

DEVELOPMENT OPPORTUNITY

2.08± ACRES

9350 KNIGHTS DRIVE, PUNTA GORDA, FL 33950



PRICE IMPROVED

FOR SALE - \$899,000

ABOUT THE PROPERTY

Commercial infill site with good access, located at I-75 & Jones Loop Road. Area of heavy commercial/retail activity. Directly adjacent to Knights Inn Motel, Pilot Travel Center, numerous fast-food establishments and the Wal Mart Supercenter is next door. Punta Gorda Airport and US 41 are just minutes away. Ideally located for a host of commercial uses.

PROPERTY FEATURES

- 2.08± Acres
- Frontage: 198 feet wide by 457 feet deep
- Zoning: CG - Commercial General (Charlotte County)
- Utilities: Water and Sewer
- R.E. Taxes: \$4,867.32 (2021)
- Strap#: 41232148003



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AREA DESCRIPTION

Fast expanding I-75 interchange area with easy access to all of Lee, Charlotte and Sarasota counties.

APPROVED USES (partial list)

- ▣ Vet clinic, boarding
- ▣ Convenience with Gas
- ▣ Self storage
- ▣ Vehicle wash
- ▣ Bar,nightclub,restaurant
- ▣ Assisted Living Facility
- ▣ Hotel,motel
- ▣ Vehicle , boat, RV sales and service
- ▣ Tire store

2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	2,085	17,193	36,636
# HOUSEHOLDS	648	8,078	17,697
MEDIAN HH INCOME	\$56,229	\$48,292	\$57,179
MEDIAN AGE	55.8	63.2	64.8

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