



1500 TAMiami TrL
PUNTA GORDA, FL 33950

**LAND
FOR SALE**

MSC | COMMERCIAL
REAL ESTATE

LEE DELIETO JR
Senior Commercial Advisor
(941) 323-0060
leedelietojr@msccommercial.com
BK702292, Florida

WILLIAM MARTIN
Commercial Advisor
(941) 302-9990
willmartin@msccommercial.com
SL3373206, FL

SPENCER BRANNEN
Commercial Advisor
(941) 822-7473
spencerbrannen@msccommercial.com
SL3582071, FL

PROPERTY SUMMARY

1500 TAMIAMI TRAIL | PUNTA GORDA, FL 33950



Property Summary

Price:	\$1,425,000
Lot Size:	1.72 Acres
Price / Acre:	\$828,488
Access:	S Tamiami Trl
Cross Streets:	Tamiami Trl / W Grace St
Permitted Uses:	Wide variety of Commercial Uses
Frontage:	127.00
Traffic Count:	36,000 AADT
Zoning:	HC
APN:	412307259001

Property Overview

Offering an exceptional 1.72-acre commercial development site along US 41/Tamiami Trail, Punta Gorda's premier commercial corridor offering unmatched visibility, high daily traffic counts, and direct access to I-75 and the downtown historic district. Priced at \$1,425,000 (\$828,488 per acre), this versatile parcel under HC (Highway Commercial District) zoning offers flexibility for various commercial uses. This site is well-suited for high-traffic amenities like car washes or QSR restaurants in Charlotte County's thriving growth market.

Location Overview

Situated along US 41/Tamiami Trail in Punta Gorda, this site offers excellent visibility in one of the city's primary commercial corridors. The property is positioned near a mix of retail, automotive, service, and professional uses, with convenient access to downtown Punta Gorda, the historic district, and I-75. This stretch of Tamiami Trail benefits from strong traffic exposure and serves as a key north-south artery through Charlotte County. The surrounding area continues to see steady commercial activity and redevelopment interest, making it well suited for a variety of retail, office, or service-oriented uses.

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PROPERTY PHOTOS

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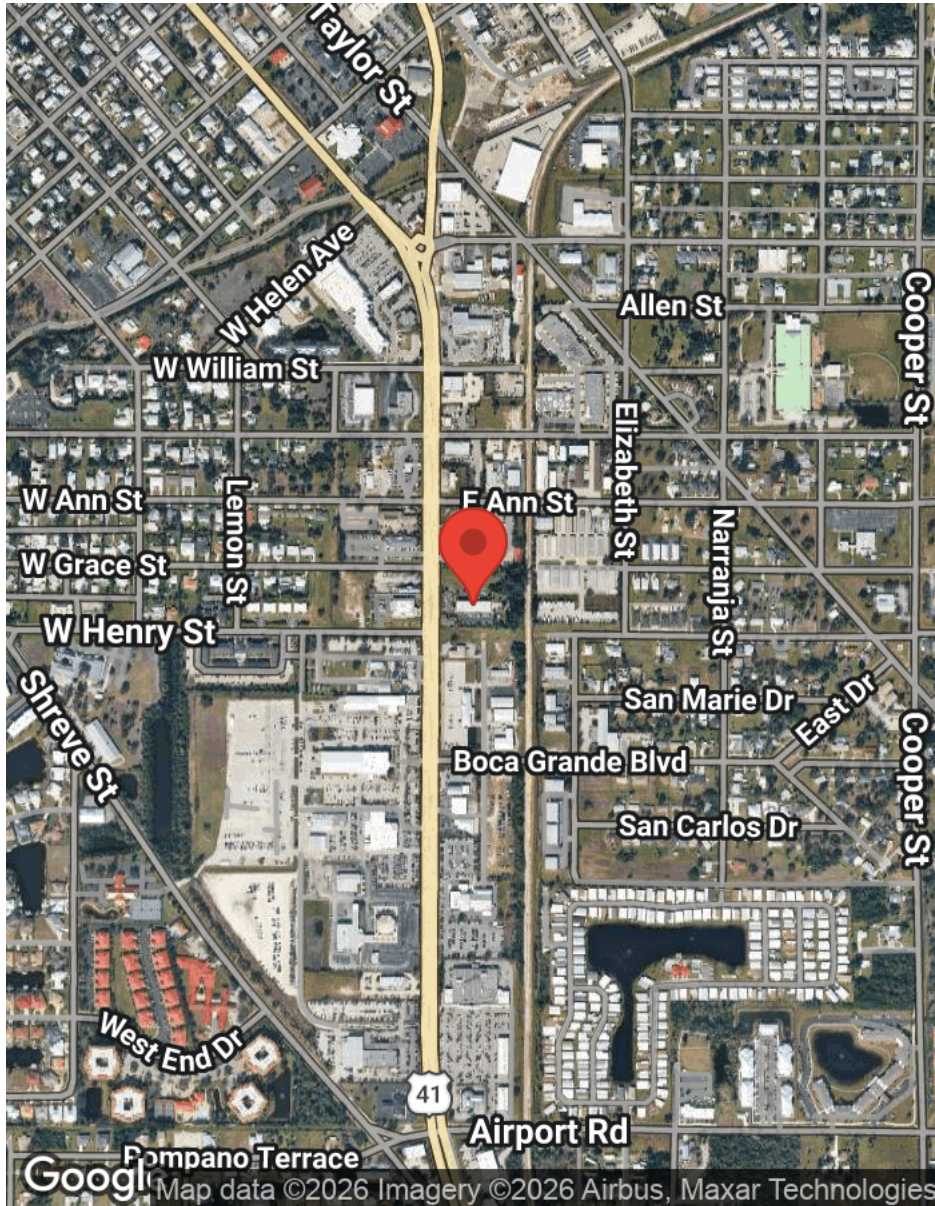
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LOCATION MAPS

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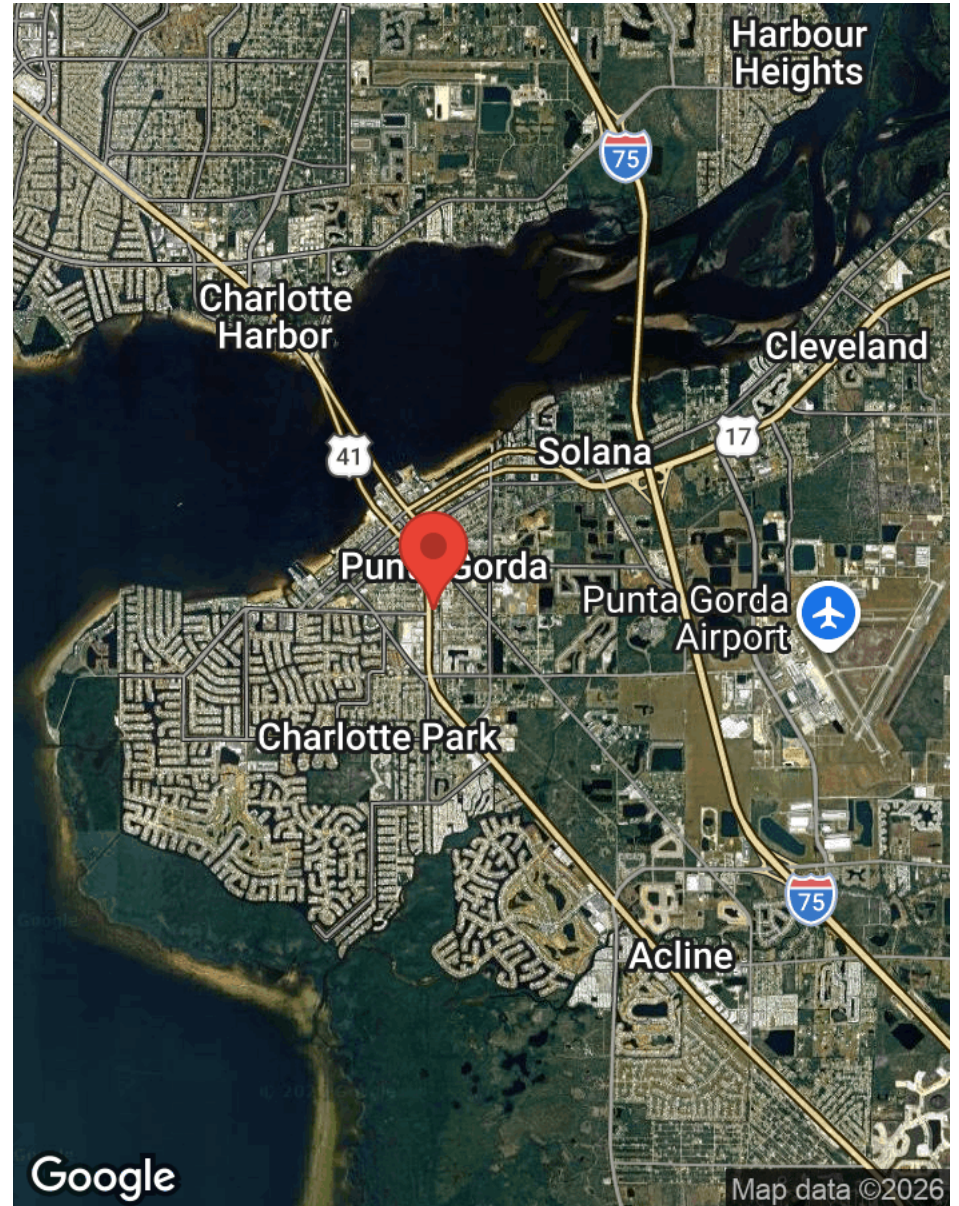


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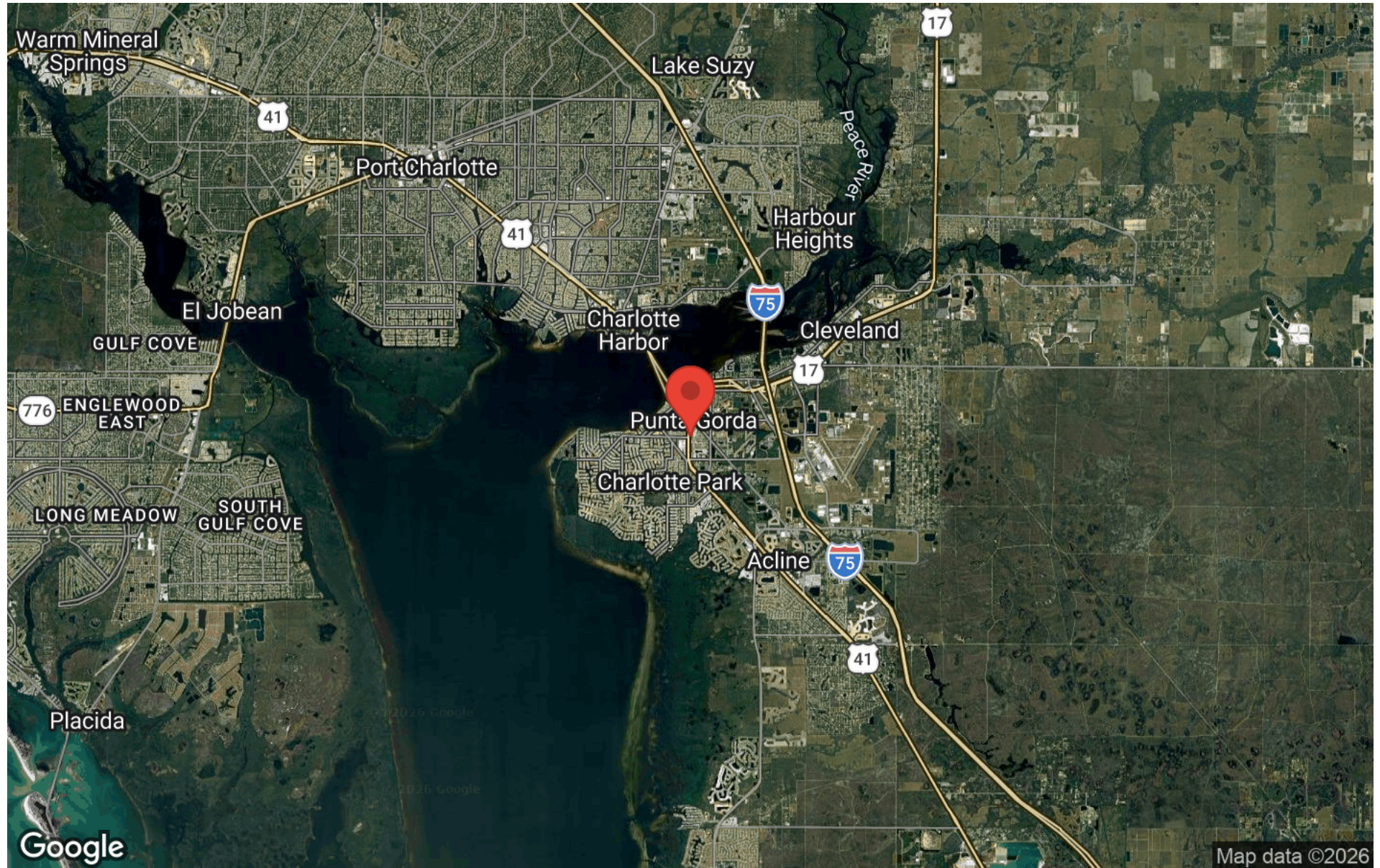


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REGIONAL MAP

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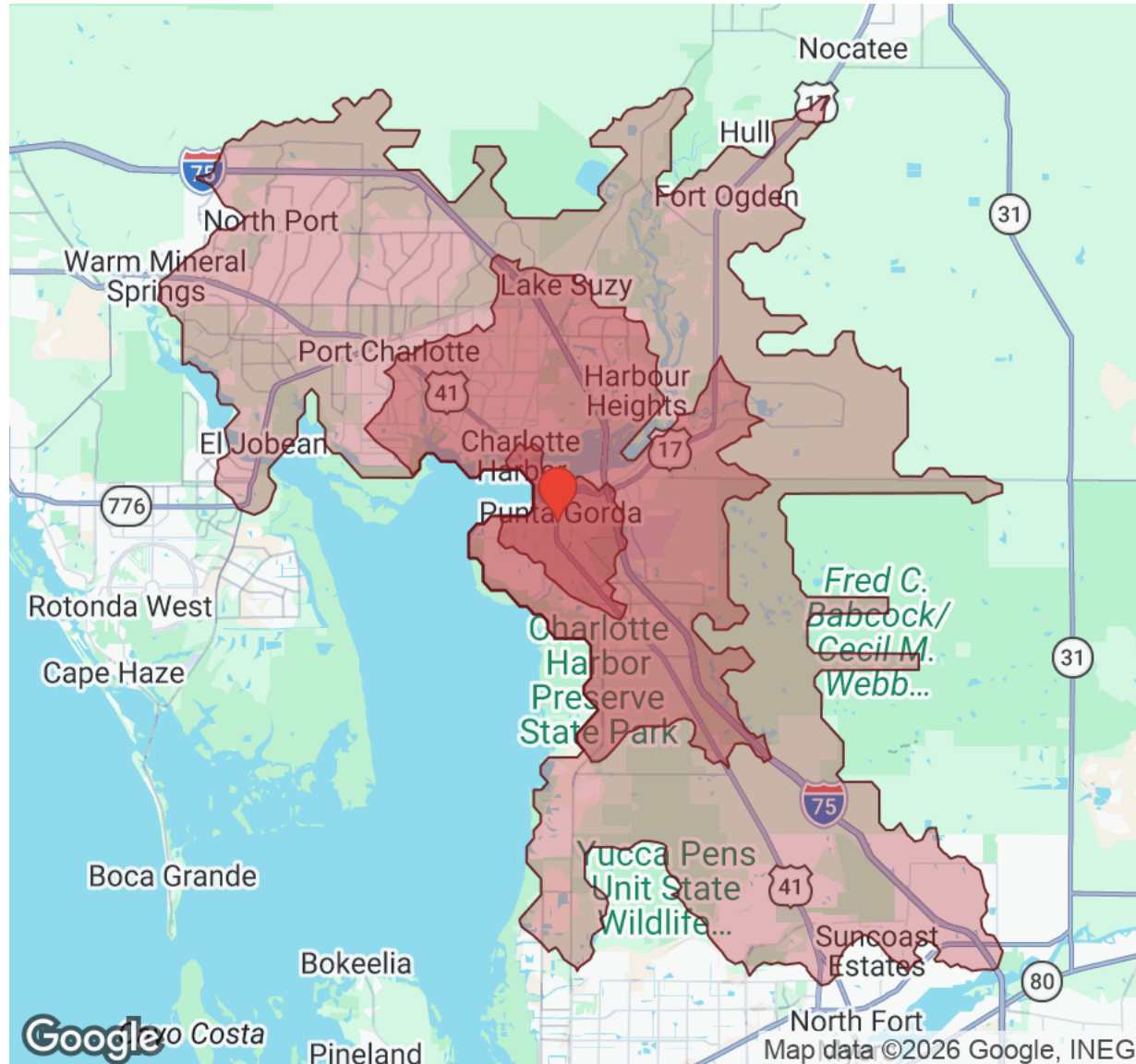
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DEMOGRAPHICS

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Driving Time: ■ 5 Mins ■ 15 Mins ■ 30 Mins

Population	5 Mins	15 Mins	30 Mins
Male	7,539	49,692	130,449
Female	7,752	51,276	133,513
Total Population	15,290	100,968	263,962

Race / Ethnicity	5 Mins	15 Mins	30 Mins
White	12,703	80,593	204,914
Black	810	7,118	17,553
Am In/AK Nat	17	101	264
Hawaiian	2	20	53
Hispanic	1,278	9,501	32,019
Asian	235	1,878	4,540
Multiracial	228	1,626	4,276
Other	17	121	343

Housing	5 Mins	15 Mins	30 Mins
Total Units	10,665	64,463	152,614
Occupied	7,863	48,378	117,188
Owner Occupied	5,878	36,776	92,642
Renter Occupied	1,985	11,602	24,546
Vacant	2,801	16,085	35,426

Age	5 Mins	15 Mins	30 Mins
Ages 0 - 14	1,212	9,581	30,701
Ages 15 - 24	913	7,555	22,495
Ages 25 - 54	3,267	26,693	77,458
Ages 55 - 64	2,468	15,542	39,798
Ages 65+	7,429	41,597	93,508

Income	5 Mins	15 Mins	30 Mins
Median	\$73,595	\$70,838	\$75,447
Under \$15k	602	3,765	7,625
\$15k - \$25k	501	3,263	6,683
\$25k - \$35k	599	4,171	8,355
\$35k - \$50k	772	5,181	12,480
\$50k - \$75k	1,535	9,391	23,139
\$75k - \$100k	897	6,738	17,450
\$100k - \$150k	1,194	8,515	22,255
\$150k - \$200k	749	3,456	9,133
Over \$200k	1,012	3,900	10,069

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PROFESSIONAL BIO

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A commercial real estate sales and leasing specialist for 20 + years, Lee DeLieto Jr. offers a uniquely informed perspective on the Sarasota market, helping clients to make the right decisions about their investment strategies. In 2005, Lee joined his father, a seasoned Michael Saunders associate, to form the Company's top producing Commercial team. To date, this exceptional duo has closed on millions of dollars of commercial property, working diligently to achieve the objectives of clients and investors.

Lee's Commercial real estate services include commercial investment property, land development, site and land acquisition, office space and retail leasing, 1031 exchanges, and asset disposition. The DeLieto Team has the proven ability to make every investment, lease, acquisition/sale a profitable experience. Committed to the community they serve, both Lee Jr. and Sr. are actively involved in local organizations both civic and charitable. Lee Jr has recently finished a 6-year term as a Board of Trustees member of Plymouth Harbor.

A graduate of the University of Florida, Lee has lived in Sarasota since 2005. Married to Valarie Wadsworth-DeLieto, the newest member of the DeLieto Team, together they enjoy traveling across the United States on Lee's 2008 Harley Davidson.

Awards

2014 President's Award Recipient
2015 Founders Award Recipient
2016 Presidents Award Recipient
2017 Legacy Award Recipient
2019 Legacy Award Recipient
2020 Presidents Award Recipient
2021 Legacy Award Recipient
2022 Legacy Award Recipient

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1500 SOUTH TAMiami TRAIL

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