



23041  
HARBORVIEW  
ROAD 1.5 ACRES

23041 HARBORVIEW ROAD  
PORT CHARLOTTE, FL 33980

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Harbor View Rd  
Charlotte 33980



AADT 45,000

S-41 Tamiami Trail

Jatoma Ln.

223'

257.8'

Nome Ave.

# Property Summary



## OFFERING SUMMARY

Sale Price:	\$1,444,000
Lot Size:	1.5 Acres
Zoning:	CG
Market:	Port Charlotte
Submarket:	Punta Gorda
Price / SF:	\$22.10

## PROPERTY OVERVIEW

Perfect size & Location for Commercial General Use with US 41 Tamiami Trail just 550 feet away this heavy traffic Intersecting light has a 40,000 car count and Harborview at I-75 has 60,000 car count

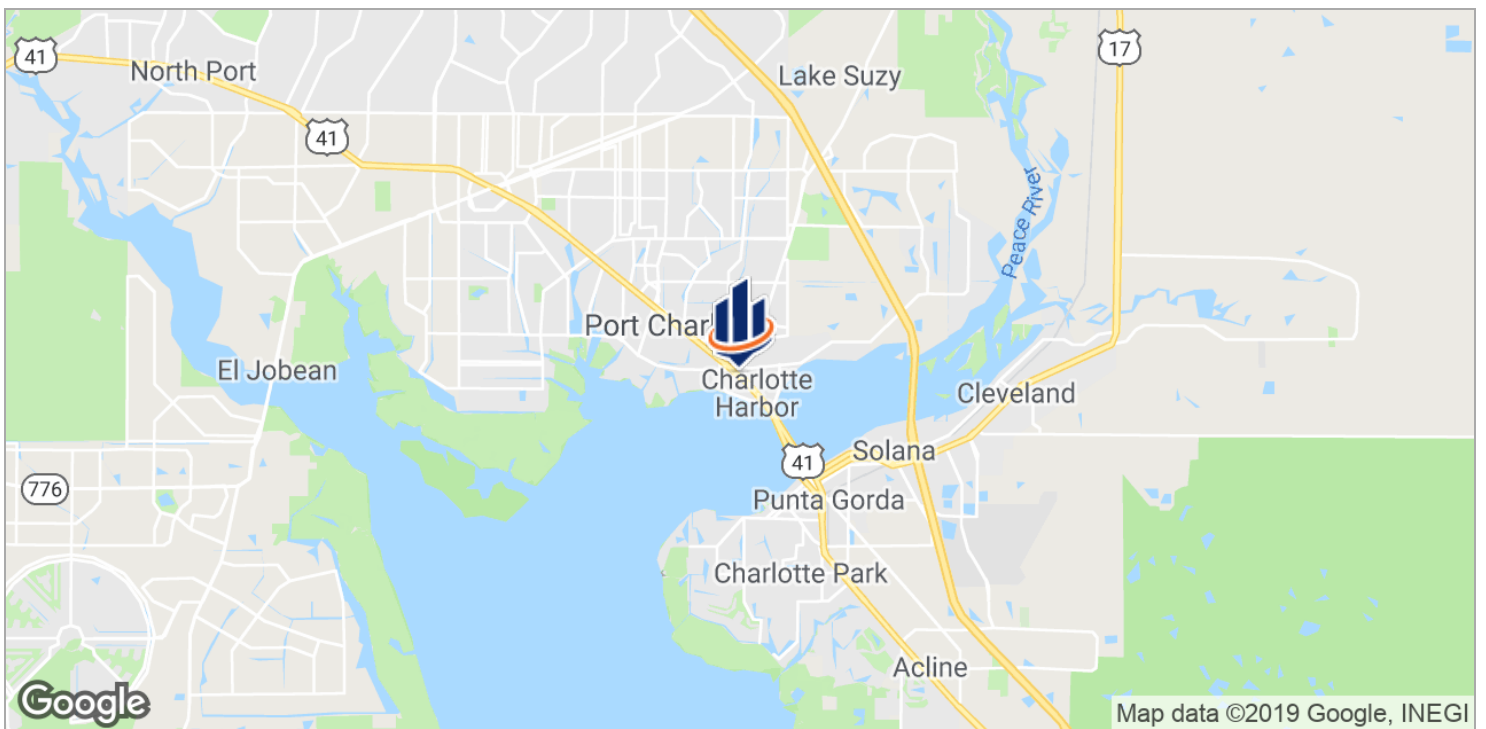
## PROPERTY HIGHLIGHTS

- Zoned Commercial General
- Harborview at I-75 with 60,000 car count
- US 41 Tamiami Trail with 40,000 car count
- New Sunseekers Resort coming soon <https://youtu.be/-ZKmejV-064>

# Additional Photos



# Location Maps



# Demographics Map

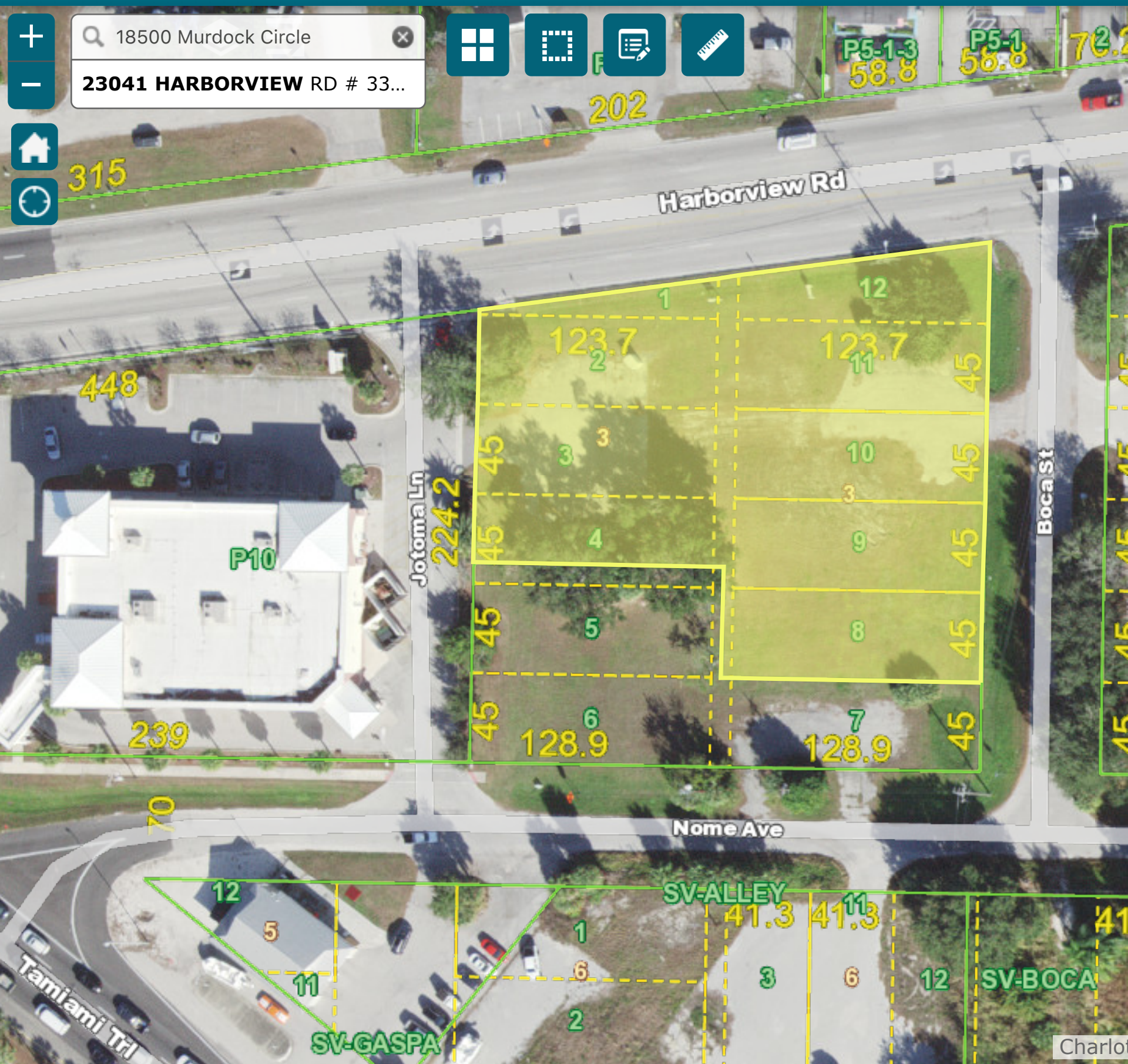


<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	2,623	76,532	137,713
Median age	57.6	52.2	50.3
Median age (Male)	56.6	50.8	49.2
Median age (Female)	58.3	53.1	51.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	1,194	34,967	60,252
# of persons per HH	2.2	2.2	2.3
Average HH income	\$47,051	\$54,293	\$56,891
Average house value	\$506,700	\$244,071	\$244,453

\* Demographic data derived from 2010 US Census



18500 Murdock Circle  
23041 HARBORVIEW RD # 33...



26° 57' 52" N 82° 04' 22" W

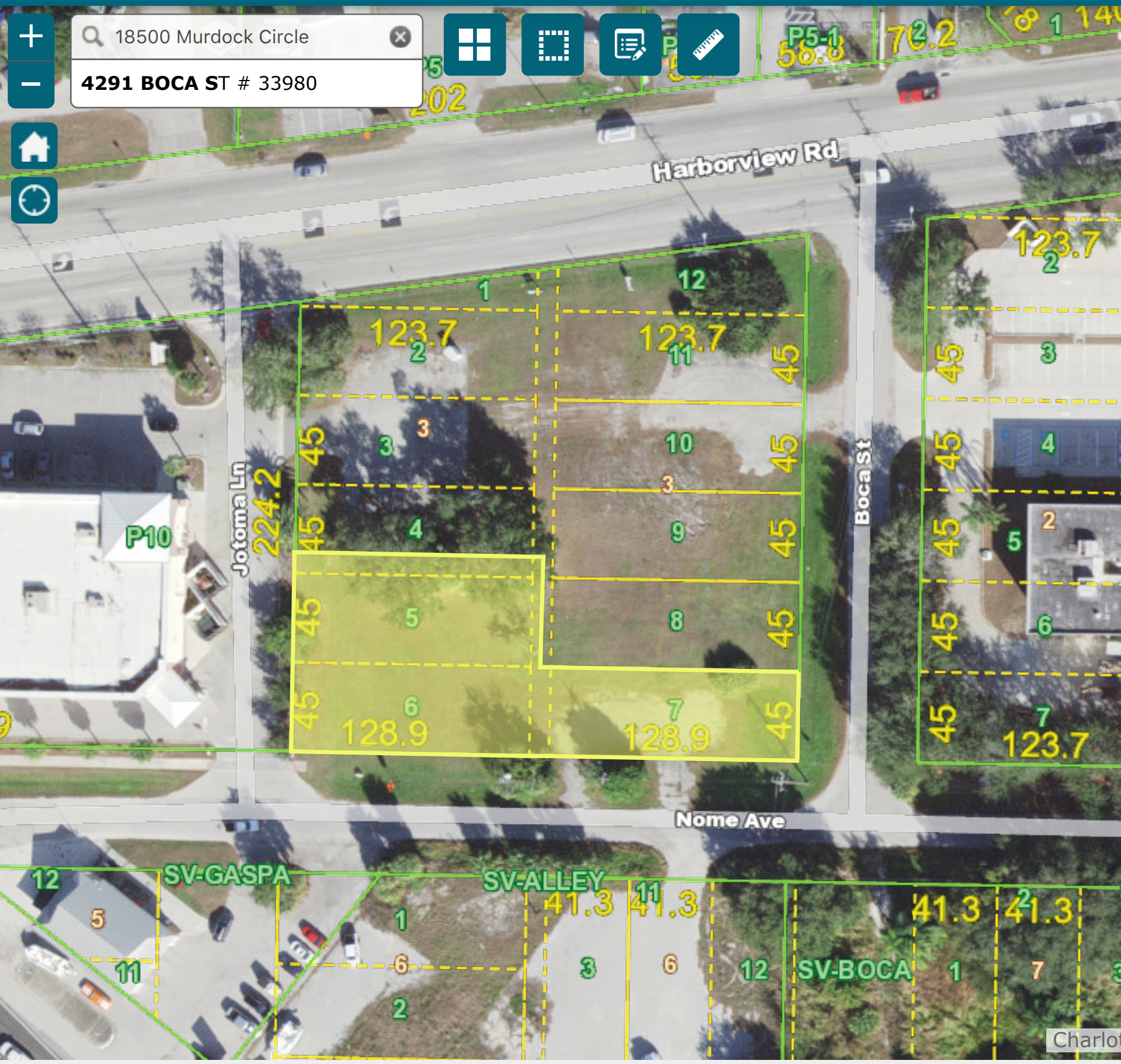




18500 Murdock Circle  
4291 BOCA ST # 33980



P5-1 56.8 72.2 114.0



26° 57' 52" N 82° 04' 16" W





# Traffic Count Profile

23041 Harborview Rd, Punta Gorda, Florida, 33980  
 Drive Time (10/13/18, 11:29 AM GMT-04:00): 5, 10, 15 minute radii

Prepared by Esri  
 Latitude: 26.96447  
 Longitude: -82.07209

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.19	Tamiami Trl	Edgewater Dr (0.07 miles SE)	2005	49,000
1.13	Tamiami Trl	Melbourne St (0.18000001 miles NW)	2005	28,500
2.38	E Marion Ave	Nesbit St (0.05 miles NE)	2005	6,800
2.40	E Marion Ave	Dupont St (0.01 miles SW)	2005	12,500
2.45	Tamiami Trl	Herald Ct (0.02 miles NW)	2005	20,000
2.48	E Olympia Ave	Nesbit St (0.05 miles NE)	2005	13,000
2.49	E Olympia Ave	Wood St (0.02 miles NE)	2005	9,500
2.52	Tamiami Trl	E Virginia Ave (0.04 miles SE)	2001	17,500
2.55	Marion Ave	E Marion Ave (0.03 miles SW)	2005	11,500
2.56	Tamiami Trl	Elkcam Blvd (0.04 miles SE)	1999	47,000
2.63	E Olympia Ave	Cooper St (0.03 miles W)	2005	9,000
2.71	Cross St	W Charlotte Ave (0.03 miles NW)	2001	18,000
3.02	Tamiami Trl	W McKenzie St (0.03 miles N)	2005	33,000
3.08		(0.0 miles )	2005	950
3.13		(0.0 miles )	2005	3,600
3.20		(0.0 miles )	2005	1,000
3.21	I-75	Harbor View Rd (0.33000001 miles NW)	2005	60,000
3.24		(0.0 miles )	2005	3,400
3.31	Tamiami Trl	Midway Blvd (0.13 miles NW)	2005	60,000
3.51	Tamiami Trl	Midway Blvd (0.06 miles SE)	2005	62,000
3.57	Duncan Rd	I-75 (0.1 miles E)	2005	18,000
3.65	I-75	Rampart Blvd (0.56 miles SE)	2005	51,500
3.67		(0.0 miles )	2005	7,000
3.71		(0.0 miles )	2005	3,800
3.78		(0.0 miles )	2005	6,900
3.82	I-75	Duncan Rd (0.22 miles NW)	2001	37,500
3.83	Duncan Rd	Windsor Rd (0.06 miles NE)	2005	18,900
3.83		(0.0 miles )	2005	3,600
4.01		(0.0 miles )	2005	6,400
4.12		(0.0 miles )	2005	4,200

**Data Note:** The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2017 to 1963. Over 25% of the counts were taken between 2010 and 2017 and over 77% of the counts were taken between 2000 and 2017. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

**Source:** ©2018 Kalibrate Technologies (Q2 2018).





# Executive Summary

23041 Harborview Rd, Punta Gorda, Florida, 33980  
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	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2000 Population	12,539	52,857	96,046
2010 Population	11,700	53,729	103,640
2018 Population	13,085	60,206	115,977
2023 Population	14,008	64,506	124,853
2000-2010 Annual Rate	-0.69%	0.16%	0.76%
2010-2018 Annual Rate	1.37%	1.39%	1.37%
2018-2023 Annual Rate	1.37%	1.39%	1.49%
2018 Male Population	47.4%	47.4%	47.9%
2018 Female Population	52.6%	52.6%	52.1%
2018 Median Age	57.2	56.7	58.3

In the identified area, the current year population is 115,977. In 2010, the Census count in the area was 103,640. The rate of change since 2010 was 1.37% annually. The five-year projection for the population in the area is 124,853 representing a change of 1.49% annually from 2018 to 2023. Currently, the population is 47.9% male and 52.1% female.

### Median Age

The median age in this area is 57.2, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	85.0%	84.7%	86.2%
2018 Black Alone	7.7%	8.5%	7.7%
2018 American Indian/Alaska Native Alone	0.4%	0.4%	0.3%
2018 Asian Alone	2.3%	1.6%	1.6%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	2.2%	2.1%	1.7%
2018 Two or More Races	2.4%	2.6%	2.4%
2018 Hispanic Origin (Any Race)	9.7%	10.2%	8.9%

Persons of Hispanic origin represent 8.9% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 37.2 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	5,900	24,370	43,379
2010 Households	5,586	24,849	47,434
2018 Total Households	6,172	27,501	52,377
2023 Total Households	6,600	29,396	56,321
2000-2010 Annual Rate	-0.55%	0.19%	0.90%
2010-2018 Annual Rate	1.22%	1.24%	1.21%
2018-2023 Annual Rate	1.35%	1.34%	1.46%
2018 Average Household Size	2.04	2.15	2.18

The household count in this area has changed from 47,434 in 2010 to 52,377 in the current year, a change of 1.21% annually. The five-year projection of households is 56,321, a change of 1.46% annually from the current year total. Average household size is currently 2.18, compared to 2.15 in the year 2010. The number of families in the current year is 33,126 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



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	5 minutes	10 minutes	15 minutes
<b>Median Household Income</b>			
2018 Median Household Income	\$43,173	\$42,506	\$46,374
2023 Median Household Income	\$50,391	\$49,707	\$52,984
2018-2023 Annual Rate	3.14%	3.18%	2.70%
<b>Average Household Income</b>			
2018 Average Household Income	\$58,974	\$59,380	\$64,461
2023 Average Household Income	\$70,455	\$71,178	\$77,203
2018-2023 Annual Rate	3.62%	3.69%	3.67%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$28,788	\$27,747	\$29,700
2023 Per Capita Income	\$34,002	\$33,024	\$35,383
2018-2023 Annual Rate	3.39%	3.54%	3.56%

Current median household income is \$46,374 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$52,984 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$64,461 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$77,203 in five years, compared to \$96,109 for all U.S. households

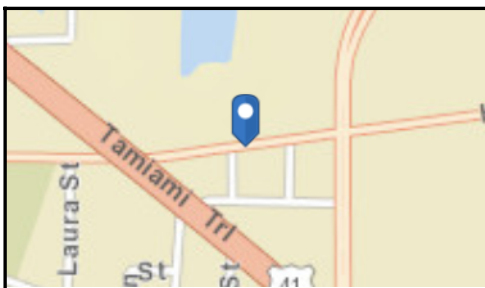
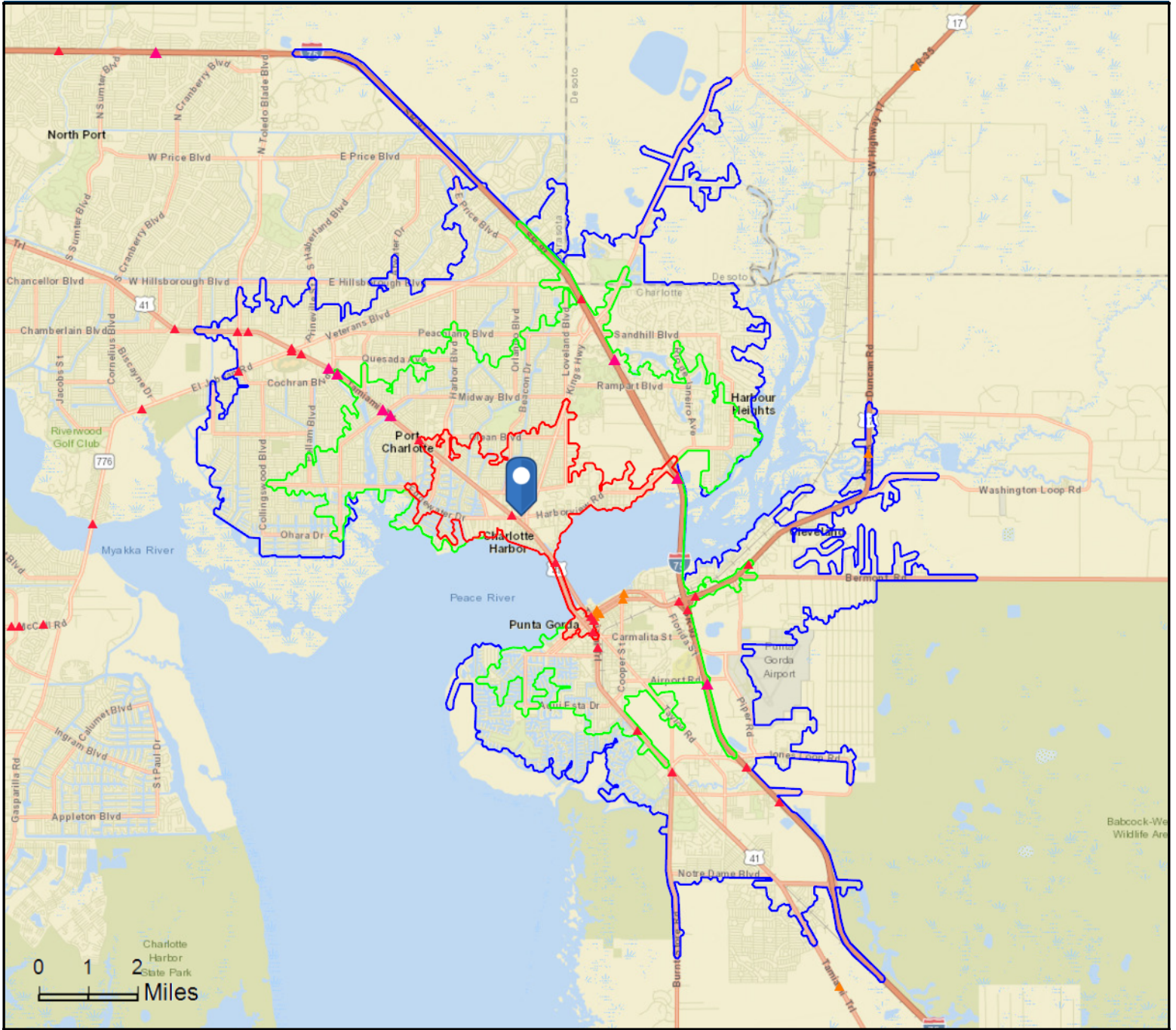
Current per capita income is \$29,700 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$35,383 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	7,048	29,450	52,025
2000 Owner Occupied Housing Units	4,407	19,156	35,782
2000 Renter Occupied Housing Units	1,493	5,214	7,598
2000 Vacant Housing Units	1,148	5,080	8,645
2010 Total Housing Units	7,488	33,167	62,115
2010 Owner Occupied Housing Units	3,686	17,921	36,828
2010 Renter Occupied Housing Units	1,900	6,928	10,606
2010 Vacant Housing Units	1,902	8,318	14,681
2018 Total Housing Units	8,165	36,428	67,978
2018 Owner Occupied Housing Units	3,993	19,592	40,355
2018 Renter Occupied Housing Units	2,179	7,909	12,022
2018 Vacant Housing Units	1,993	8,927	15,601
2023 Total Housing Units	8,707	38,694	72,778
2023 Owner Occupied Housing Units	4,433	21,586	44,555
2023 Renter Occupied Housing Units	2,167	7,810	11,767
2023 Vacant Housing Units	2,107	9,298	16,457

Currently, 59.4% of the 67,978 housing units in the area are owner occupied; 17.7%, renter occupied; and 23.0% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 62,115 housing units in the area - 59.3% owner occupied, 17.1% renter occupied, and 23.6% vacant. The annual rate of change in housing units since 2010 is 4.09%. Median home value in the area is \$180,092, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.80% annually to \$216,996.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2018 Kalibrate Technologies (Q2 2018).

## Senior Escapes

Dominant Tapestry Segment

### KEY FACTS



115,977  
Total Population



\$180,092  
Median Home Value



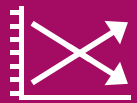
4,614  
Businesses



119,230  
Daytime Population



58.3  
Median Age



1.4%  
2010-17 Pop  
Growth Rate



\$29,700  
Per Capita Income

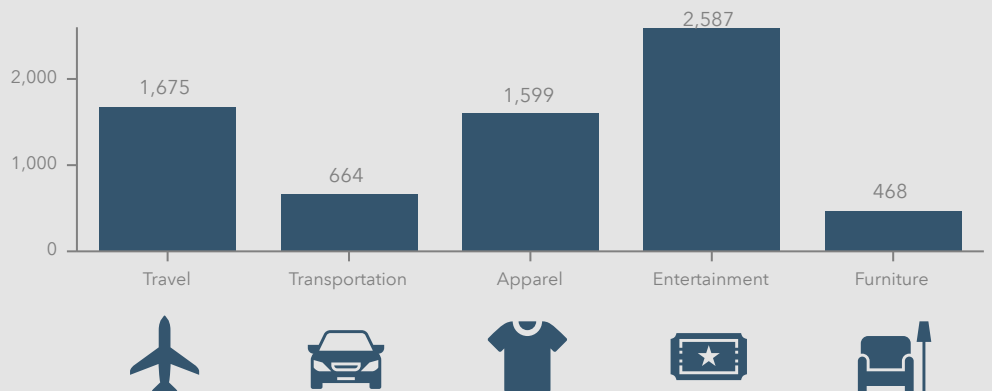


2.2  
Avg Household  
Size



\$46,374  
Median Household  
Income

### KEY SPENDING FACTS (\$)



esri®

# Advisor Bio & Contact 1

## RAY BRUNNER

Senior CRE Advisor

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## 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.

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