



789 Tamiami Trail Port Charlotte, FL

**Huge Price
Reduction
For Sale or
Lease**

In recognition of current market conditions, the owner has ordered a dramatic reduction in the selling price.

This versatile property is for lease as well.



Dana Beecher (516) 987-5220 dana@commercialonthecoast.com



1.2 acres in the path of GROWTH



PROPERTY FEATURES

Commercial General Zoning: Provides for the widest possible uses.

Land use: Auto Repair and Sales: This is the current use. CG Zone permits retail and services, such as accountant, landscaper, and much more.

150 linear feet of frontage on Tamiami Trail

160 linear feet of rear access

Future Land Use: Murdock Village Mixed Use

Lease Rate: \$ 6,144/ Month

Sale Price: \$975,000.

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BUILDING FEATURES

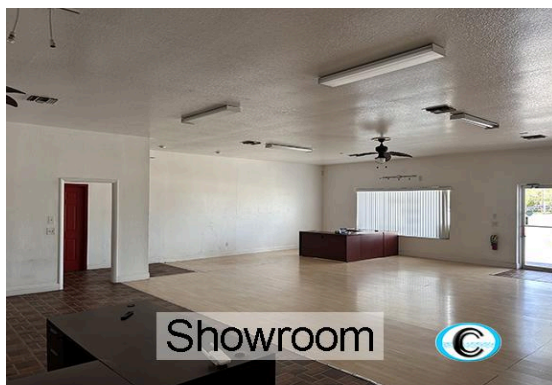


Masonry stucco on block construction, this building has withstood the storms since 1998. With a metal roof, it has survived untouched from the recent destructive Hurricane Milton.



Showroom

Bring customers to your sales floor. Show them your products and your services. Put your NAME and BRAND in front of the driving public.



Lease Rate: \$6,144. Per Month

Purchase price: \$975,000.

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AREA FEATURES

Aggressive Construction for Residential and Commercial Use in North Port is pushing development to Port Charlotte.

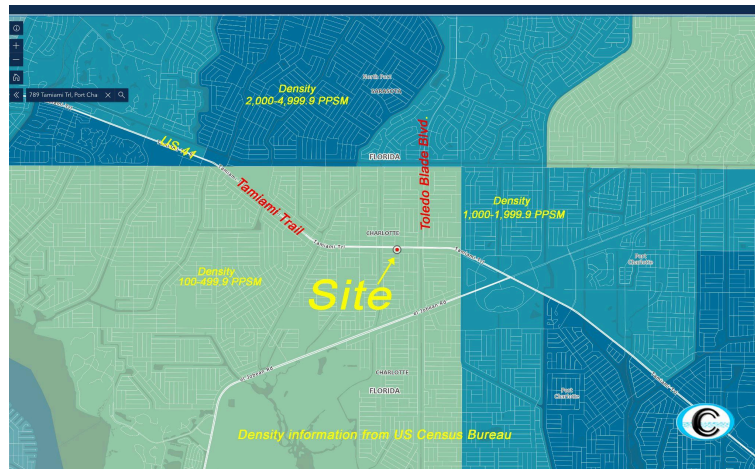
New homes and businesses are proliferating along the Tamiami Trail

And the Toledo Blade Boulevard corridors.

Population density and Household Income levels are rising.

Mazda has invested over \$20,000,000. across the Trail for Auto sales and service.

The 2020 Census map shows the movement. The darker colors show more homes per square mile, and they are converging on this site.



In the HUB of the FUTURE Of Port Charlotte



Charlotte Sports Park is the Home Field for the **Tampa Bay Rays** Spring Training, which generates revenue to the Entire Region. The Park has a variety of amenities, drawing crowds year-round. In March 2014, the Park was named the **#1** Spring Training destination.

Port Charlotte Town Center brings folks from a 25-mile radius with its easy proximity to I-75.

Charlotte County has experienced 30% GROWTH since the 2020 Census.

The Subject Property is in a prime spot to benefit from this movement.

Lease Rate: \$6,144/Month

Reduced Sale Price: \$975,000.

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