

## FOR SALE

2646 Tamiami Trl  
Port Charlotte, FL

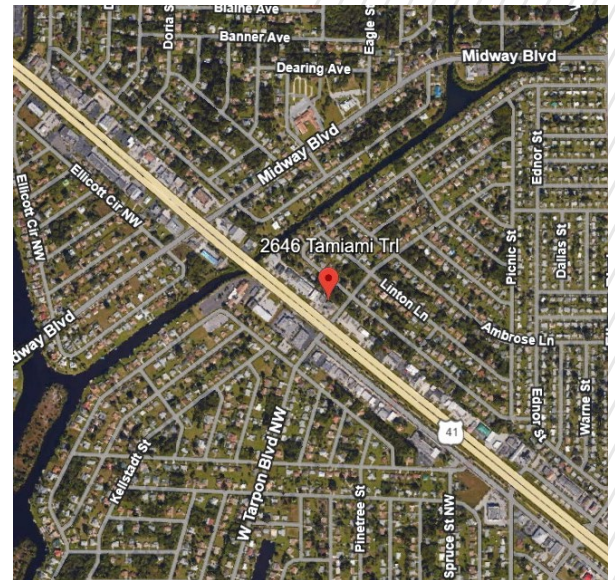


### PROPERTY HIGHLIGHTS

Redevelopment opportunity now available. Don't miss this rare opportunity to secure a prime position on a signalized intersection on US-41, one of Port Charlotte's main thoroughfares. QSR permitted. CG zoning allows a wide range of uses. Close to retail demand generators including HCA Florida Fawcett Hospital.

<b>BUILDING SF</b>	2,584
<b>LAND SF</b>	22,500 SF
<b>YEAR BUILT</b>	1984
<b>PARKING</b>	11
<b>TRAFFIC COUNTS</b>	49,000 VPD

<b>SIGNAGE TYPE</b>	N/A
<b>3-MILE (POP.)</b>	24,700
<b>5-MILE (POP.)</b>	87,987
<b>AVG HH. INCOME</b>	\$54,640
<b>SPACE USE</b>	Redevelopment



#### JEFF SCHEIDEGGER

Account Manager  
+1 314-384-8662  
[jeff.scheidegger@cushwake.com](mailto:jeff.scheidegger@cushwake.com)

#### GARY TASMAN

CEO & Principal Broker  
+1 239-489-3600  
[gtasman@cpswfl.com](mailto:gtasman@cpswfl.com)

#### LANE BOY

Executive Director  
+1 239-489-3600  
[lboy@cpswfl.com](mailto:lboy@cpswfl.com)





## FOR SALE

**2646 TAMIAMI TRL  
PORT CHARLOTTE, FL**

### OVERVIEW

Port Charlotte is a CDP located in Charlotte County, Florida. Port Charlotte has a 2025 population of 66,293. Port Charlotte is currently growing at a rate of 1.21% annually and its population has increased by 3.04% since the most recent census, which recorded a population of 64,335 in 2020.



### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	4.02216E+11
<b>2024 RE TAXES</b>	\$14,995.24
<b>ZONING</b>	Commercial General



### RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

### OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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