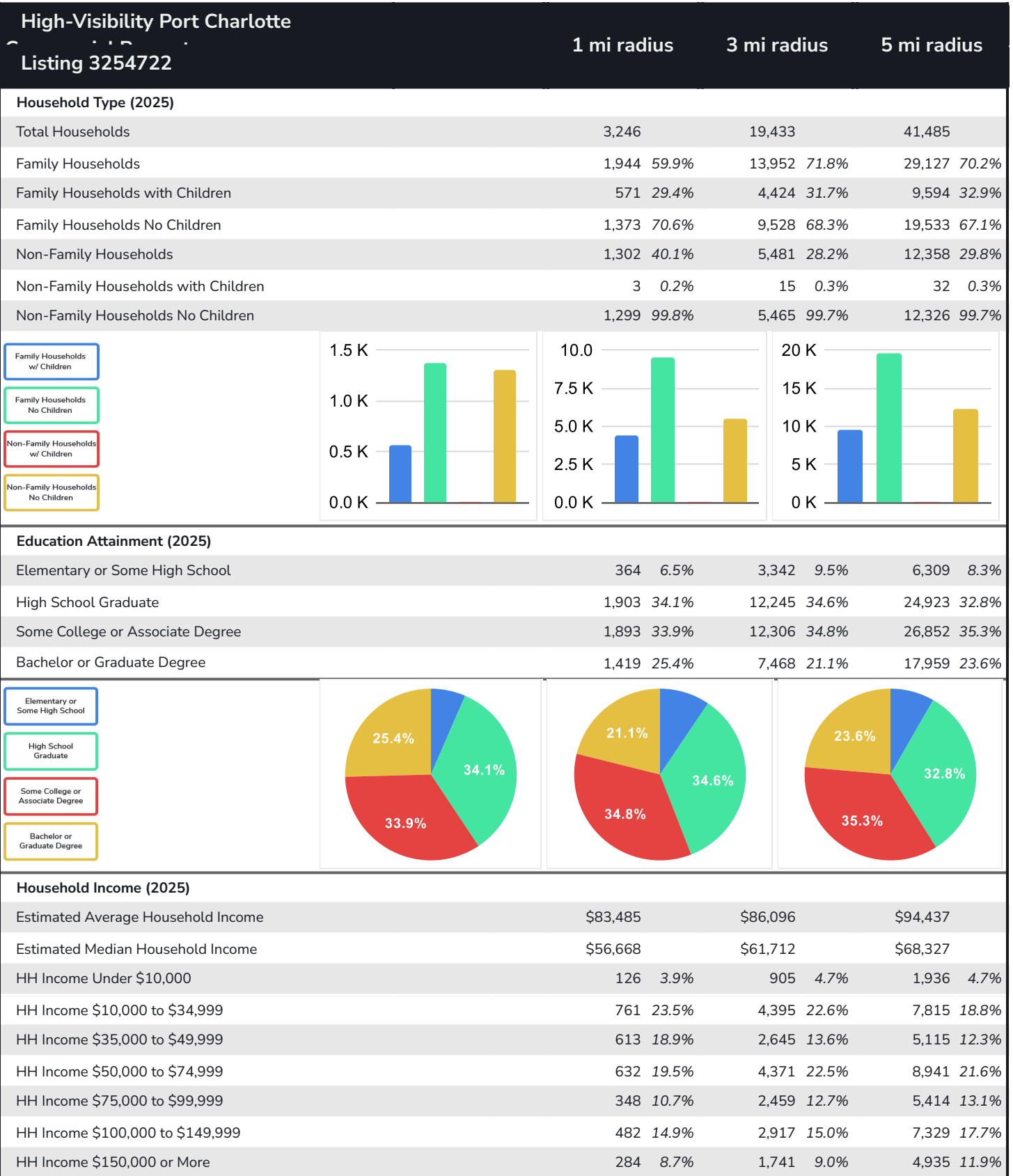


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# Retail Gap Expanded Report

2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups  
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High-Visibility Port Charlotte Commercial						
Listing 3254722						
	1 mi radius		3 mi radius		5 mi radius	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
<b>Clothing, Clothing Accessories Stores</b>	\$8.93 M / \$18.78 M	-52	\$55.06 M / \$59.97 M	-8	\$123.45 M / \$76.61 M	38
Men's Clothing Stores	\$343.46 K / \$1.05 M	-67	\$2.2 M / \$3.1 M	-29	\$4.85 M / \$3.1 M	36
Women's Clothing Stores	\$731.17 K / \$2.04 M	-64	\$4.54 M / \$8.1 M	-44	\$10.24 M / \$11.09 M	-8
Children's, Infants' Clothing Stores	\$676.49 K / -	100	\$4.2 M / -	100	\$9.61 M / \$-1	100
Family Clothing Stores	\$4.23 M / \$2.52 M	40	\$26.38 M / \$8.1 M	69	\$59.58 M / \$12.53 M	79
Clothing Accessory Stores	\$201.28 K / \$1.58 M	-87	\$1.26 M / \$1.58 M	-20	\$2.79 M / \$1.58 M	43
Other Apparel Stores	\$249.71 K / \$770.05 K	-68	\$1.57 M / \$2.9 M	-46	\$3.54 M / \$3.06 M	13
Shoe Stores	\$1.98 M / \$7.83 M	-75	\$11.9 M / \$26.34 M	-55	\$26.25 M / \$32.6 M	-19
Jewelry Stores	\$464.4 K / \$2.99 M	-84	\$2.69 M / \$9.84 M	-73	\$5.88 M / \$12.64 M	-53
Luggage Stores	\$54.82 K / -	100	\$326.53 K / -	100	\$704.28 K / -	100
<b>Furniture, Home Furnishings Stores</b>	\$7.46 M / \$40.73 M	-82	\$47.16 M / \$157.82 M	-70	\$106.15 M / \$233.58 M	-55
Furniture Stores	\$3.39 M / \$35.87 M	-91	\$21.81 M / \$104.74 M	-79	\$48.14 M / \$154.6 M	-69
Floor Covering Stores	\$489.12 K / \$946.69 K	-48	\$3.12 M / \$8.73 M	-64	\$6.9 M / \$14.59 M	-53
Other Home Furnishing Stores	\$3.59 M / \$3.91 M	-8	\$22.24 M / \$44.34 M	-50	\$51.11 M / \$64.39 M	-21
<b>Electronics, Appliance Stores</b>	\$7.33 M / \$11.86 M	-38	\$46.07 M / \$144.32 M	-68	\$103.02 M / \$172.61 M	-40
<b>Building Material, Garden Equipment, Supplies Dealers</b>	\$7.19 M / \$6.82 M	5	\$45.19 M / \$89.73 M	-50	\$101.67 M / \$129.16 M	-21
Home Centers	\$4.04 M / \$5.36 M	-25	\$25.4 M / \$55.51 M	-54	\$57.14 M / \$60.11 M	-5
Paint, Wallpaper Stores	\$841.57 K / \$7.37 K	99	\$5.23 M / \$16.06 M	-67	\$11.95 M / \$23.88 M	-50
Hardware Stores	\$461.04 K / \$304.38 K	34	\$2.86 M / \$4.1 M	-30	\$6.44 M / \$6.08 M	6
Other Building Materials Stores	\$1.25 M / \$385.05 K	69	\$7.96 M / \$7.57 M	5	\$17.79 M / \$25 M	-29
Outdoor Power Equipment Stores	\$78.64 K / -	100	\$491.8 K / -	100	\$1.1 M / \$413.31 K	62
Nursery, Garden Stores	\$515.53 K / \$766.08 K	-33	\$3.24 M / \$6.49 M	-50	\$7.26 M / \$13.68 M	-47
<b>Food, Beverage Stores</b>	\$11.36 M / \$71.35 M	-84	\$70.51 M / \$102.9 M	-31	\$159.51 M / \$217.47 M	-27
Grocery Stores	\$8.84 M / \$68.38 M	-87	\$54.84 M / \$75.19 M	-27	\$123.53 M / \$169.62 M	-27
Convenience Stores	\$767.23 K / \$1.99 M	-61	\$4.81 M / \$11.66 M	-59	\$10.83 M / \$19.4 M	-44
Meat Markets	\$50.55 K / \$294.51 K	-83	\$316.25 K / \$575.45 K	-45	\$716.43 K / \$677.9 K	5
Fish, Seafood Markets	\$17.26 K / -	100	\$108.2 K / -	100	\$245.67 K / -	100
Fruit, Vegetable Markets	\$33.12 K / -	100	\$207.06 K / -	100	\$469.56 K / -	100
Other Specialty Food Markets	\$67.84 K / \$286.44 K	-76	\$423.48 K / \$575.12 K	-26	\$965.02 K / \$936.11 K	3
Liquor Stores	\$1.59 M / \$398.76 K	75	\$9.81 M / \$14.9 M	-34	\$22.75 M / \$26.84 M	-15



# Retail Gap Expanded Report

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	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
<b>Health, Personal Care Stores</b>	\$7.63 M / \$10.52 M	-28	\$47.63 M / \$48.21 M	-1	\$107.14 M / \$95.62 M	11
Pharmacy, Drug Stores	\$6.69 M / \$7.28 M	-8	\$41.79 M / \$38.5 M	8	\$94.04 M / \$83.44 M	11
Cosmetics, Beauty Stores	\$389.36 K / \$98.99 K	75	\$2.43 M / \$1.01 M	59	\$5.49 M / \$1.39 M	75
Optical Goods Stores	\$130.1 K / \$370.53 K	-65	\$809.77 K / \$1.14 M	-29	\$1.75 M / \$1.32 M	24
Other Health, Personal Care Stores	\$417.6 K / \$2.77 M	-85	\$2.6 M / \$7.56 M	-66	\$5.86 M / \$9.47 M	-38
<b>Sporting Goods, Hobby, Book, Music Stores</b>	\$9.17 M / \$18.26 M	-50	\$56.31 M / \$81.91 M	-31	\$125.77 M / \$115.61 M	8
Sporting Goods Stores	\$3.33 M / \$3.52 M	-6	\$20.94 M / \$13.95 M	33	\$46.94 M / \$36.82 M	22
Hobby, Toy, Game Stores	\$2.45 M / \$6.18 M	-60	\$15.3 M / \$51.28 M	-70	\$33.95 M / \$55.12 M	-38
Sewing, Needlecraft Stores	\$2.13 M / -	100	\$12.3 M / -	100	\$27.09 M / \$6.15 M	77
Musical Instrument Stores	\$619.89 K / \$3.57 M	-83	\$3.74 M / \$10.89 M	-66	\$8.81 M / \$10.89 M	-19
Book Stores	\$638.85 K / \$4.99 M	-87	\$4.03 M / \$5.79 M	-30	\$8.98 M / \$6.62 M	26
<b>General Merchandise Stores</b>	\$28.18 M / \$66.68 M	-58	\$175.79 M / \$267.52 M	-34	\$393.57 M / \$386.95 M	2
Department Stores	\$9.77 M / \$29.73 M	-67	\$61.06 M / \$139.41 M	-56	\$137.33 M / \$242.7 M	-43
Warehouse Superstores	\$15.64 M / \$19.71 M	-21	\$97.52 M / \$102.96 M	-5	\$217.71 M / \$102.96 M	53
Other General Merchandise Stores	\$2.77 M / \$17.24 M	-84	\$17.21 M / \$25.15 M	-32	\$38.53 M / \$41.28 M	-7
<b>Miscellaneous Store Retailers</b>	\$3.68 M / \$13.36 M	-72	\$22.79 M / \$34.08 M	-33	\$50.45 M / \$48.97 M	3
Florists	\$86.66 K / \$126.78 K	-32	\$536.38 K / \$646 K	-17	\$1.21 M / \$850.31 K	30
Office, Stationary Stores	\$390.14 K / -	100	\$2.37 M / -	100	\$5.13 M / -	100
Gift, Souvenir Stores	\$751.34 K / \$3.2 M	-77	\$4.62 M / \$7.69 M	-40	\$10.39 M / \$7.83 M	25
Used Merchandise Stores	\$294.49 K / \$243.55 K	17	\$1.74 M / \$3.63 M	-52	\$3.77 M / \$4.61 M	-18
Pet, Pet Supply Stores	\$625.06 K / \$2.12 M	-70	\$4.05 M / \$3.75 M	7	\$8.87 M / \$4.45 M	50
Art Dealers	\$125.28 K / -	100	\$730.64 K / \$1.52 M	-52	\$1.56 M / \$1.52 M	3
Mobile Home Dealers	\$70.18 K / -	100	\$447.9 K / \$686.26 K	-35	\$999.27 K / \$686.26 K	31
Other Miscellaneous Retail Stores	\$1.33 M / \$7.67 M	-83	\$8.3 M / \$16.17 M	-49	\$18.51 M / \$29.03 M	-36
<b>Non-Store Retailers</b>	\$16.72 M / \$4.64 M	72	\$104.3 M / \$19.38 M	81	\$234.59 M / \$30.51 M	87
Mail Order, Catalog Stores	\$15.66 M / \$3.91 M	75	\$97.72 M / \$17.2 M	82	\$219.7 M / \$24.53 M	89
Vending Machines	\$70.48 K / \$-1	100	\$439.25 K / \$100.52 K	77	\$1 M / \$767.15 K	23
Fuel Dealers	\$96.73 K / \$228.95 K	-58	\$581.68 K / \$674.64 K	-14	\$1.3 M / \$674.64 K	48
Other Direct Selling Establishments	\$896.74 K / \$501.56 K	44	\$5.56 M / \$1.41 M	75	\$12.58 M / \$4.54 M	64



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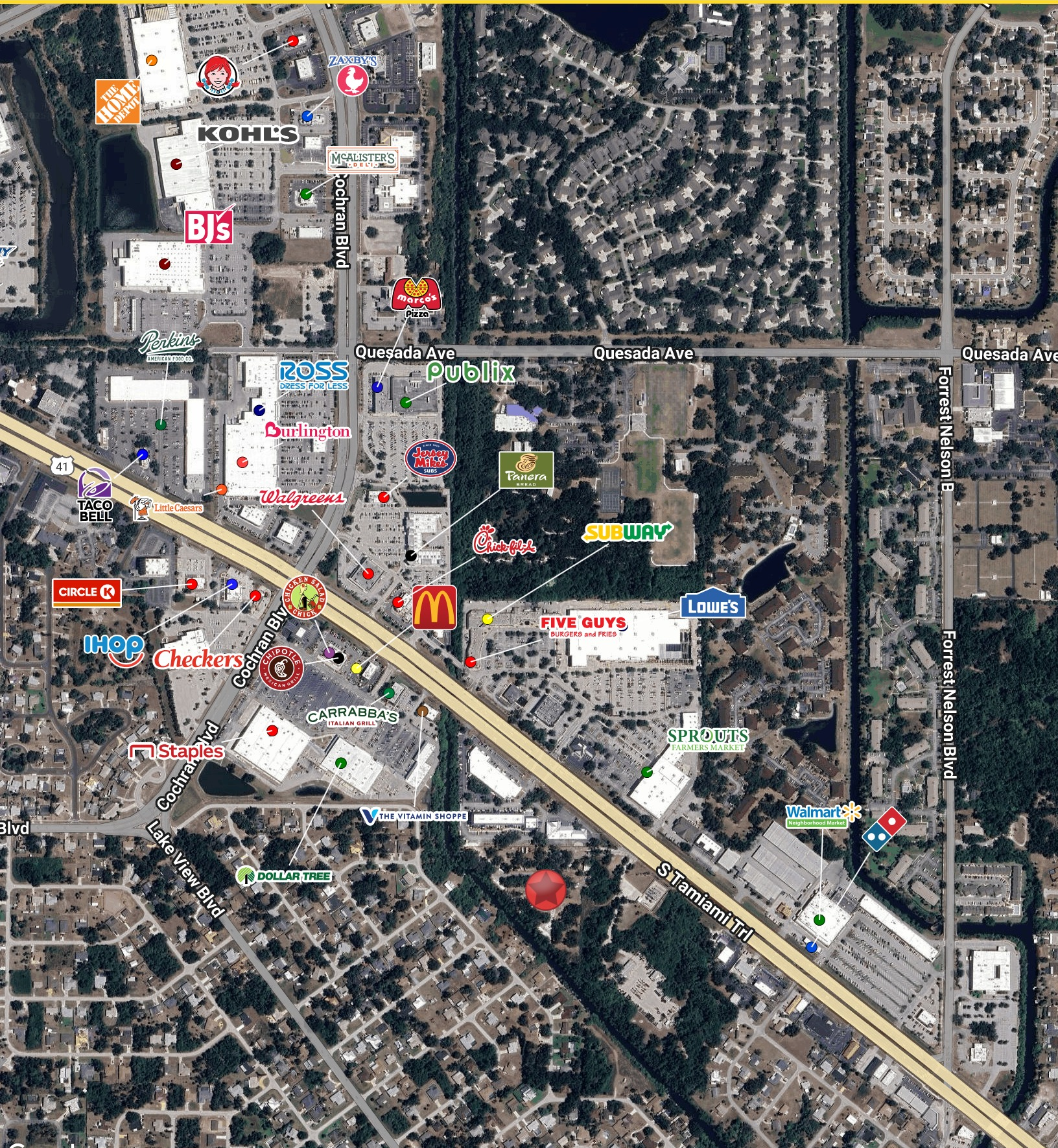
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<b>Accommodation, Food Services</b>	\$14.35 M / \$62.68 M	-77	\$88.22 M / \$172.38 M	-49	\$204.18 M / \$266.03 M	-23
Hotels, Other Travel Accommodations	\$928.63 K / \$1.59 M	-42	\$5.68 M / \$2.35 M	59	\$13.17 M / \$7 M	47
RV Parks	\$9.34 K / -	100	\$57.38 K / \$-1	100	\$129.37 K / \$7.1 K	95
Rooming, Boarding Houses	\$5.16 K / -	100	\$31.78 K / -	100	\$73.31 K / -	100
Full Service Restaurants	\$8.38 M / \$46.13 M	-82	\$51.54 M / \$122.84 M	-58	\$119.29 M / \$179.52 M	-34
Limited Service Restaurants	\$3.89 M / \$14.07 M	-72	\$23.91 M / \$40.54 M	-41	\$55.36 M / \$67.63 M	-18
Special Food Services, Catering	\$1.14 M / \$42.88 K	96	\$7 M / \$3.48 M	50	\$16.16 M / \$6.49 M	60
Drinking Places	\$798.72 K / \$1.65 M	-52	\$4.85 M / \$8.01 M	-39	\$11.37 M / \$16.76 M	-32
<b>Gasoline Stations</b>	\$5.63 M / \$3.94 M	30	\$35.43 M / \$122.02 M	-71	\$79.34 M / \$153.51 M	-48
<b>Motor Vehicle, Parts Dealers</b>	\$13.69 M / \$7.51 M	45	\$82.61 M / \$110.13 M	-25	\$180.85 M / \$238.19 M	-24
New Car Dealers	\$8.21 M / \$1.38 M	83	\$48.81 M / \$73.74 M	-34	\$105.51 M / \$126.2 M	-16
Used Car Dealers	\$761.27 K / \$198.82 K	74	\$4.53 M / \$2.87 M	37	\$9.78 M / \$6.44 M	34
Recreational Vehicle Dealers	\$1.28 M / -	100	\$8.05 M / -	100	\$18.07 M / \$32.94 M	-45
Motorcycle, Boat Dealers	\$1.72 M / \$2.39 M	-28	\$10.75 M / \$16.98 M	-37	\$23.99 M / \$40.53 M	-41
Auto Parts, Accessories	\$1.11 M / \$3.45 M	-68	\$6.73 M / \$11.77 M	-43	\$15.08 M / \$20.35 M	-26
Tire Dealers	\$618.43 K / \$100.75 K	84	\$3.74 M / \$4.78 M	-22	\$8.42 M / \$11.73 M	-28
2025 Population	6,719		44,789		97,195	
2030 Population	6,855		46,934		104,281	
% Population Change 2025-2030	2.0%		4.8%		7.3%	
2025 Adult Population Age 18+	5,947		38,424		82,476	
2025 Population Male	3,210		22,329		48,211	
2025 Population Female	3,509		22,460		48,984	
2025 Households	3,246		19,433		41,485	
2025 Median Household Income	56,668		61,712		68,327	
2025 Average Household Income	83,485		86,096		94,437	

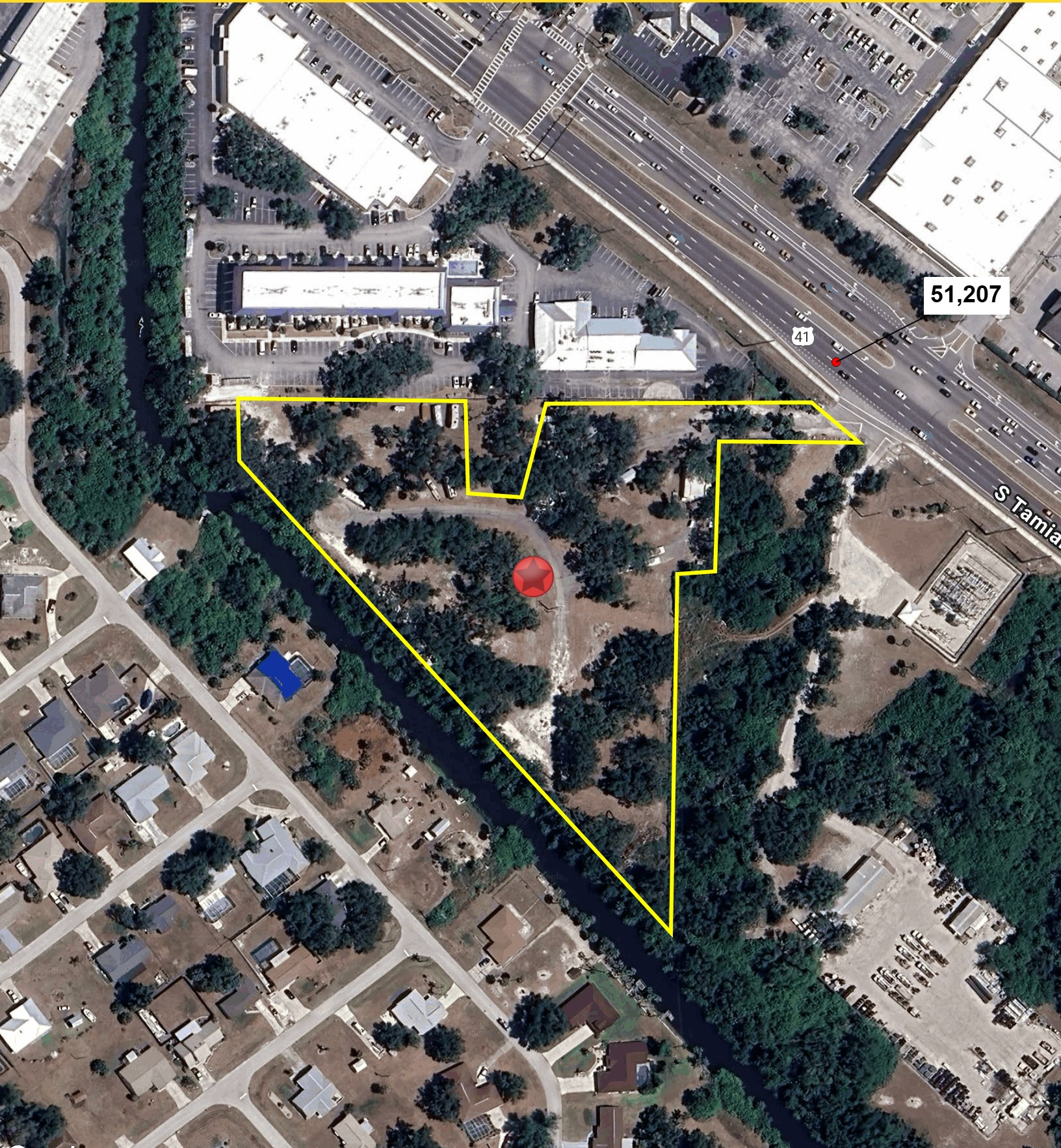


# Retail Map





# Traffic Counts





## NOTES

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