



ADDRESS

**19300 Veterans Blvd.
Port Charlotte, FL 33954**

PROPERTY FEATURES

- Offered for sale at \$3,575,000
- 4.77 Acres of Vacant Land
- Grandfathered in for Commercial Zoning Uses as well
- Located at hard corner of traffic lit intersection with 524 feet of frontage along Veterans
- Can be subdivided creating hard corner outparcel with additional access allowed from Veterans and Kenilworth
- Water and Sewer available at site, gas currently on Cochran but can be pulled with application to TECO
- 22,300 AADT along Veterans and 16,800 AADT along Cochran
- Numerous curb cuts available



PRESENTED BY:

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WILL MARTIN

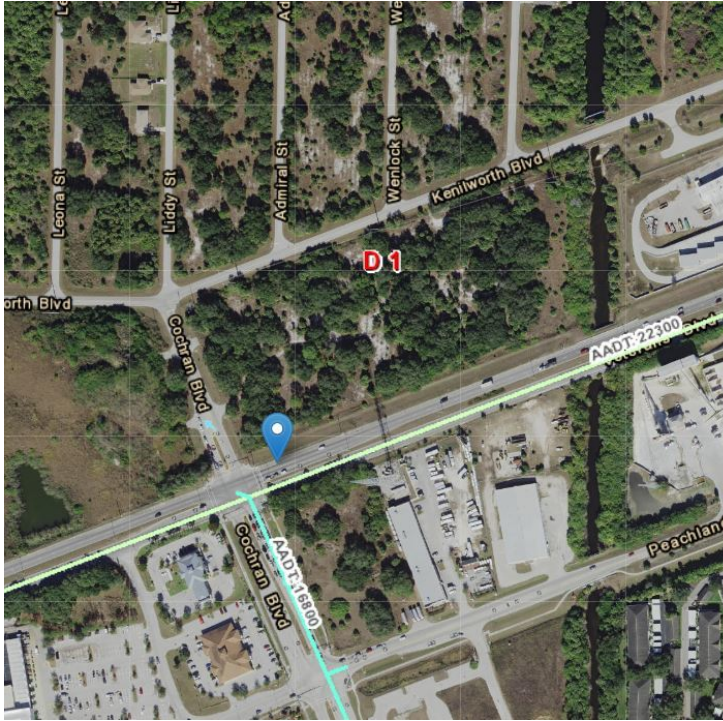
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	1 Mile	3 Miles	5 Miles
Total Households:	1,717	14,325	32,035

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,575,000
Available SF:	
Lot Size:	4.77 Acres
Zoning:	IG but Grandfathered for Commercial Uses
Market:	Port Charlotte
Price / SF:	\$17.21

PROPERTY OVERVIEW

This property is a great opportunity for a commercial development in a rapidly expanding area. Although currently zoned for Industrial, this property is grandfathered for a wide variety of commercial uses as well allowing for numerous possibilities. Great location with high visibility and access to numerous curb cuts, this parcel is prime for development. Diagonally across from a new Home Depot anchored plaza also adding additional traffic draws. Subject to a formal application, we have confirmed that the site can be subdivided and that there are multiple access points including Veterans Blvd. We have additionally confirmed that utilities including water and sewer are already available to the site whereas gas will require an application to TECO but is currently available on Cochran Blvd.

LOCATION OVERVIEW

Located on the corner of Veterans Blvd. and Cochran Blvd., this property is right in the path of progress and has great visibility and exposure. With an AADT of over 22,300 along Veterans and over 16,800 along Cochran, this 4.77 acre parcel has 524 feet of frontage along Veterans and is in a prime location for a variety of commercial use developments. Diagonally across the intersection is a large, new, Home Depot anchored Plaza with numerous outparcels and drawing significant traffic. Additionally this parcel allows for numerous curb cuts benefiting any type of development on the site.



100 S WASHINGTON BLVD
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ADDITIONAL PHOTOS



**Michael Saunders
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LICENSED REAL ESTATE BROKER

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RETAILER MAP



Google

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LOCATION MAPS



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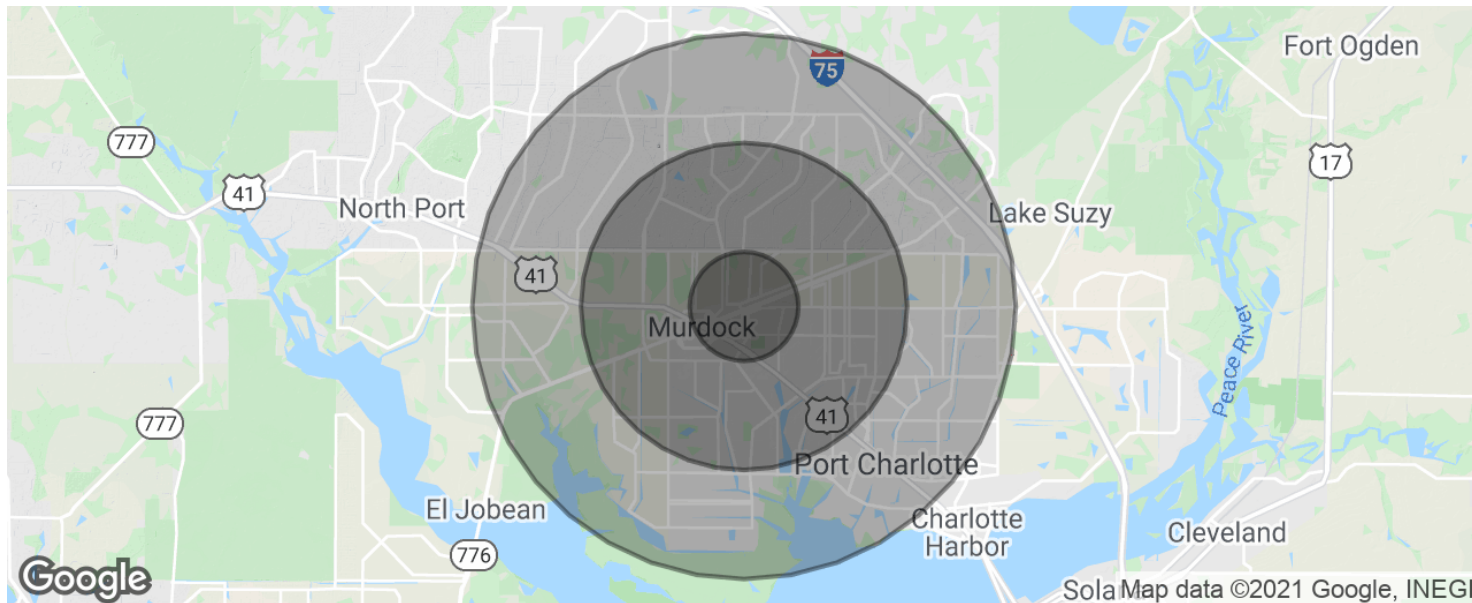
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,356	32,668	76,283
Median age	57.9	48.4	46.3
Median age (Male)	57.1	46.1	44.6
Median age (Female)	58.8	50.4	47.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,717	14,325	32,035
# of persons per HH	2.0	2.3	2.4
Average HH income	\$45,664	\$50,626	\$53,529
Average house value		\$192,220	\$200,991

* Demographic data derived from 2010 US Census