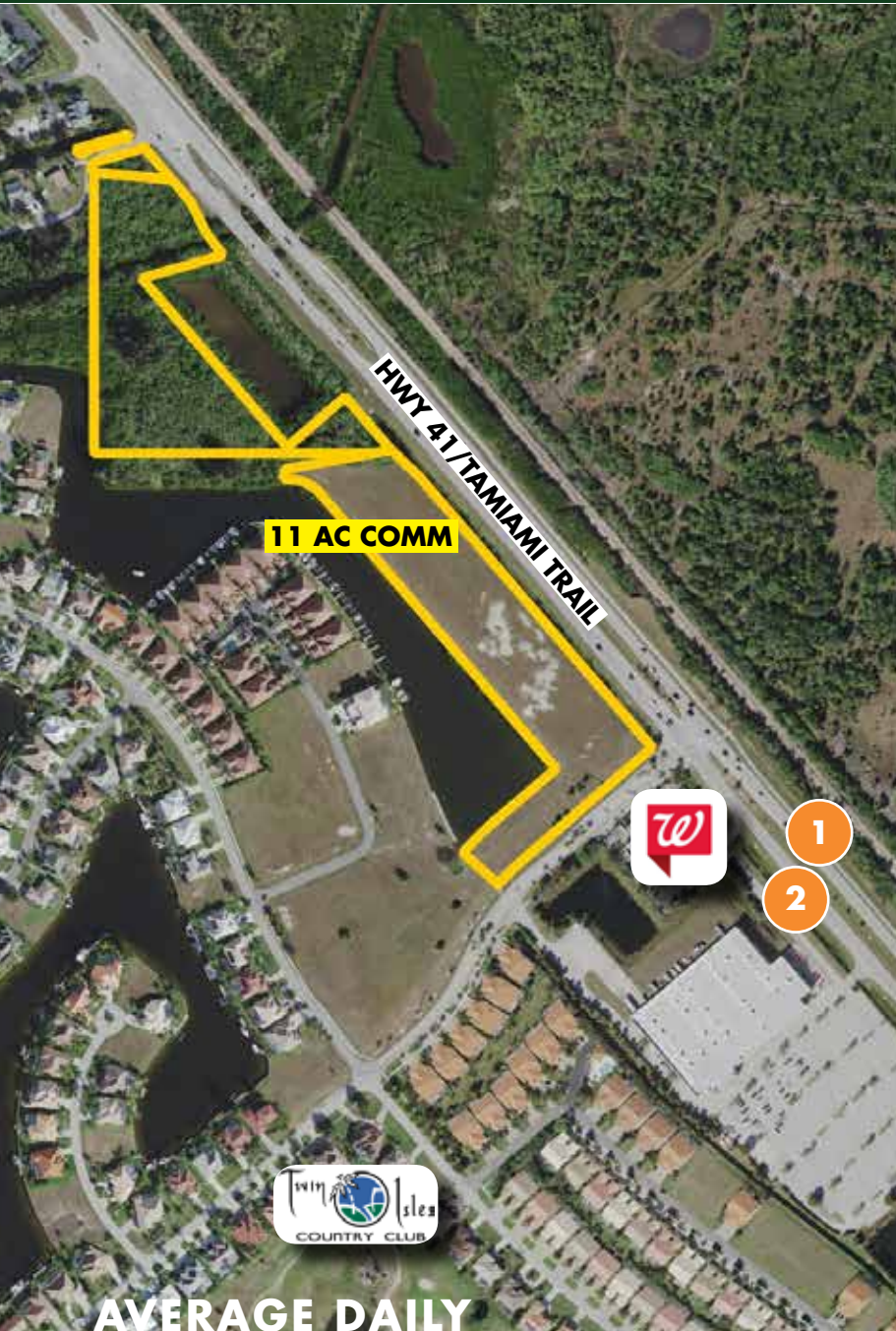


**FOR
SALE**

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

3699 & 3771 Tamiami Trail, Punta Gorda, FL 33950



ABOUT THE PROPERTY

- SIZE** 11 acres
- PRICE** \$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

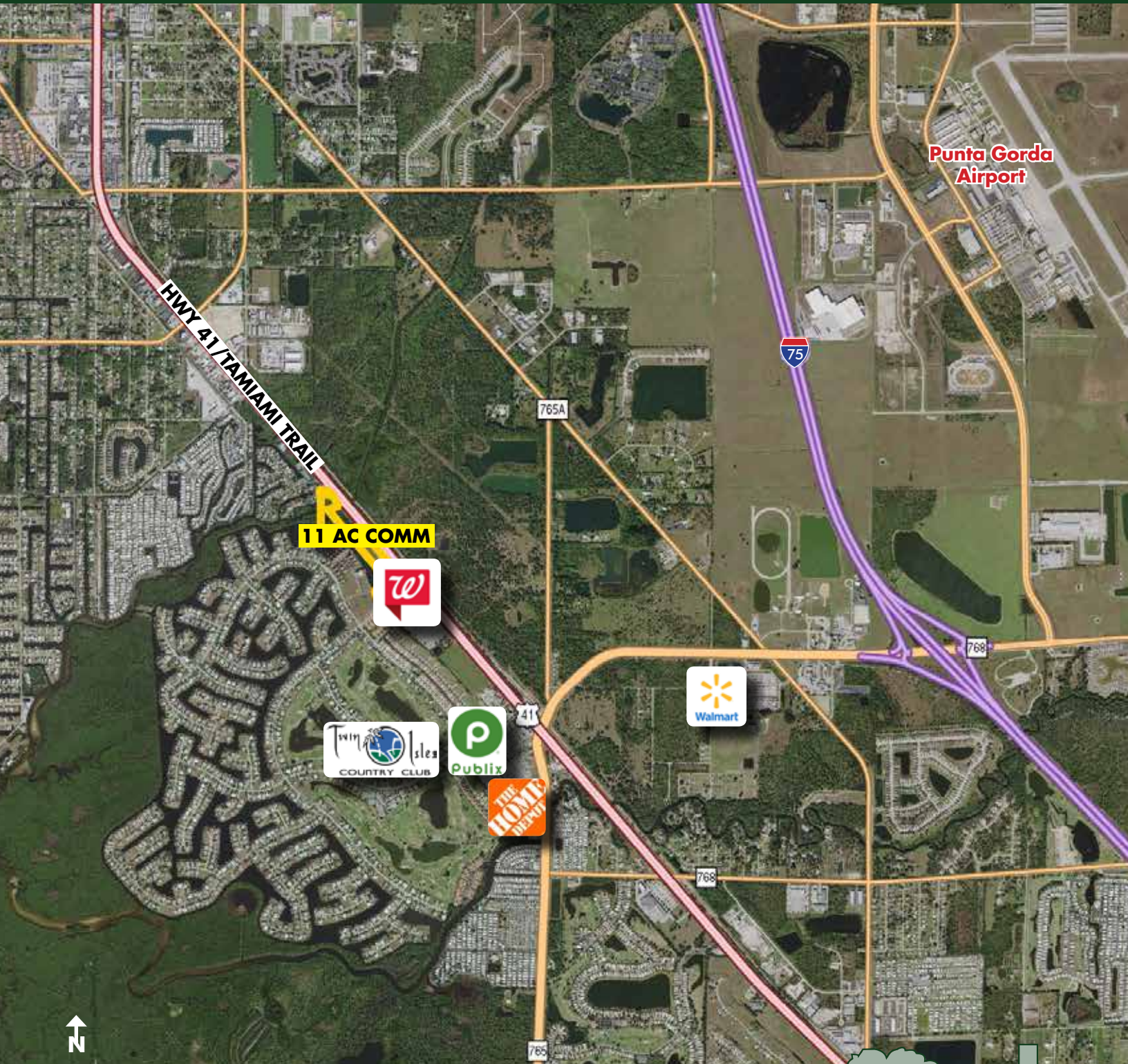


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**Punta Gorda
Airport**

HWY 41/TAMIAMI TRAIL

11 AC COMM



REGIONAL MAP

MAURY L. CARTER & ASSOCIATES, INC.

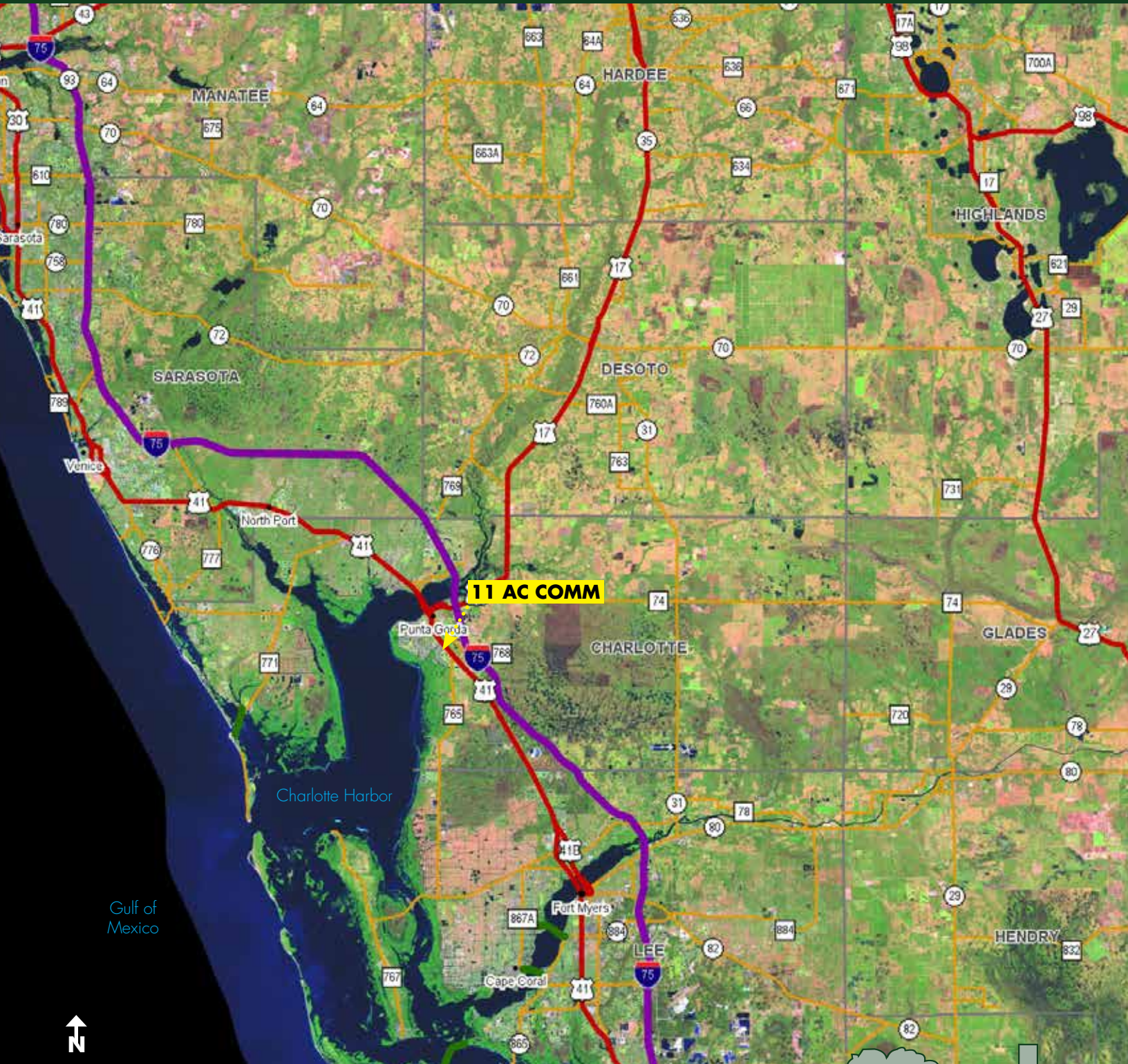
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LOCATION MAP

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