



COMMERCIAL LAND FOR SALE/LEASE

Punta Gorda, FL 33950

Land For Sale/Lease Opportunity | Charlotte County | 1.00 - 6.48 AC

MATTHEWS™

Marketing Brochure

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Project Scope

±6.48 AC
Available

±31,500 VPD
Tamiami Trail

±60,120 VPD
I-75

Project Scope

- Up to **6.48 AC** of commercial land available for **Sale or Ground Lease**.
- Premier Frontage on US-41 (Tamiami Trail)** with approximately **31,500 VPD**, featuring **signalized access via Monaco Drive** and convenient rear ingress/egress for exceptional visibility, accessibility, and traffic exposure.
- More than 12,000 Homes Planned or Under Development** along the Burnt Store Road corridor, creating a substantial pipeline of future consumers.
- Adjacent to Major National Retailers** including Publix, Walmart Supercenter, Home Depot, and ALDI, generating strong daily traffic.
- Surrounded by New Residential Development**, including DR Horton communities (Sea Cove & Seagrass), a 297-unit apartment community, and thousands of additional planned homes nearby.
- Positioned Near Punta Gorda Station**, an emerging retail destination expected to attract additional national retailers and increase consumer traffic.
- Excellent Opportunity for Developers, Investors, or Owner-Users** seeking to capitalize on one of Charlotte County's fastest-growing trade areas.



Demographics

Population	2-Mile	3-Mile	5-Mile
Five-Year Projection	12,790	26,757	37,984
Current Year Estimate	11,861	25,247	35,798
2020 Census	10,818	23,978	34,198
Growth Current Year-Five-Year	7.83%	5.98%	6.11%
Growth 2020-Current Year	9.65%	5.29%	4.68%
Households	2-Mile	3-Mile	5-Mile
Five-Year Projection	6,093	12,967	18,400
Current Year Estimate	5,871	12,687	17,991
2020 Census	5,218	11,800	16,790
Growth Current Year-Five-Year	3.78%	2.20%	2.27%
Growth 2020-Current Year	12.52%	7.52%	7.16%
Income	2-Mile	3-Mile	5-Mile
Average Household Income	\$111,074	\$113,256	\$114,602

Nearby Retailers



Commercial Land For Sale/Lease

MATTHEWSTM

3815 tamiami trail

Punta Gorda, FL 33950

Downtown
Punta Gorda

Rear Ingress/Egress
To Full Access Signal

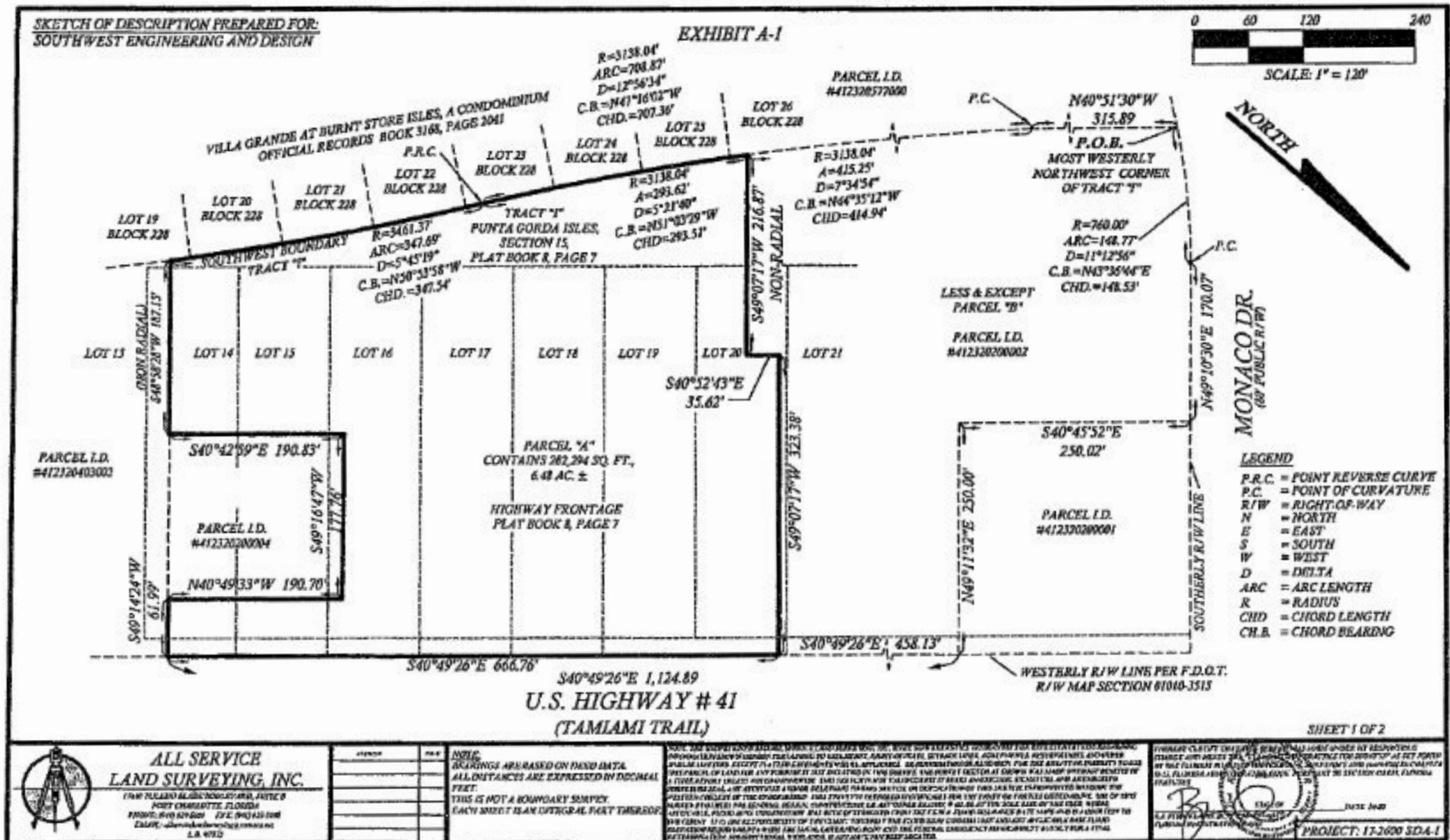
SmartStop[®]
Self Storage

Available
±6.48 AC



Tamiami Tr ±31,500 VPD





Commercial Land For Sale/Lease

MATTHEWS™

3815 tamiami trail

Punta Gorda, FL 33950





Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **3815 tamiami trail , Punta Gorda, FL, 33950** ("Property"). It has been prepared by Matthews™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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