

OUTPARCEL OPPORTUNITY

FOR GROUND LEASE OR SALE

12937 GULFSTREAM BLVD **PORT CHARLOTTE, FL 33981**



SIZE: 1.12 ACRES

APN: 41-21-05-353-002

PROPERTY TYPE: OUTPARCEL

APPROVED USES & PD CONDITIONS



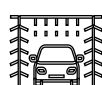
DRUGSTORE/
PHARMACY



GAS STATION/
CONVENIENCE



RESTAURANT/
FOOD & BEVERAGE



CARWASH / MOTOR
VEHICLE WASH



GENERAL RETAIL
SALES & SERVICES



PROFESSIONAL,
MEDICAL & DENTAL
OFFICES



MAX BUILDING AREA
10,153 SF



MAX BUILDING HEIGHT
50 FT



SETBACKS
- 25 FT

PROPERTY INFO

This prime corner outparcel is positioned at one of Charlotte County's fastest-growing intersections. The site's Planned Unit Development (PUD) allows a wide range of retail and restaurant uses by right, providing tenants with the opportunity to serve the thousands of residents who already rely on this corridor for their daily shopping and dining needs.

With more than 814 residential units currently in the development pipeline within a 0.5-mile radius, this intersection is poised to emerge as a major retail hub within the Charlotte County market.

The property's hard-corner location is further enhanced by approved access points, including a right-in/right-out entrance directly from McCall Road and full-turn movement access from Gulfstream Road. Together, these access features provide seamless ingress and egress for motorists traveling from any direction.

The site also benefits from its strategic, shadow-anchored position adjacent to Home Depot, which generates approximately 889,800 annual visits, contributing significant retail traffic to the intersection. Additionally, Publix at Gulf Cove, located approximately 0.55 miles east of the property, ranks among the top 3% of Publix stores companywide based on customer visits, attracting roughly 1.4 million annual visits. Collectively, these two high-performing anchors position the property between some of Charlotte County's most consistent and powerful retail traffic generators.

With exceptional visibility, strong accessibility, expanding residential density, and proximity to dominant retail anchors, this site presents a compelling opportunity for a wide range of retail and restaurant operators.

\$1,250,000

SALE PRICE

\$125,000

ANNUAL GROUND LEASE

1.12 ACRES

52,272 SQ FT

OUTPARCEL

PROPERTY TYPE



SITE PLAN

THIS THOUGHTFULLY DESIGNED
OUTPARCEL OFFERS EXCEPTIONAL
VISIBILITY, DIRECT ACCESS, AND
FLEXIBLE DEVELOPMENT POTENTIAL.



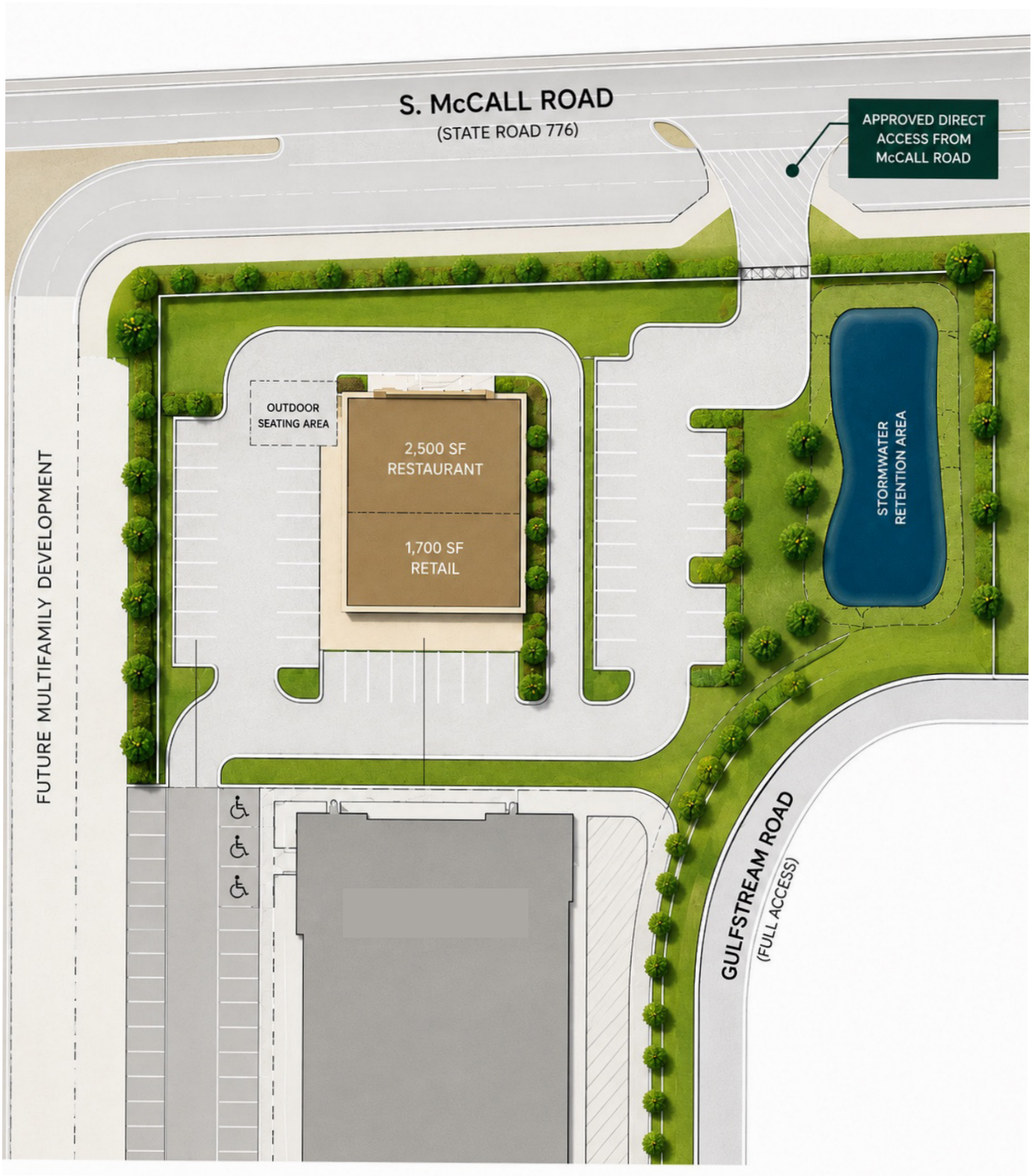
APPROVED DIRECT
ACCESS FROM
McCALL ROAD



HIGH VISIBILITY
AT A SIGNALIZED
INTERSECTION



CONVENIENT
INGRESS & EGRESS
FOR CUSTOMERS







1.12 ACRES
OUTPARCEL FOR LEASE/SALE

12937 GULFSTREAM BLVD

PORT CHARLOTTE, FL 33981



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