



**2.07 ACRES AVAILABLE**

**SITE SPECIFICS**

- approximately 2.07 acres available
- Great visibility with direct access to Rte 41
- Full movement to and from the property onto Tamiami Trail
- Zoned GC
- Available 03/2020

**TRAFFIC COUNTS**

- 14th Street W 44,500 AADT

**DEMOGRAPHICS**

	1 MILE	3 MILE	5 MILE
POPULATION	16,631	111,711	187,630
AVERAGE HH INCOME	\$48,281	\$49,838	\$57,393
DAYTIME POPULATION	5,375	41,059	89,094



**CHARLES PHELPS**  
301-536-7900

**ANDREA PATRIZIO**  
443-632-7464

Paraclete Realty, LLC • 301-536-7900  
www.paracleterealty.com



