

FOR SALE

## Walmart Supercenter Outparcel

355 Kings Hwy | Port Charlotte, FL



## Overview

AVAILABLE

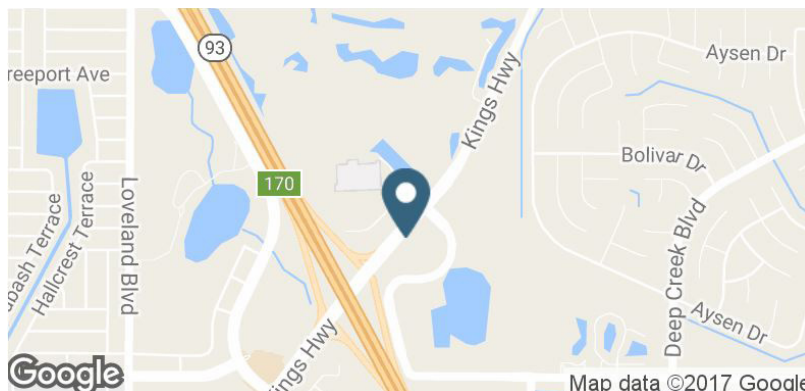
1.2 Acres

SALES PRICE

\$750,000

## Description

- Located along Kings Highway just 1/4 mile east of I-75
- Outparcel to Walmart Supercenter
- Busy retail highway exit with national retailer/traffic generators
- Expanding residential area with strong household incomes
- Excellent access & visibility along highly trafficked I-75



## Demographics

	1 MILE	3 MILE	5 MILE
Total Population	4,174	26,105	36,606
2021 Growth	1.62%	1.20%	1.50%
Median HH Income	\$45,939	\$45,425	\$39,726
Daytime Population	1,450	3,427	14,905

Year: 2017 | Source: ESRI

## Traffic Counts

Kings Hwy	20,500 CPD
I-75	52,000 CPD

Year: 2016 | Source: FDOT

## Contact

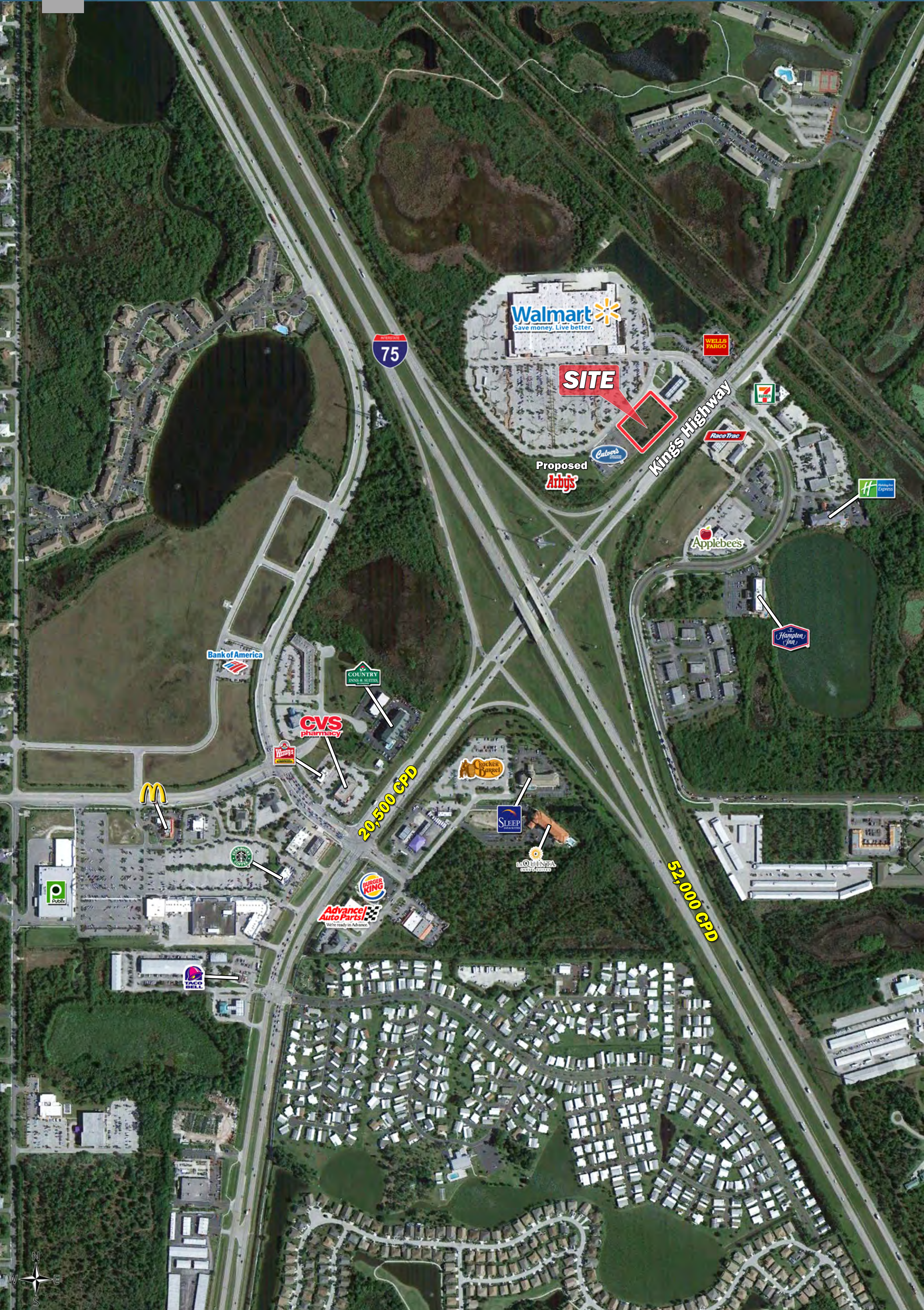
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Proposed  
**Arby's**

**SITE**

Kings Highway

**RaceTrac**

**MURPHY  
USA**

**WELLS  
FARGO**

**7  
ELEVEN**

**Culver's**

**75**

52,000 CPD

20,500 CPD

# Executive Summary

355 Kings Hwy | Port Charlotte, FL



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	2,903	23,660	56,162
2010 Population	3,905	28,434	62,377
2016 Population	4,174	30,279	66,885
2021 Population	4,523	32,231	71,657
2000-2010 Annual Rate	3.01%	1.85%	1.06%
2010-2016 Annual Rate	1.07%	1.01%	1.12%
2016-2021 Annual Rate	1.62%	1.26%	1.39%
2016 Male Population	47.0%	47.5%	47.5%
2016 Female Population	53.0%	52.5%	52.5%
2016 Median Age	62.1	55.5	53.7
<b>Households</b>			
2000 Households	1,340	10,237	25,059
2010 Households	1,891	12,546	27,863
2016 Total Households	1,996	13,222	29,467
2021 Total Households	2,154	14,002	31,348
2000-2010 Annual Rate	3.50%	2.05%	1.07%
2010-2016 Annual Rate	0.87%	0.84%	0.90%
2016-2021 Annual Rate	1.54%	1.15%	1.25%
2016 Average Household Size	2.09	2.27	2.24
<b>Housing Units</b>			
2016 Total Housing Units	2,785	17,425	38,631
2016 Owner Occupied Housing Units	1,571	10,204	21,039
2016 Renter Occupied Housing Units	425	3,018	8,428
2016 Vacant Housing Units	789	4,203	9,164
<b>Race and Ethnicity</b>			
2016 White Alone	85.4%	81.9%	83.3%
2016 Black Alone	9.9%	12.1%	10.1%
2016 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2016 Asian Alone	1.8%	1.8%	1.8%
2016 Pacific Islander Alone	0.0%	0.0%	0.1%
2016 Hispanic Origin (Any Race)	7.0%	8.6%	9.9%
<b>Income</b>			
2016 Median Household Income	\$45,939	\$45,507	\$42,156
2016 Average	\$57,920	\$57,435	\$54,581
Per Capita Income	\$27,220	\$25,288	\$24,553
<b>2016 Population 25+ by Educational Attainment</b>			
Total	3,475	23,865	52,249
High School Graduate	31.8%	30.8%	28.5%
GED/Alternative Credential	5.0%	5.8%	6.2%
Some College, No Degree	23.3%	22.7%	25.1%
Associate Degree	11.0%	10.8%	10.4%
Bachelor's Degree	12.1%	13.1%	11.8%
Graduate/Professional Degree	8.2%	7.1%	6.6%
<b>Data for all businesses in area</b>			
Total Businesses:	145	555	2,429
Total Employees:	1,450	4,878	19,783
Total Residential Population:	4,174	30,279	66,885
Employee/Residential Population Ratio:	0.35:1	0.16:1	0.3:1