

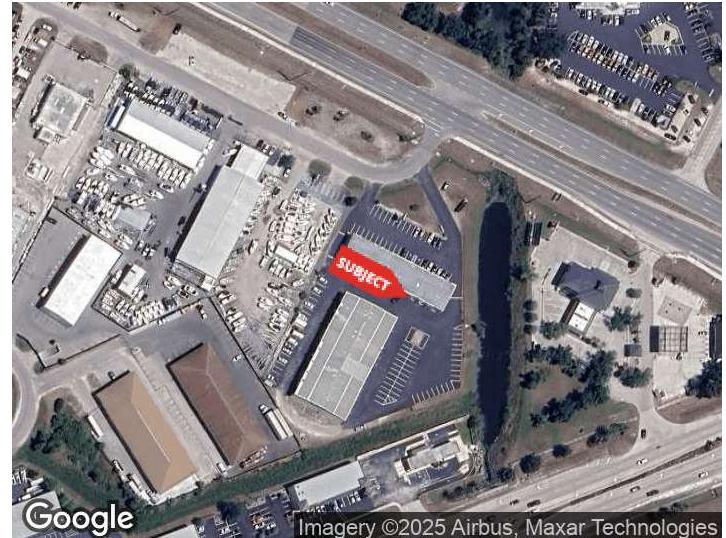


## 1,952 SF OFFICE/RETAIL SPACE – PRIME CORNER LOCATION

1225 SOUTH TAMiami TRAIL  
PORT CHARLOTTE, FLORIDA 33953

### PROPERTY HIGHLIGHTS

- 1,952 SF office/retail space
- IG zoning
- Two-story layout for flexible use
- Prime corner location at Tamiami Trail & El Jobean/Veterans Parkway
- Across from Port Charlotte Town Center Mall
- Minutes from West Port (3,600 homes planned)



For More Information

### GEOFFREY PAUL

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## 1,952 SF OFFICE/RETAIL SPACE – PRIME CORNER LOCATION ON TAMiami TRAIL



### OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	1,952 SF
Available SF:	1,952 SF
Lot Size:	2.27 Acres
Zoning:	IG

### PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 1225 Tamiami Trail, Unit 6 – Port Charlotte, FL

Property Type: Office/Retail

Property Size: 1,952 SF

This versatile two-story office/retail space sits on a prime corner location at Tamiami Trail and El Jobean/Veterans Parkway, offering maximum visibility and accessibility. The property is directly across from Port Charlotte Town Center Mall and only minutes from the rapidly growing West Port community, which has 3,600 homes planned—driving strong future demand and foot traffic.

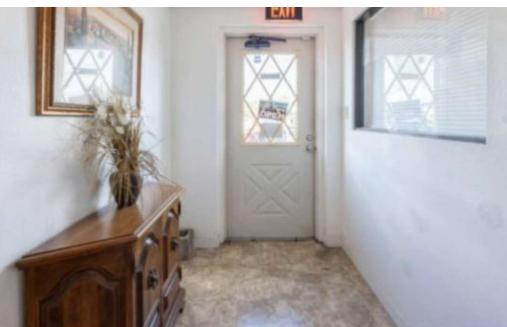
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**AMERICAN  
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1225 South Tamiami Trail

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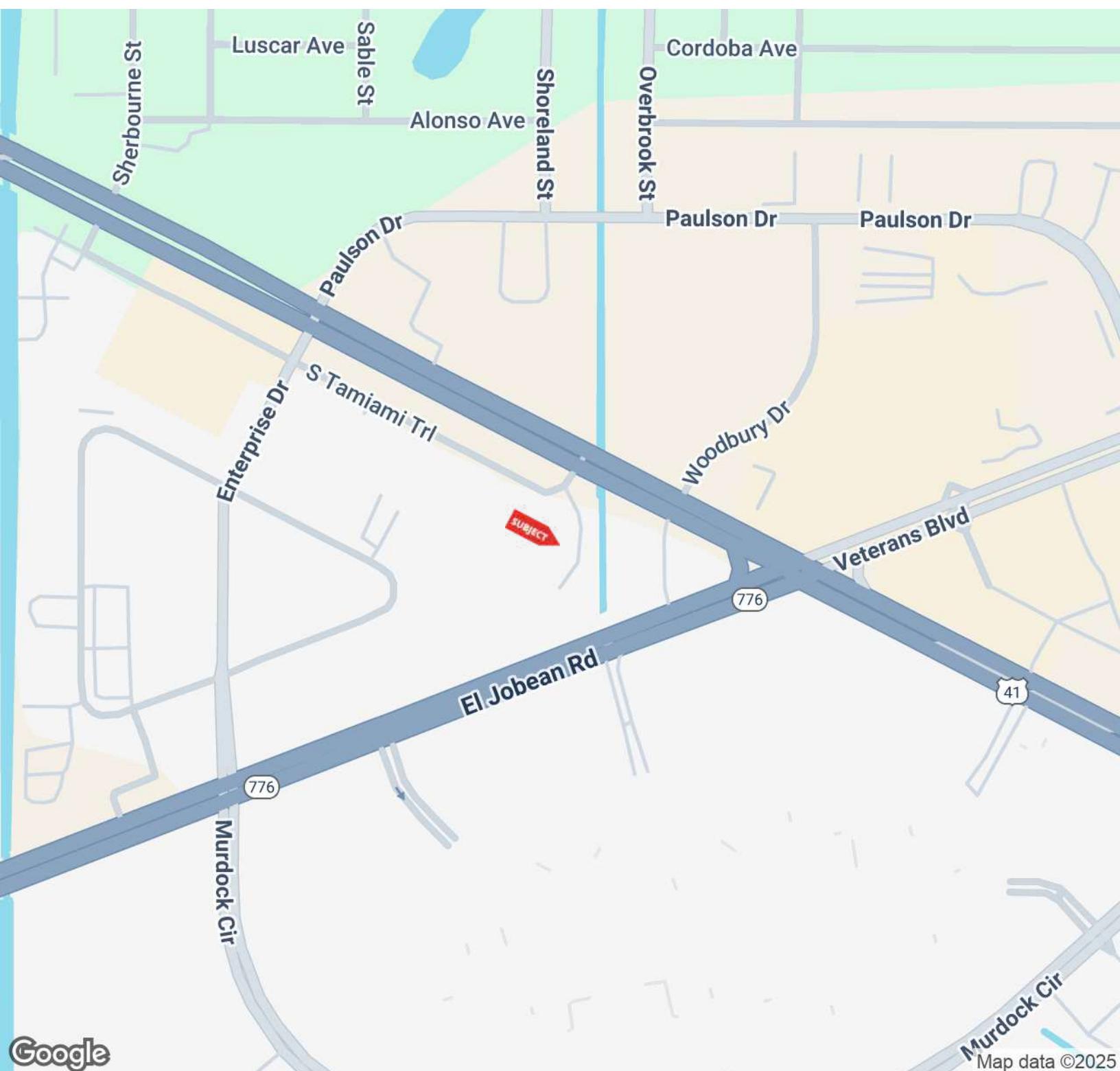


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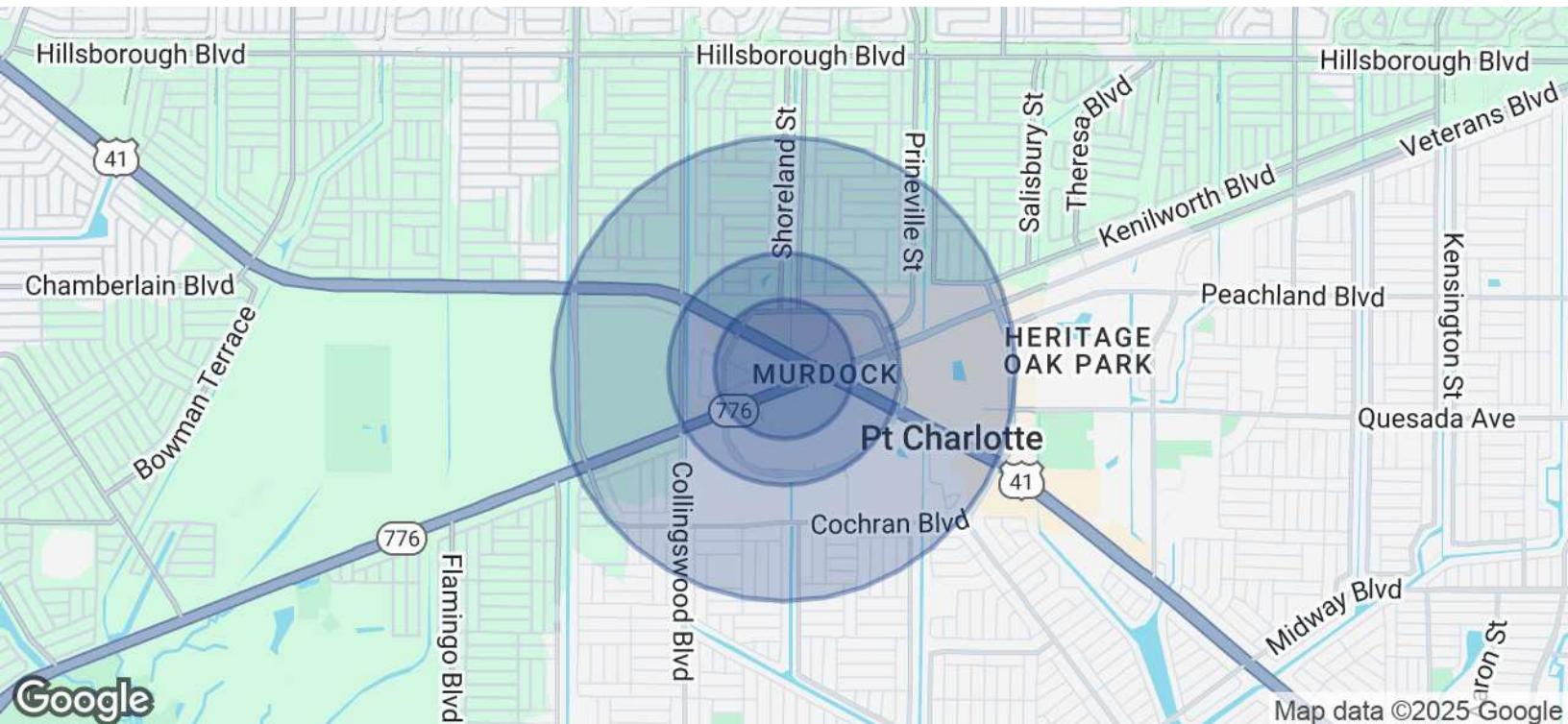


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## 1,952 SF OFFICE/RETAIL SPACE – PRIME CORNER LOCATION ON TAMiami TRAIL



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	0	155	2,327
Average Age	44	47	49
Average Age (Male)	42	42	46
Average Age (Female)	46	51	51

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	51	881
# of Persons per HH	0	3	2.6
Average HH Income	\$88,868	\$52,159	\$65,458
Average House Value	\$310,927	\$373,630	\$332,618

Demographics data derived from AlphaMap

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