



“There is no season when such pleasant and sunny spots may be lighted on, and produce so pleasant an effect on the feelings, as now in October.” Nathaniel Hawthorne

CHARLOTTE COUNTY: AMONG FLORIDA'S MOST PROMISING MARKETS

Charlotte County’s population is on a steady upward trajectory. The 2024 estimated population stands at 209,686, with a healthy growth rate of 1.72% over the past year. This consistent growth trend presents an expanding consumer base for retail businesses.

One of the most compelling reasons for developers and retailers to consider Charlotte County is its relatively low retail saturation. While specific square footage data isn’t available, the market shows signs of being underserved, presenting ample opportunity for new entrants and expansions.

The County’s strategic position, and improving infrastructure (including recent upgrades to Punta Gorda Airport – PGD), has enhanced its appeal to retail developers.

Investors should note its Opportunity Zone designations. These areas offer significant tax incentives that can enhance the financial attractiveness of retail investments. Courtesy David Sepulveda/LQ Commercial

FEATURED LISTING

**4030 TAMAMIAMI TRAIL
PORT CHARLOTTE, FLORIDA 33952**



Fully-leased retail plaza (Sunrise Plaza). Existing leases in place until 2027. Positive cash flow from long term tenants. Property is located at a full-access traffic-lighted intersection (Tamiami Trail at Gardner Drive). Over 5,000/sf on Tamiami Trail. Parking behind the building as well as in the two County-owned lots. No damage in Hurricane Charley or Ian! Offered for sale at \$729,000. Please contact Howard Corr for more information.

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[APPLY FOR FEMA INDIVIDUAL AND BUSINESS ASSISTANCE NOW](#)

CHARLOTTE COUNTY, Fla. (Sept. 29, 2024) – If you have been affected by Hurricane Helene, apply for FEMA assistance to take care of your critical needs. FEMA may provide financial help to assist you with home repairs, temporary housing, or property damage (appliances, furniture, vehicle, etc). You may also qualify for help with childcare, medical, lodging, moving, and funeral expenses.

Apply online at [DisasterAssistance.gov](https://www.disasterassistance.gov) or call the FEMA Helpline 1-800-621-3362, 7 a.m. to 10 p.m., 7 days a week. Help is available in many languages.

Don't wait to apply for FEMA assistance and, if you do have insurance, do not wait to file an insurance claim for damage caused by the disaster.

If you have business losses, including property damage and economic losses, you may qualify for assistance from the U.S. Small Business Administration (SBA). Visit the MySBA Loan Portal at lending.sba.gov to learn more and apply.

For recovery information, call the Charlotte County Emergency Operations Center at 941-833-4000 or go online to www.CharlotteCountyFL.gov/storm. Follow Charlotte County Emergency Management for important emergency information at www.charlottecountyfl.gov/em, www.facebook.com/oemcharlottecounty, and www.x.com/ccoem.

For media information, contact Communications Director Brian Gleason at 941-661-6415 or Brian.Gleason@CharlotteCountyFL.gov.

Courtesy Charlotte County Florida Storm Recovery

[FDOT UPDATE - September 19, 2024](#)

September 19, 2024

NEW TRAFFIC PATTERN - TRAFFIC HAS BEEN SWITCHED TO THE NEW SOUTHBOUND LANES
Southbound traffic on River Road (SR 777) has been switched to the new southbound alignment from just south of Venice Avenue to south of Aucilla Drive. Please watch for signs directing traffic and signs from side streets.

Motorists entering River Road from side streets neighborhoods. Please look for **STOP SIGNS** and **STOP** before River Road traffic.

Northbound River Road traffic is not affected by the shift. All neighborhood and side street entrances will be maintained during the shift.

Motorists are encouraged to slow down and use caution while traveling through the work zone.
Courtesy FDOT

THOUGHT FOR THE DAY: "Kind words can be short and easy to speak, but their echoes are truly endless." Mother Teresa

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