



550 Tamiami Trail  
Punta Gorda, FL 33950



# PUNTA GORDA GATEWAY

500-600 TAMIAMI TRAIL  
PUNTA GORDA, FL 33950

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- City Center Zoning

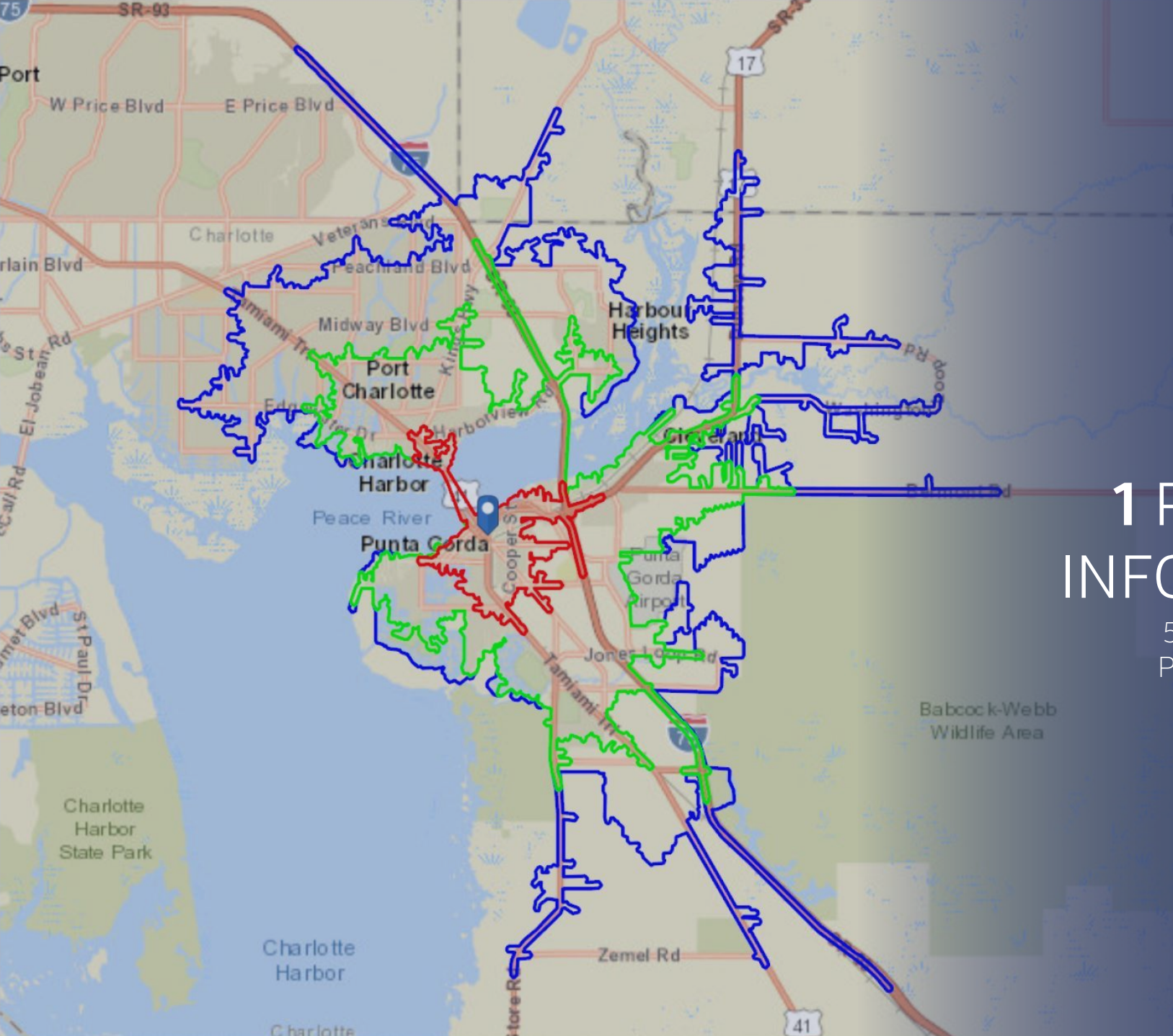
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# 1 PROPERTY INFORMATION

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$2,350,000
Lot Size:	2.96 Acres
Zoning:	City Center
Traffic Count:	22,000
Price / SF:	\$18.23

## PROPERTY OVERVIEW

Located within the City of Punta Gorda is the 2.96 acre development property zoned City Center. These clear and level parcels are centrally located in the historic downtown district and provide 580 feet of frontage on US 41/Tamiami Trail. This property is in a highly visible location allowing to build but not limited to, Office, Retail, Restaurants, and Hotels (See Zoning Ordinance in document vault). The south corner provides property exposure with a signalized intersection of US 41 and Taylor St.

Punta Gorda is located conveniently between Tampa and Naples with quick transportation via Interstate 75. This site is located 2 miles W of I-75 exit 164- Duncan Rd and just 4 miles NW of PGD Airport. PGD airport has increased passengers 21% since 2017 totaling over 1.5 million passengers traveling through Punta Gorda in 2018.

## PROPERTY HIGHLIGHTS

- City Center Zoning provides development opportunity for Restaurants, Offices, Hotels, Retail and much more
- Centrally located in the Historic Downtown Punta Gorda District
- The south corner of the property is highlighted by a signalized intersection
- Located 2 miles from I-75 exit 164 Duncan rd
- Located 4 miles from PGD Airport



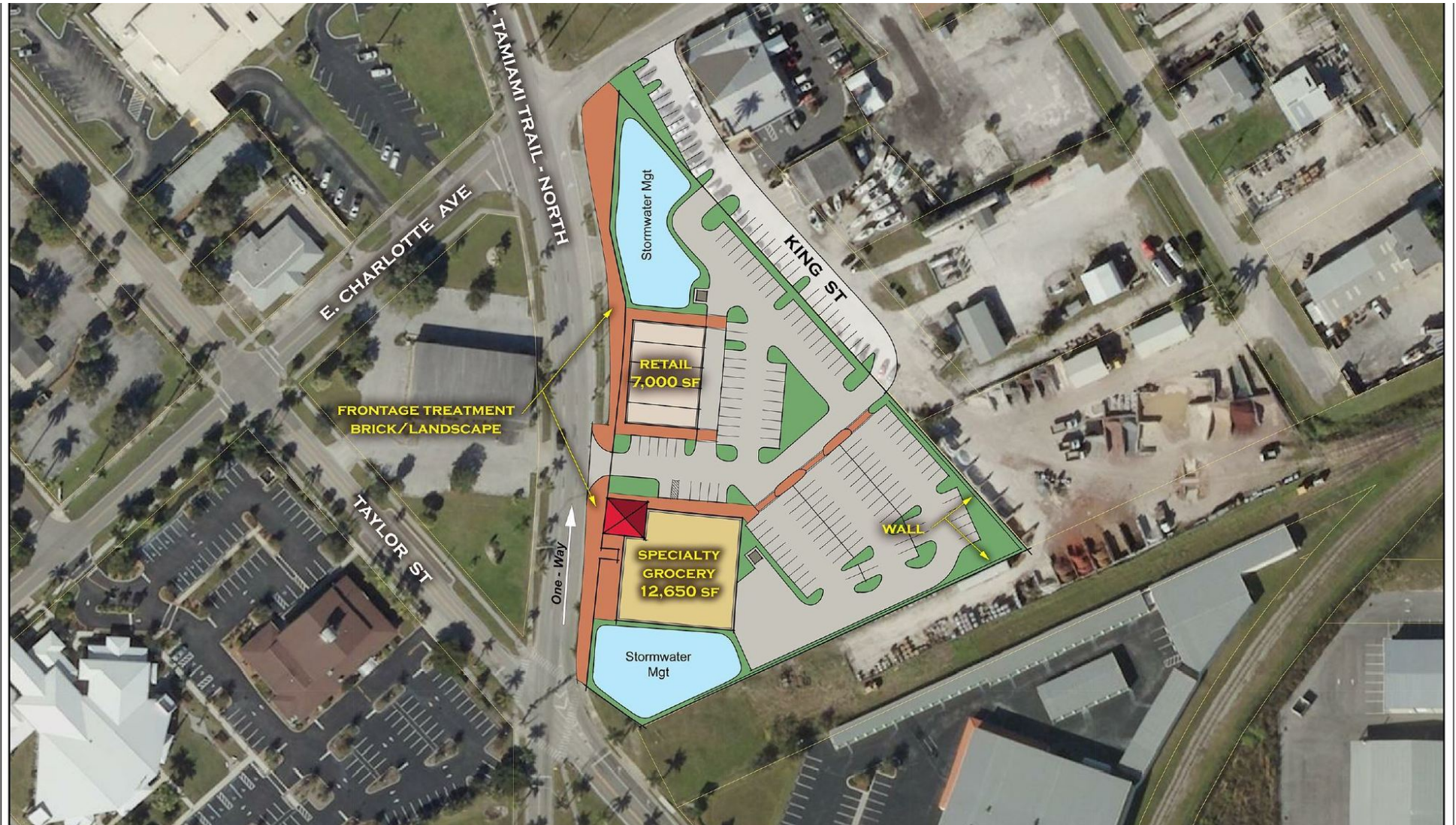
# 2 CONCEPT PLANS

500-600 Tamiami Trail  
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# Concept Plan 1



# Concept Plan 2





Charlotte  
Harbor

Solana

Punta Gorda

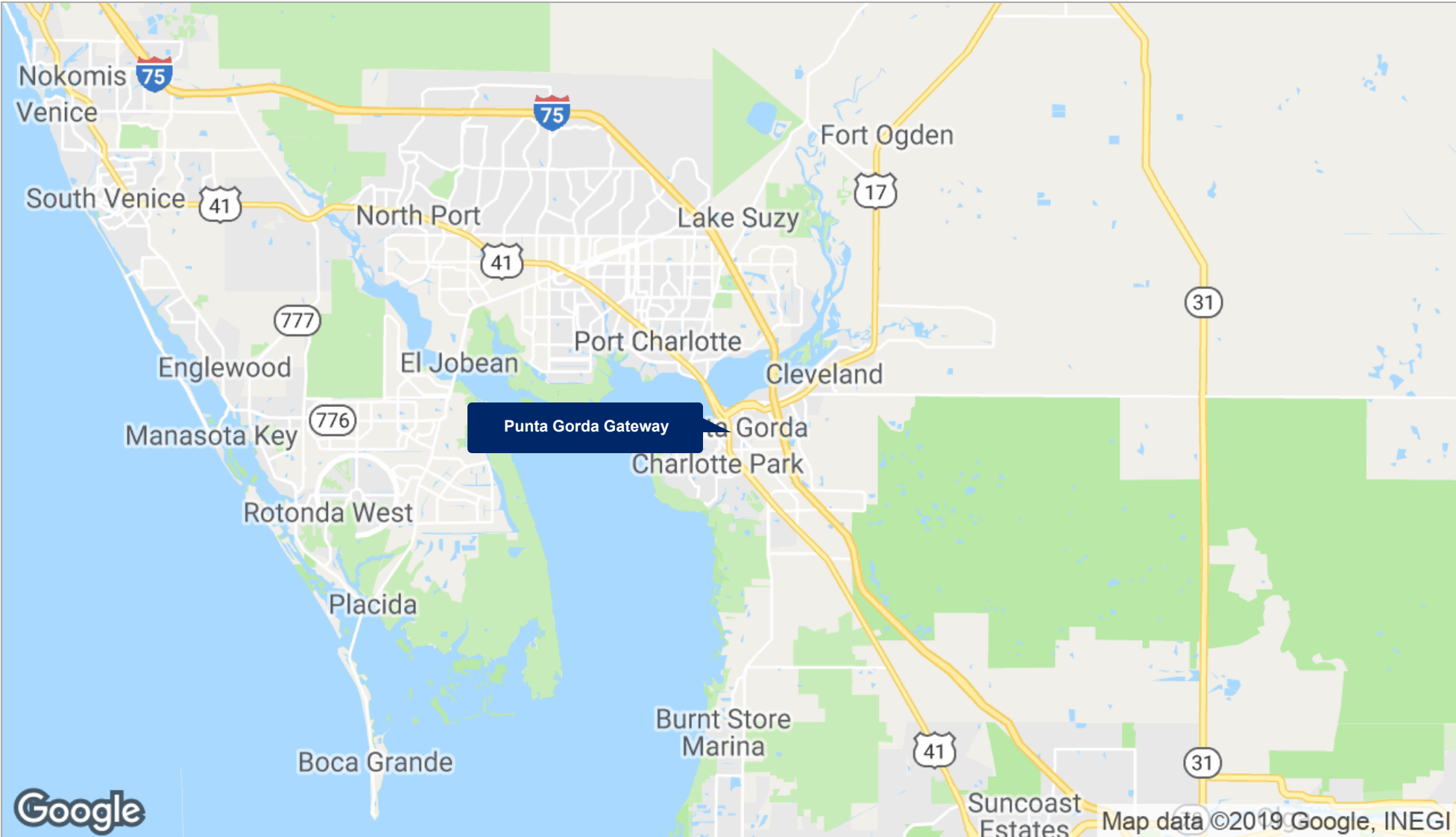
Charlotte Park

Acline

## 2 LOCATION INFORMATION

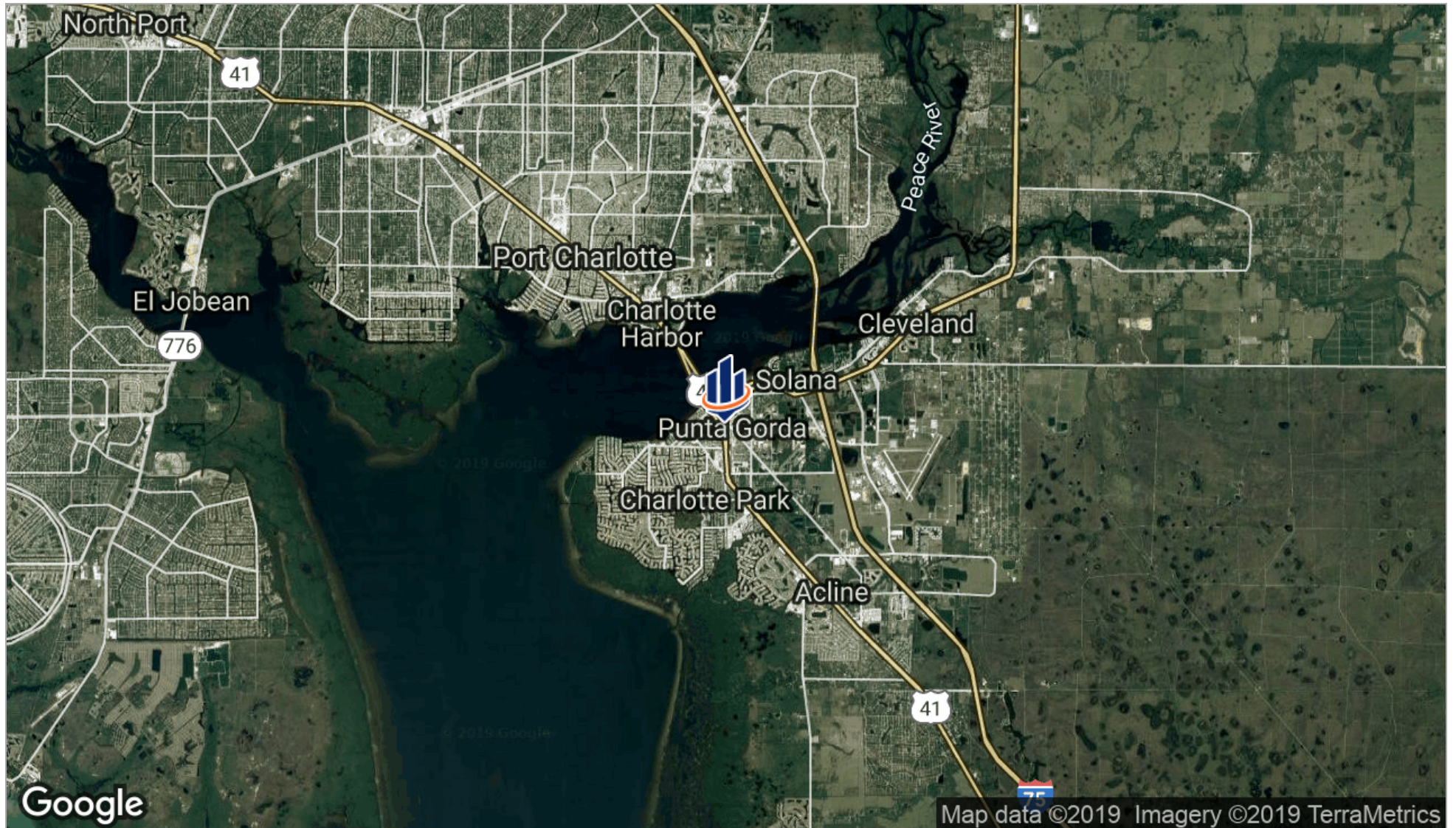
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# Regional Map



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

# Location Maps



# Aerial Map

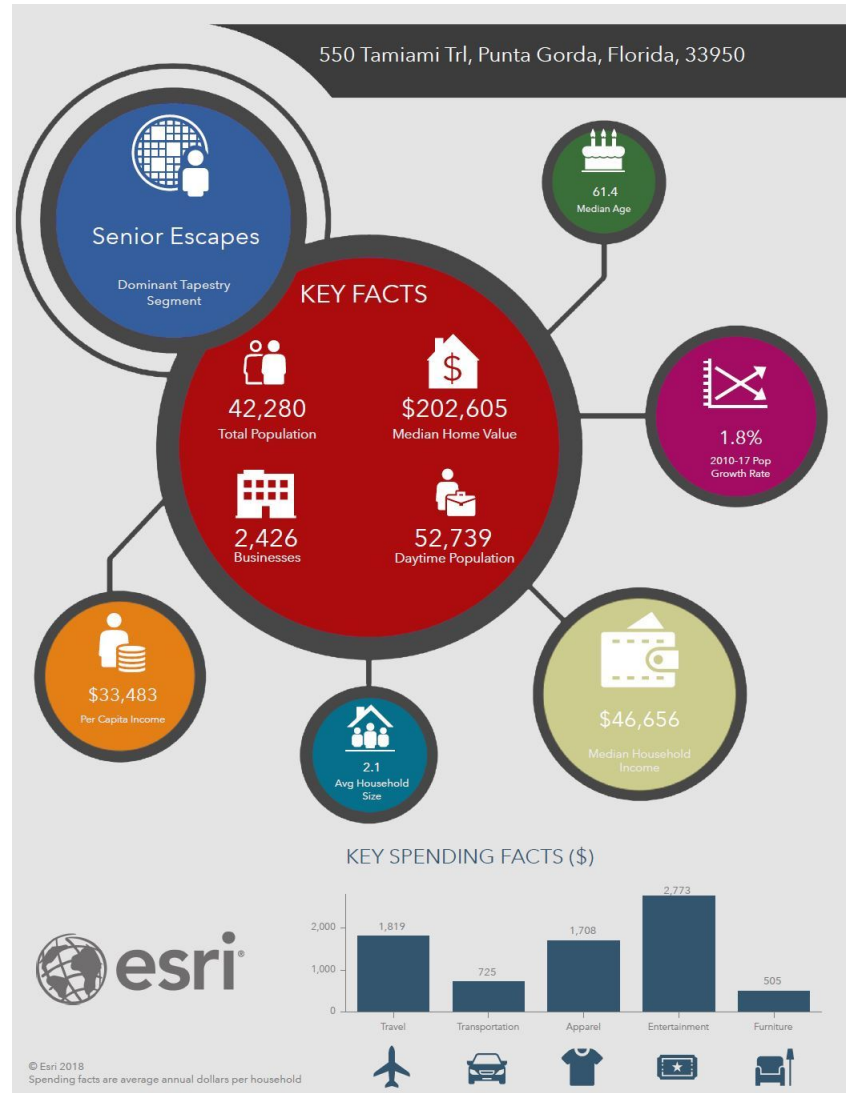


# 4

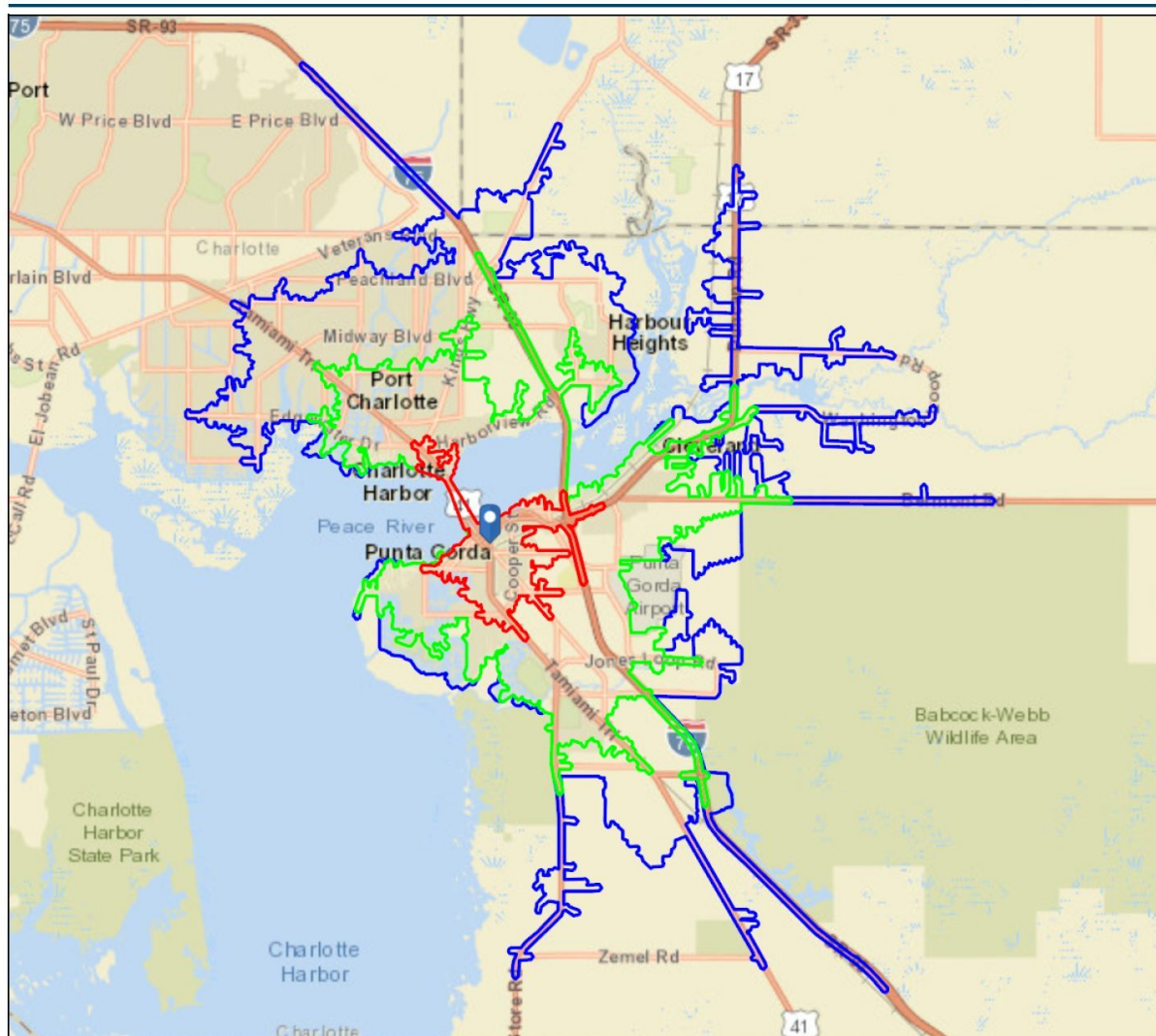
## DEMOGRAPHICS

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# Key Facts Within A 10 Minute Drive



# Site Detail 5,10. & 15 Minute Radii



# Demographics Report

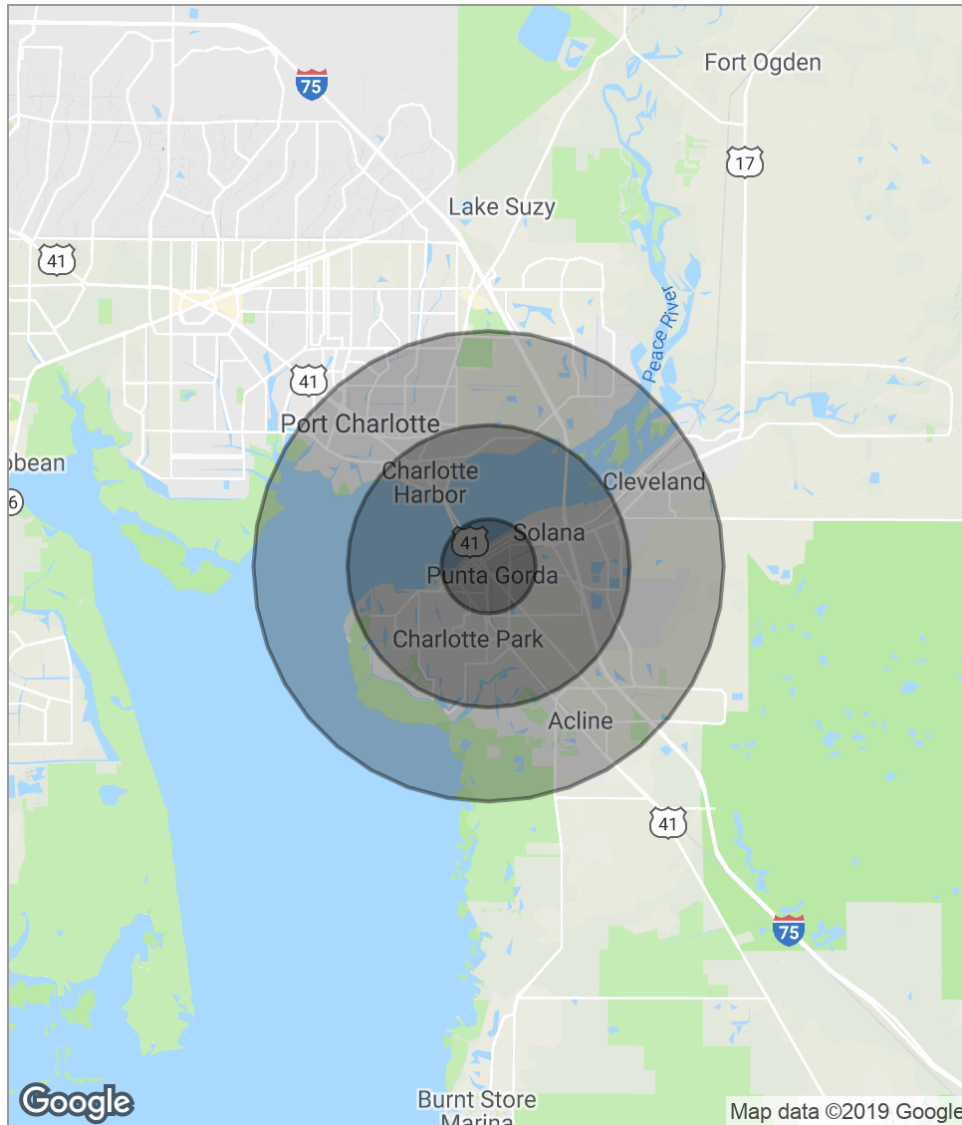


	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	3,326	17,470	30,090
Median age	59.2	59.4	57.9
Median age (male)	58.7	59.0	57.3
Median age (female)	59.7	59.7	58.3
Total households	1,670	8,503	14,231
Total persons per HH	2.0	2.1	2.1
Average HH income	\$73,895	\$77,631	\$66,885
Average house value	\$309,535	\$379,249	\$353,226

*\* Demographic data derived from 2010 US Census*



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,326	17,470	30,090
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*\* Demographic data derived from 2010 US Census*

A close-up photograph of a pink lotus flower in full bloom, set against a dark blue background. The petals are layered and show a gradient from light pink to a deeper magenta. The center of the flower is visible, showing yellow stamens.

# 5 CITY CENTER ZONING

500-600 Tamiami Trail  
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## **Section 3.9. CC, City Center District**

The City Center District is provided to encourage the redevelopment and expansion of the traditional town center. A broad array of uses is expected in a pattern which integrates shops, restaurants, services, work places, civic, educational, and religious facilities, and higher density housing in a compact, pedestrian-oriented environment. The City Center anchors the surrounding residential neighborhoods while also serving the broader community. The district is coded to accommodate the higher overall intensity of development required to support a City. It is to be expected that the City Center District will be expanded over time to meet growth in demand for downtown facilities and services.

### **(a) Permitted Principal Uses and Structures.**

- (1) Commercial, retail uses which shall be conducted entirely within a completely enclosed building unless otherwise specifically permitted. All products produced incidental to a permitted use which are to be sold at retail on the premises are permitted within the categories listed below:
  - a. Retail outlets for sale of food, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair but not pawnshop), art, cameras or photographic supplies, (including camera repair), sporting goods, bicycle shops (including repair), hobby shops, marina supplies, musical instruments, package stores for sale of alcoholic beverages, telecommunications (sales and service), electronic products (parts and supplies), televisions and radios, (including repair incidental to sales), tobacco products, hardware, florist or gift shops, delicatessens, bake shops, pharmacies and similar products, but not wholesale facilities, outdoor storage or warehouse facilities and similar activities.
  - b. Retail outlets for sale of home furnishings and appliances (including repair incidental to sales inside a completely enclosed building), office equipment or furniture, antiques, pet shops and grooming (but not animal kennels), automotive parts sold from within a building (but not including installation) and similar uses.
  - c. Banks and financial services, small loan agencies, travel agencies, employment offices, newspaper offices (but not printing or circulation) and similar establishments.
- (2) Hotels
- (3) Restaurants (excluding drive-in or drive-thru)
- (4) Indoor amusement, such as motion picture theaters, billiard and pool establishments, swimming pools, bowling alleys and similar uses, dance facilities, musical entertainment, art galleries, libraries, museums, community centers, coin operated amusement devices, game parlors, arenas and skating rinks
- (5) Professional offices and medical offices

- (6) Professional services within the categories listed below:
  - a. Service establishments such as State licensed barber or beauty shops or State licensed massage therapy, tattooing or permanent make-up establishments which meet the Florida Department of Health and State statutory requirements, shoe repair shops, photographic studios, dance or music studios, self-service laundries, tailors, drapers or dressmakers, laundry or dry cleaning pickup stations and similar activities.
  - b. Establishments such as radio or television stations (but not wireless communication facilities), funeral homes (but not crematoria), interior decorators, upholstery shops (furniture refinishing limited to small shops, not to include full scale manufacturing facilities), radio and television repair shops provided all work and materials are kept completely inside the enclosed building, health clubs, reducing salons or wellness centers, letter shops and printing establishments not involving linotype and large scale typesetting and similar uses.
  - c. Dry cleaning and laundry package plants in completely enclosed buildings using nonflammable liquids such as perchlorethylene and with no odor, fumes or steam detectable to normal senses off the premises.
  - d. Animal hospitals with boarding of animals in completely enclosed buildings.
- (7) Parks
- (8) Restaurants more than 200 feet from a NR District boundary (Properties zoned CC within the Trabue Woods Historic Overlay District are exempt from these separation requirements.)
- (9) Schools
- (10) Government uses in existing structures (Also see Civic Uses with Conditions)
- (11) Convention centers, auditoriums
- (12) Motor bus or other transportation terminals
- (13) Rent-to-own retail establishments
- (14) Bail bonds services, provided that no on-site storage of vehicles or other collateral is included outside of a completely enclosed building
- (15) And any such other uses which are similar to those listed as deemed appropriate in the district by the Zoning Official

**(b) Permitted Accessory Uses.**

- (1) Accessory dwelling
- (2) Day care home for 3 or fewer persons
- (3) Drive through windows, excluding those associated with restaurants
- (4) Limited home occupation
- (5) Outdoor dining area

- (6) Stalls or merchandise stands for outdoor sale of goods at street front [Encroachment onto sidewalk may be permitted by agreement with City Council. Items for outdoor sales are returned to building at end of each business day; goods not brought in at close of business day are considered outdoor storage and are prohibited.]
- (7) Uses and structures which are customarily incidental and subordinate to permitted uses.

**(c) Uses Permitted with Conditions.**

- (1) Bed and breakfast inns
- (2) Sidewalk cafes
- (3) Essential services 1 and 2
- (4) Neighborhood commercial fueling stations, excluding major service and repair of motor vehicles
- (5) Parking lot as a principal use
- (6) Temporary outdoor sales of seasonal agricultural products and customary accessory products
- (7) Mixed use buildings; up to 2 residential units; or with a 2 to 1 ratio of non-residential floor area to residential floor area
- (8) Parking structure
- (9) Bars and nightclubs more than 200 feet from a NR District boundary
- (10) Group home
- (11) Permanent non-seating public food service establishments located within 200 feet from a Neighborhood Residential Zoning District boundary
- (12) Convenience stores with limited food service located within 200 feet from a Neighborhood Residential Zoning District boundary
- (13) Convenience stores with significant food service located within 200 feet from a Neighborhood Residential Zoning District boundary
- (14) Food outlets with limited food service located within 200 feet from a Neighborhood Residential Zoning District boundary
- (15) Civic, such as governmental offices, post offices and non-profit or charitable clubs and organizations and similar uses

**(d) Prohibited Uses and Structures.**

Any use or structure not specifically, provisionally or by reasonable implication permitted herein.

**(e) General Requirements.** Buildings shall comply with the following architectural provisions of Article 7.

- (1) Side yard, rear yard, and courtyard lot types.
- (2) (2) Arcade, shopfront, stoop, forecourt, and dooryard frontage definition.
- (3) Building style.

# City Center Zoning

- (4) Building principles where applicable by use.
- (5) Mixed-use buildings shall be vertically mixed in use. Retail uses shall be placed at the street level. Office uses are permitted at the street level and on upper levels in combination with retail and/or residential use. Residential uses shall be placed on upper levels.
- (6) When parking or loading spaces are provided, they shall be subject to all parking/loading area design, construction and landscaping standards of this Code. All off-street parking, loading and service areas must be located behind the frontage of all buildings and be screened from view of pedestrians.
- (7) For all construction requiring the installation or replacement of public sidewalks, the surface material of the sidewalk must be made of brick or alternate material as approved by the City.
- (8) All permitted uses require development plan approval.

(f) **Special Exceptions.** The following uses are also subject to applicable provisions of Article 4 of this Chapter.

- (1) Churches
- (2) Marinas
- (3) Pawn shops provided they are contained completely in enclosed buildings
- (4) Drive-in; drive through facilities
- (5) Single use residential projects
- (6) Mixed use buildings with less than a 2 to 1 ratio of non-residential floor area to residential floor area
- (7) Boarding or rooming houses for up to six roomers
- (8) Congregate housing designed within “civic” building principles
- (9) Any use which does not provide a 25 foot waterfront setback
- (10) Restaurants, bars and nightclubs within 200 feet of NR District boundary
- (11) Cemetery
- (12) And any such other uses as deemed appropriate in the district by the Zoning Official

(g) **Development Standards.**

- (1) Minimum lot area, None
- (2) Minimum front setback, 0 feet; Maximum front setback, 10 feet
- (3) Minimum side setback, 0 feet
- (4) Minimum rear setback, 20 feet [Exception: building which abuts an alley – 0 feet]

# City Center Zoning

- (5) Frontage encroachment, 5 feet into the rights-of-way on second or third story only for balconies, bay windows, arcades, porches and their supports at the ground level, together with awnings above head height. [Exceptions; Arcades and encroachment into the rights-of-way of state-maintained roads are not permitted without FDOT approval]
- (6) Minimum lot width for attached housing, 16 feet
- (7) Frontage build-out shall be 70 percent of the street face When a parcel has more than one (1) street frontage and only one (1) side lot line, the frontage requirement may be on the primary street only.
- (8) All lots must front along a minimum of 16 feet of publicly dedicated right-of-way in order to be built on
- (9) Minimum height of 2 stories, 26 feet above BFE; Maximum height of 50 feet above BFE
- (10) Maximum density, 15 units per acre
- (11) For the purposes of measuring the setback from restaurants, bars and nightclubs to an NR District boundary, measurement shall be made from the closest point of the structure within which a restaurant, bar or nightclub is located to the NR District boundary. In the case of multi-use structures, measurement shall be made from the closest point of that portion of the structure within which the restaurant, bar or nightclub is located to the NR District boundary.

{Ord. No. 1408-05, <sec> <sec> 1-2, 05/18/05; Ord. No. 1427-06, <sec> 1, 01/04/06; Ord. No. 1450-06, <sec> 2, 10-04-06; Ord. No. 1458-06, <sec> 7, 12-06-06; Ord. No. 1534-09, <sec> 1, 01-02-08; Ord. No. 1613-09, <sec>1, 9/2/09; Ord. No. 1634-10, <sec> 1, 4/21/10; Ord. No. 1631-10, <sec> 1, 6/2/10; Ord. No. 1661-10, <sec> 2, 12/1/10; Ord. No. 1706-12, <sec> 1, 3-7-12}



# 6 SVN PLATFORM & MARKETING STRATEGY

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# About SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

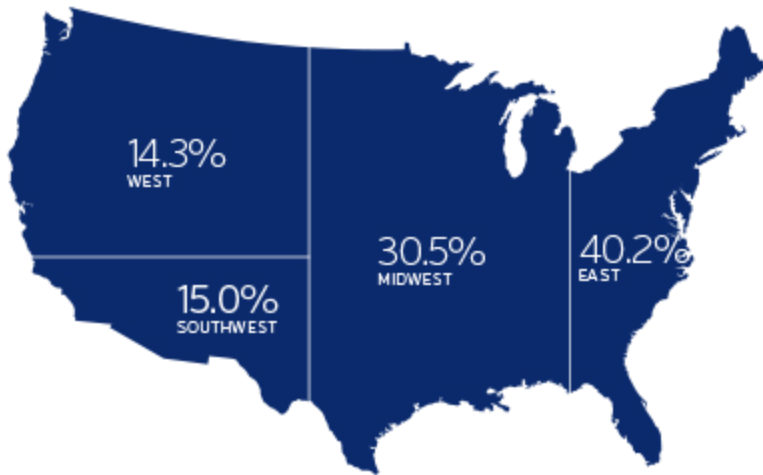
Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

# SVN Transaction Volume

## TRANSACTION VOLUME

UNITED STATES NATIONAL DISTRIBUTION\*\*



### \$11.1 BILLION

TOTAL VALUE OF SALES AND LEASE TRANSACTIONS

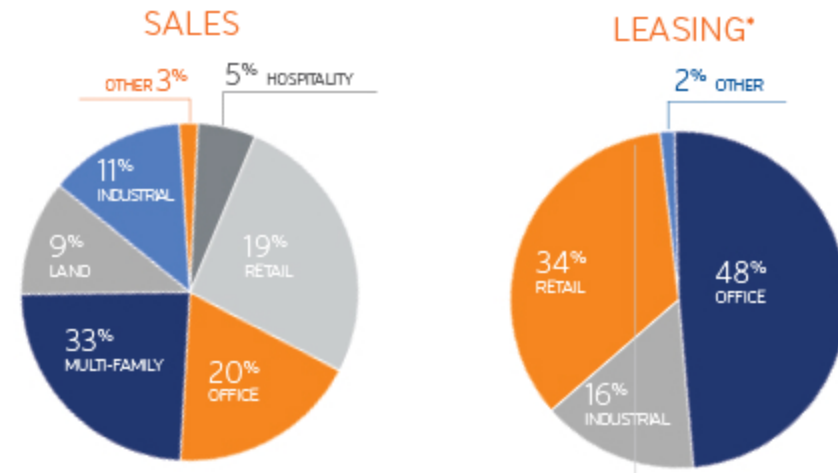
\*Leasing Includes both Landlord and Tenant Representation

\*\*DATA BASED ON US SALES

\*\*\*The statistics in this document were compiled from all transactions reported by our franchisees in 2017. They are not audited.

## PRODUCT TYPE

NATIONAL DISTRIBUTION BY PRODUCT VOLUME\*\*\*



## CORE SERVICES

- Sales
- Leasing
- Property Management
- Tenant Representation
- Corporate Services

## SPECIALTY PRACTICES

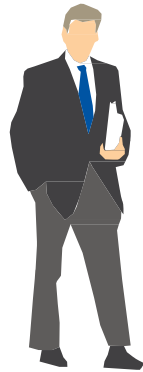
- Auction Services
- Distressed Assets
- Golf & Resorts
- Hospitality
- Industrial
- Institutional Capital Markets
- Land & Development
- Medical Office
- Multifamily
- Office
- Restaurant
- Retail
- Self Storage
- SFR Portfolio
- Single Tenant Investment

# The SVN Difference

Sales with cooperating brokers sell for a **9.6% HIGHER SALE PRICE\***

## traditional brokerage model

Pocket Listings  
Buyer Pays Their Broker  
No Broker Co-op  
Limited Market Exposure  
Registration for Property Information



Co-op Fee Offered  
Exposure to Market  
Maximum Competition  
Highest Sale Price

VS.

when you hire SVN you are also hiring  
*the entire brokerage community*

- Jones Lang Lasalle
- Cushman & Wakefield
- Colliers International
- Marcus & Millichap
- CBRE
- Baum Realty Group
- Newmark Grubb
- Knight Frank
- HFF
- Mid-America

\*Aggregated 3rd Party Research Verified

# SVN Marketing Strategy

CUSTOM MARKETING STRATEGY MEETS  
MULTIPLE MEDIA CHANNELS TO

**MAXIMIZE THE VALUE OF  
YOUR PROPERTY**



\*Aggregated 3rd Party Research Verified

# SVN Real Estate Team



Ray Brunner  
Senior CRE Advisor

Ray Brunner's career covers over forty years in Senior Management positions, real estate leasing and development. Most notably GAP Stores where he held various positions including VP of Merchandising & Design and General Manager of GAP KIDS, Esprit Europe where he was President of European Retail operations and oversaw the development and roll out of company owned retail stores, Adidas America where he served as President of retail operations and executed a retail roll out for company owned stores, Eddie Bauer where he was VP of Real Estate and Store Operations, and DWR where he was a member of the founding team and served as President and CEO. His background provides an in-depth understanding of land and building acquisition for both retail locations and distribution facilities. He is considered an expert at retail site selection and growth strategies. In the last three years he has transacted over \$30,000,000 in business and currently manages over \$70,000,000 in active listings.

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415.608.1942



Randy Dunn  
Senior Advisor

Randy Dunn has been a Broker for 34 years active in both Residential and Commercial Real Estate. He is a Florida Class A General Contractor and a developer of commercial and residential properties. Randy has been active in the healthcare industry as a developer owner and operator of outpatient diagnostic facilities across Florida and the Eastern U.S.

He was involved in the development, operation and sale of a number of Motels/Resorts across Florida. As an owner/ developer of numerous entities Randy brings a unique perspective to the table on a real estate transaction. He has been on both side of the equation and knows the needs of both buyers and sellers. He appreciates the the service necessary to both sides to bring a deal to close.

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888.892.9890



Ashley Barrett Bloom  
Managing Director

Ashley Barrett Bloom has been affiliated with SVN for approximately 10 years. Mr. Bloom has established his practice as a land expert locally, regionally, and nationally. By combining a strong network of Offices & Advisors with a spirit of collaboration, Bloom provides his clients with a listing team that provides local expertise with a regional & national platform. To further add value to clients, Bloom has taken on the role of owner's representative in the entitlement process of multiple projects. With a long history in land development, Bloom has extensive relationships with industry professionals as well as buyers of both residential and commercial land. In 2018, Bloom and long time business partner, J. Chris Malkin, founded SVN Lotus Commercial Real Estate Advisors. SVN Lotus was founded with two offices in Charlotte & Sarasota Counties and is well positioned to service Southwest Florida.

Bloom initiated and was named the founding Chairman of the Land & Development Services Product Council for SVN. Under his leadership, Bloom has helped institute a national network of land advisors, collaborative marketing program, a SVN land website, and land specific sales calls. Bloom also created and leads the Florida Land Alliance which is a network of land advisors within the State of Florida. Personally, Bloom works on a portfolio of commercial and residential tracts in size from 1 acre to several thousand acres. His listing clientele includes large equity funds, national banks, land investment groups, and single investors. Bloom has a strong network of buyers that include local, regional, and national investors & developers.

ashley.bloom@svn.com  
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## MEET THE TEAM

### Biography

## 7 ADVISOR BIOS

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Punta Gorda, FL 33950

# Advisor Bio & Contact 1



## RAY BRUNNER

Senior CRE Advisor

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Port Charlotte, FL 34321  
T 415.608.1942  
C 415.608.1942  
ray.brunner@svn.com

## PROFESSIONAL BACKGROUND

Ray Brunner's career covers over forty years in Senior Management positions, real estate leasing and development. Most notably GAP Stores where he held various positions including VP of Merchandising & Design and General Manager of GAP KIDS, Esprit Europe where he was President of European Retail operations and oversaw the development and roll out of company owned retail stores, Adidas America where he served as President of retail operations and executed a retail roll out for company owned stores, Eddie Bauer where he was VP of Real Estate and Store Operations, and DWR where he was a member of the founding team and served as President and CEO. His background provides an in-depth understanding of land and building acquisition for both retail locations and distribution facilities. He is considered an expert at retail site selection and growth strategies.

In the last three years he has transacted over \$30,000,000 in business and currently manages over \$70,000,000 in active listings.

## EDUCATION

Education: Attended Western Connecticut State College and did his graduate work at UCLA.

## MEMBERSHIPS & AFFILIATIONS

Life Member of Mensa.

Member of the Presidents Association of the American Management Association.

# Advisor Bio & Contact 2

## RANDY DUNN

Senior Advisor

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#501  
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randy.dunn@svn.com

## PROFESSIONAL BACKGROUND

Randy Dunn has been a Broker for 34 years active in both Residential and Commercial Real Estate. He is a Florida Class A General Contractor and a developer of commercial and residential properties. Randy has been active in the healthcare industry as a developer owner and operator of outpatient diagnostic facilities across Florida and the Eastern U.S.

He was involved in the development ,operation and sale of a number of Motels/Resorts across Florida. As an owner/ developer of numerous entities Randy brings a unique perspective to the table on a real estate transaction. He has been on both side of the equation and knows the needs of both buyers and sellers. He appreciates the the service necessary to both sides to bring a deal to close.

## EDUCATION

Education  
University of Illinois  
BA in Economics, MA in Health Care [Honor Graduate].

## MEMBERSHIPS & AFFILIATIONS

Randy is very involved in his community serving as board member and President of most 501-C entities in the area including American Cancer Society, YMCA and United Way. He has been a member of the Chamber of Commerce Board, Economic Development Council, Chairman of the Revitalization Committee for the City of Punta Gorda and was honored by Charlotte County as a recipient of the annual Pacesetter Award. He is a graduate of Leadership Charlotte as well as Leadership Florida.



# Advisor Bio & Contact 3

## ASHLEY BARRETT BLOOM

### Managing Director

---

2044 Constitution Boulevard  
Sarasota, FL 34321  
T 941.366.1136  
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## PROFESSIONAL BACKGROUND

Ashley Barrett Bloom has been affiliated with SVN for approximately 10 years. Mr. Bloom has established his practice as a land expert locally, regionally, and nationally. By combining a strong network of Offices & Advisors with a spirit of collaboration, Bloom provides his clients with a listing team that provides local expertise with a regional & national platform. To further add value to clients, Bloom has taken on the role of owner's representative in the entitlement process of multiple projects. With a long history in land development, Bloom has extensive relationships with industry professionals as well as buyers of both residential and commercial land. In 2018, Bloom and long time business partner, J. Chris Malkin, founded SVN Lotus Commercial Real Estate Advisors. SVN Lotus was founded with two offices in Charlotte & Sarasota Counties and is well positioned to service Southwest Florida.

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Prior to joining SVN, Bloom specialized in land planning, horizontal development, and conversions/renovations. While developing these projects, Bloom has also taken the role of Managing Partner. During that time period, he has successfully acquired, entitled, and sold thousands of acres of land. Bloom still invests in land with a focus on entitlement and a long term hold strategy.

Bloom has been developing real estate for more than 20 years in Florida, North Carolina, and Arkansas. Prior to developing real estate, Bloom worked for Coopers & Lybrand LLP in the Financial Advisory Services division where he obtained his Certified Public Accountant's (CPA) License. Relevant experience included Litigation Support Services, Acquisition Due Diligence, and Financial Modeling. Mr. Bloom has also served on an Advisory Board of a small community bank in South Florida.

## EDUCATION

Lehigh University 1996 - School of Business And Economics

## MEMBERSHIPS & AFFILIATIONS

1997 State of Illinois - Certified Public Accountant (Inactive)

2012 LEED Green Associate



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