

**For Sale LAND**

# 12.1 Acres, Prime Commercial Site

Veterans Boulevard (S.R. 776), Port Charlotte, Florida



**LOCATION:** 19200 Veterans Boulevard, Port Charlotte, FL 33954

**SIZE:** 12.1 Acres

**PRICE:** \$4,500,000 (or \$8.54/PSF)

**UTILITIES:** At site

**ZONING:** Commercial General

**DEMOGRAPHICS (5-Mile Radius):**

Population:	87,260
Average HH Income:	\$58,005
Median HH Income:	\$47,728
Sales:	\$1.19 Billion

**COMMENTS:**

- 700 feet of frontage on U.S. Highway 41 (22,500 vehicles per day).
- Adjacent to a Home Depot and Kohl's.
- Located in close proximity to Port Charlotte Town Center (780,000 SF).
- Infill location. Mature trade area.
- Fifth Third Bank branch to be developed at the NWC of Veterans Blvd. and Cochran Blvd.

For more information please contact:

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A No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

One Tampa City Center  
Suite 3600  
Tampa, FL 33602

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High Aerial :



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