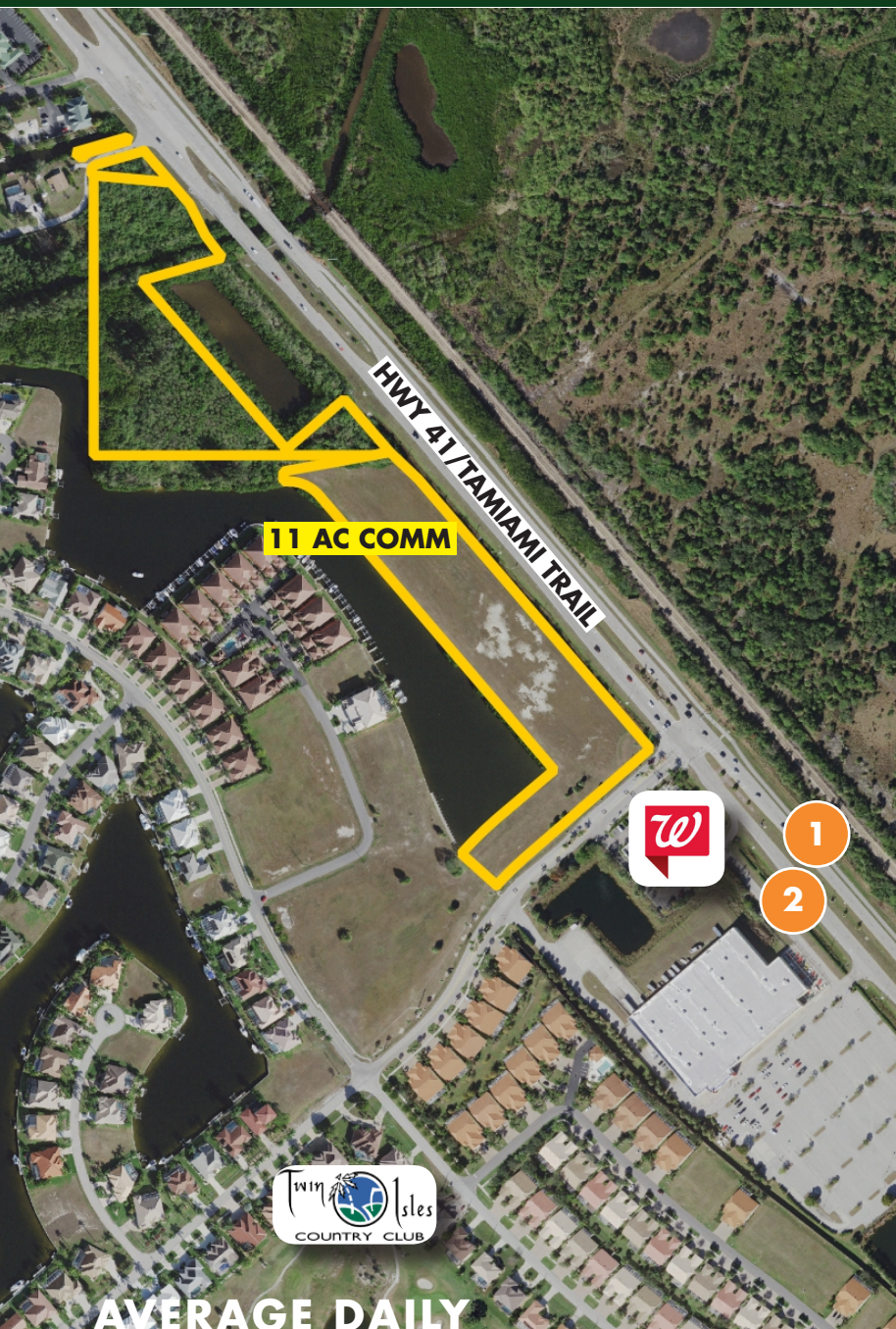


**FOR  
SALE**

# 11 AC US HWY 41 & CANAL FRONT COMMERCIAL - CHARLOTTE COUNTY

3699 & 3771 Tamiami Trail, Punta Gorda, FL 33950



## ABOUT THE PROPERTY

**SIZE** 11 acres

**PRICE** \$3,350,000

**AREA** US HWY 41/Tamiami Trail  
Punta Gorda, Florida

**FUTURE  
LAND USE** Commercial; Low Density  
Residential

**ZONING** Vacant Commercial

**UTILITIES** City of Punta Gorda

**FRONTAGE** 1,300' on Tamiami Trail  
1,300' canal frontage with  
commercial grade seawall

**DETAILS** Shovel-ready with frontage  
on US Hwy 41 and positioned across  
the street from Walgreen's at signalized  
intersection. Majority of property cleared  
and ready for building. Offers canal  
frontage with commercial grade seawall

## 33950 DEMOGRAPHICS (US CENSUS 7/2018)

**POPULATION**

20,057

**MEDIAN HH INCOME**

\$57,789

## AVERAGE DAILY TRAFFIC COUNTS (2018)

**1** 9,657 N on US-41 (4.6 miles N of Lee County line)

**2** 9,329 S on US-41 (4.6 miles N of Lee County line)

**MAURY L. CARTER & ASSOCIATES, INC.**

Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144

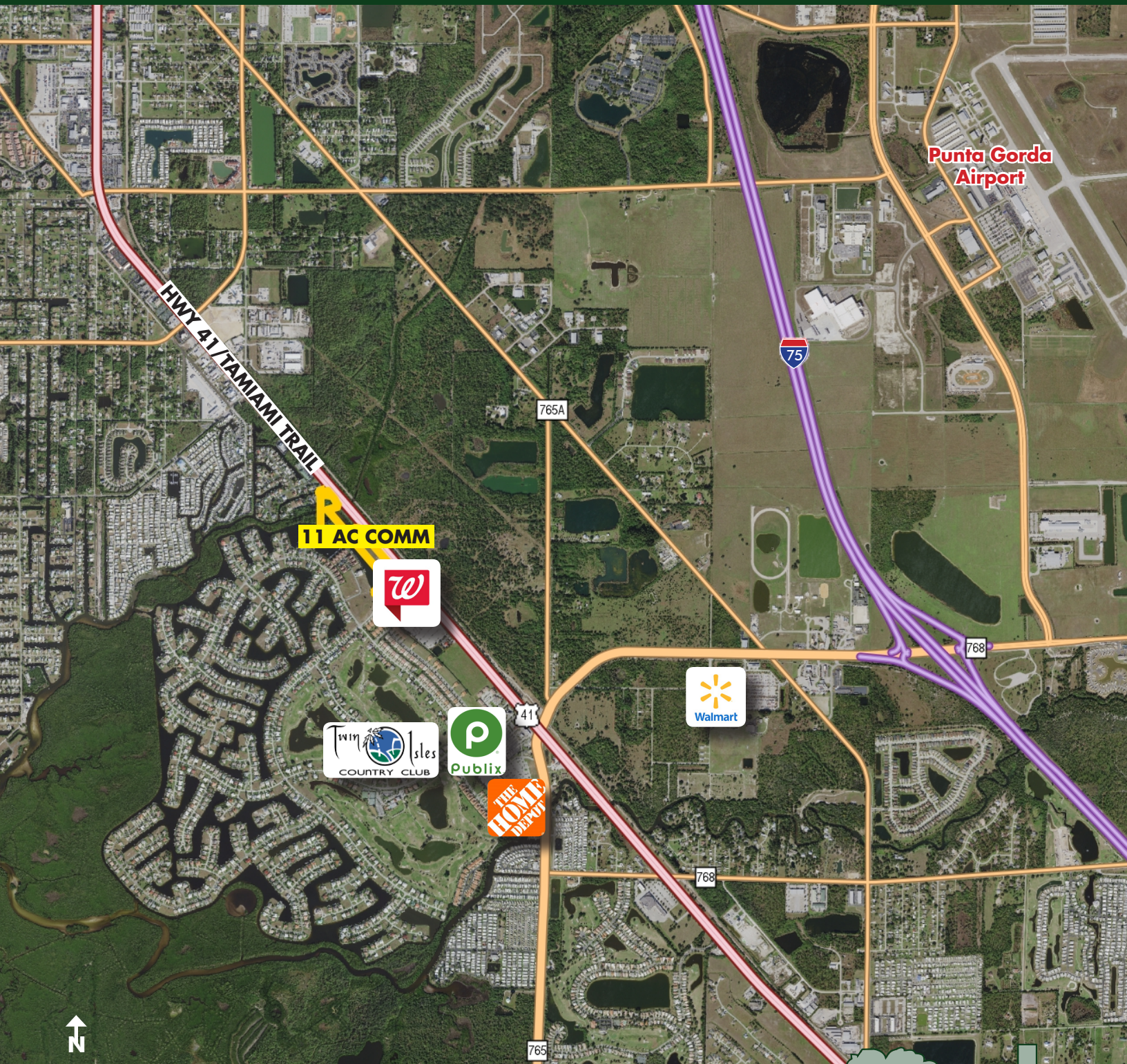




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**REGIONAL MAP**

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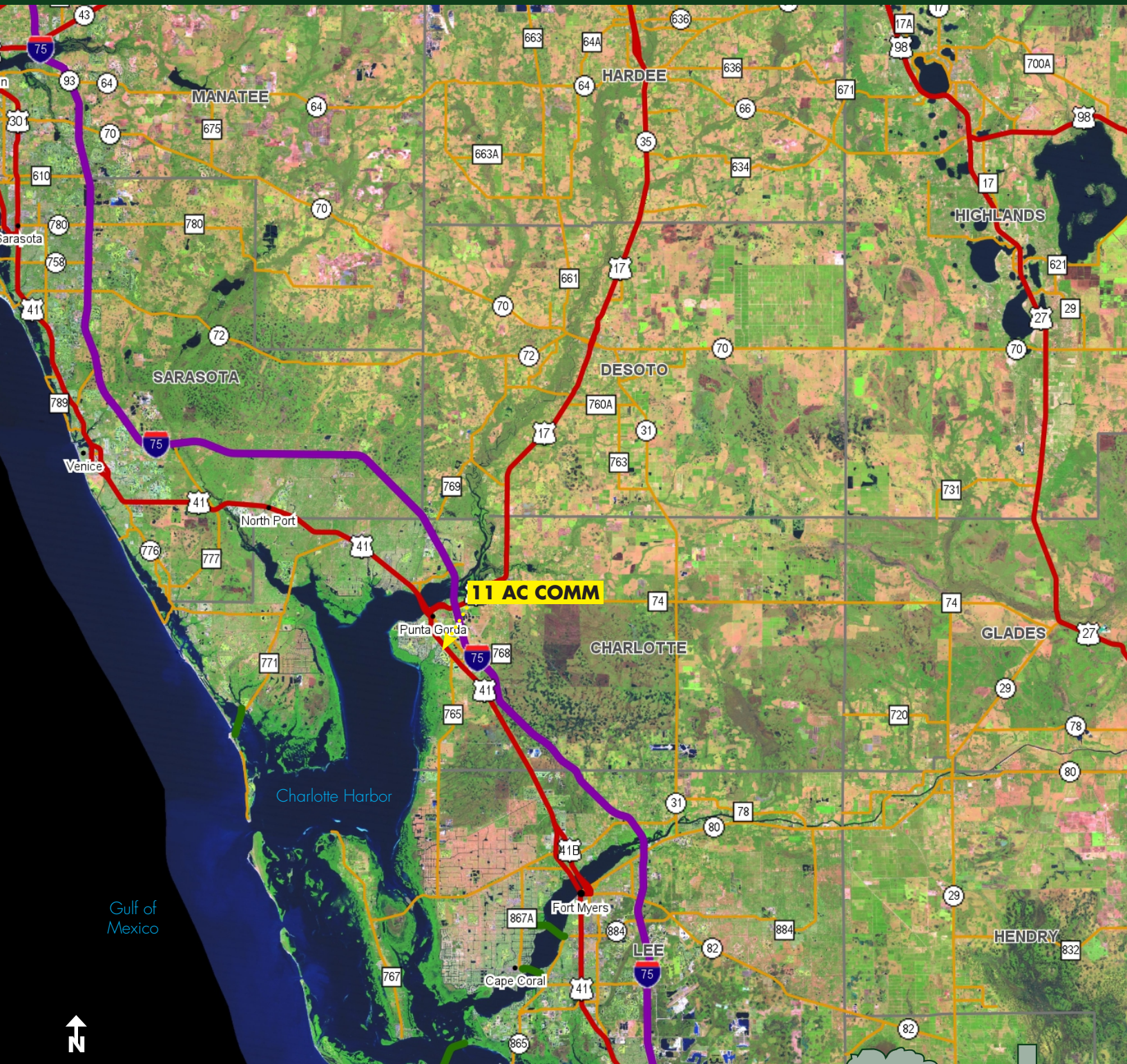




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**LOCATION MAP**

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