



ADDRESS

2811 Tamiami Trail
Port Charlotte, FL 33952

PROPERTY FEATURES

- Well maintained Center
- Ample parking
- Prominent Signage
- Central Port Charlotte location

	1 Mile	3 Miles	5 Miles
Total Households:	4,247	19,817	32,323
Total Population:	8,589	44,957	73,667
Average HH Income:	\$39,522	\$48,253	\$51,914

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

LARRY SCHAPER

Agent

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 900 - 1,920 SF

Lease Rate: \$12.00 SF/yr (MG)

Year Built: 1973

Building Size: 19,277 SF

Zoning: CG

Market: Punta Gorda

PROPERTY OVERVIEW

Retail/Office space in well maintained strip center on Tamiami Trail frontage road in Port Charlotte. Good signage, ample parking, available now. Contiguous units are available.

LOCATION OVERVIEW

The property is located at 2811 Tamiami Trail between West Tarpon Blvd. and Port Charlotte Blvd.

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

100 SOUTH WASHINGTON BLVD
Sarasota, FL, 34236

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AVAILABLE SPACES

Lease Rate:	\$12.00 SF/YR (MG)	Total Space	900 - 1,920 SF
Lease Type:	MG	Lease Term:	12 months

SPACE	FLOOR	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
A	First	Retail / Office	\$12.00 SF/YR	Modified Gross	905 SF	12 months	Suite A has a waiting room, receptionist area, two offices, and a restroom.
C	1	Retail	\$12.00 SF/YR	Modified Gross	900 SF	12 month minimum	Open space with restroom
O & P	1	Office	\$12.00 SF/YR	Modified Gross	1,920 SF	12 mo. minimum	Built out with offices
S		Retail / Office	\$12.00 SF/YR	Modified Gross	960 SF	12	End cap Unit with a lot of Windows on both the front and one side.

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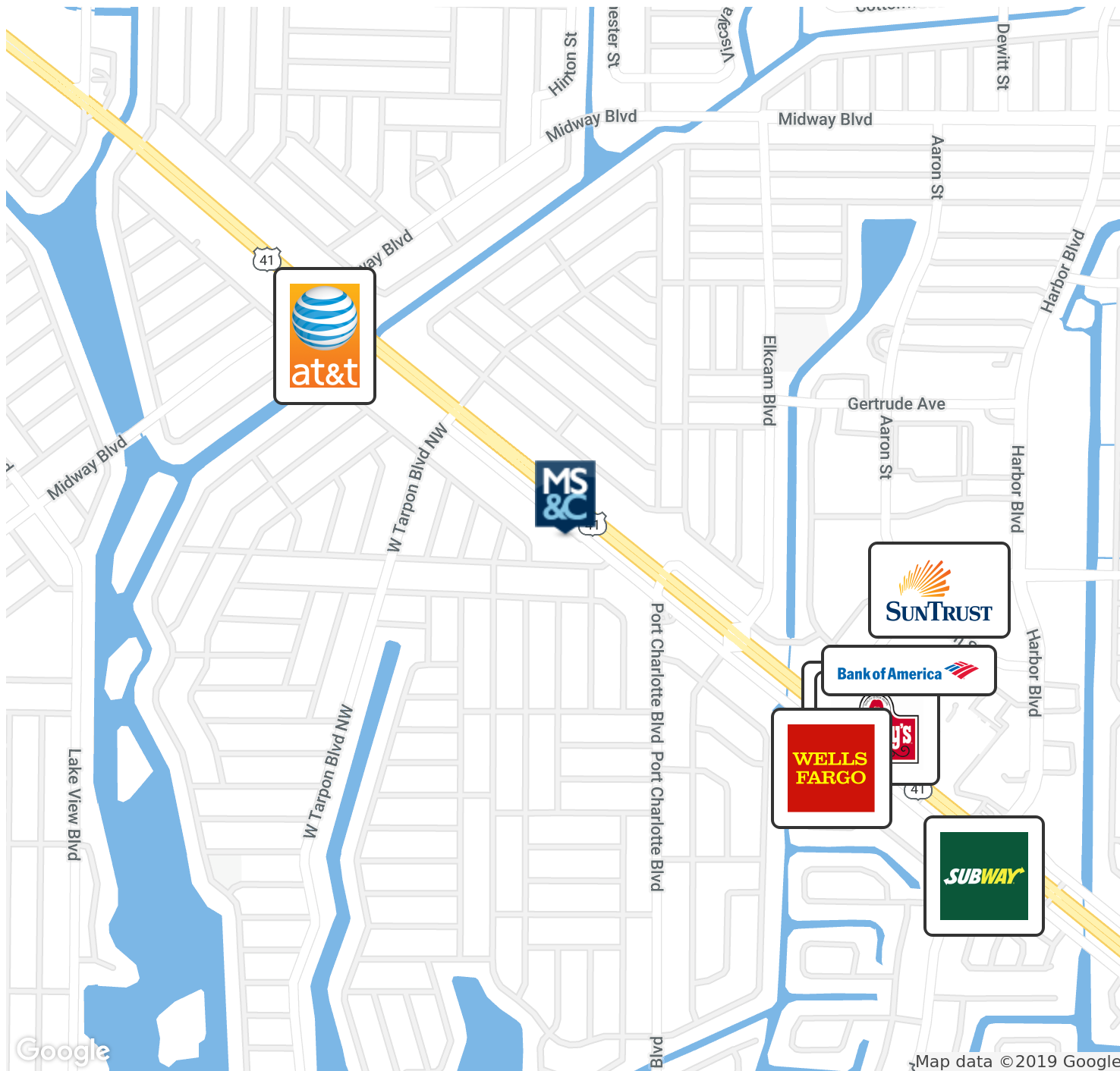
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RETAILER MAP



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LOCATION MAPS



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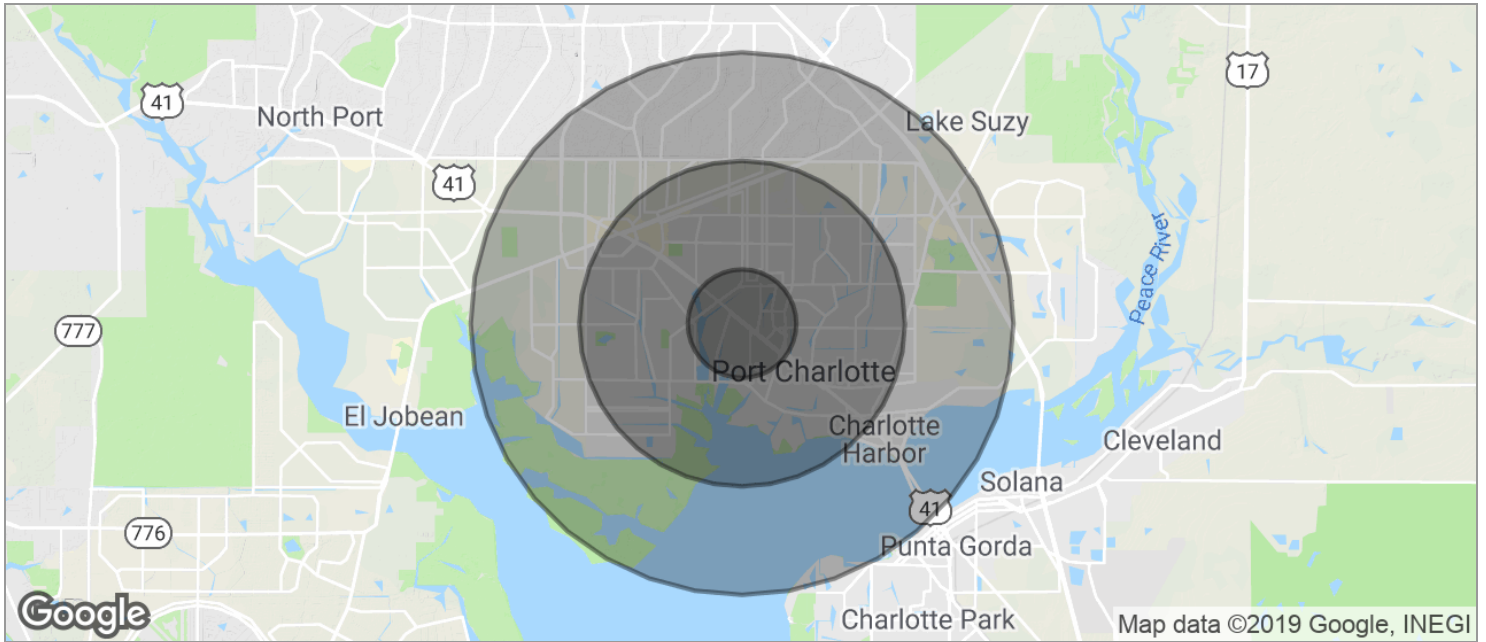
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,589	44,957	73,667
MEDIAN AGE	51.1	49.1	49.4
MEDIAN AGE (MALE)	47.2	46.9	47.8
MEDIAN AGE (FEMALE)	52.4	50.7	50.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,247	19,817	32,323
# OF PERSONS PER HH	2.0	2.3	2.3
AVERAGE HH INCOME	\$39,522	\$48,253	\$51,914
AVERAGE HOUSE VALUE	\$178,839	\$189,182	\$201,073

* Demographic data derived from 2010 US Census

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