



SALE

2530 TAMIAMI TRAIL

2530 Tamiami Trail, Punta Gorda, FL 33950



OFFERING SUMMARY

Sale Price:	\$1,850,000
Lot Size:	1.8 Acres
Zoning:	HC
Market:	Port Charlotte
Submarket:	Punta Gorda
Traffic Count:	35,000
Price / SF:	\$23.59

PROPERTY OVERVIEW

Shovel ready vacant land with over 575 feet of frontage on Tamiami Trail. Two curb cuts in place and entitled. All Utilities on the property, SWFWMD permits in hand and storm water retention completed. Access from a signaled intersection. Adjacent to CVS & Publix. Over 65000 cars through the intersection daily. City Water, Sewer, Electricity, and Cable lines are all in place. Property is 100% shovel ready. Elevated, storm water management permits in hand and retention in place, engineering drawings and site plan completed. Priced as one parcel at 1.8 Acres. May be split into two parcels, price will be determined by location desired.

PROPERTY HIGHLIGHTS

- 575 Feet of US 41 Frontage
- Signaled Intersection
- CVS adjacent
- 35000 Cars daily at frontage
- 65,000 Cars daily at intersection.
- 100% Shovel Ready.
- Storm Water permits in hand and Retention in place

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