

# CHARLOTTE SQUARE

FOR LEASE • WALMART ANCHORED SHOPPING CENTER  
2150 TAMIAMI TRL • PORT CHARLOTTE, FL 33948

JOIN   



## PROPERTY FEATURES

PRICE: CALL FOR DETAILS

AVAILABLE: 900± SF - 8,450± SF

NNN: \$4.87/SF

GLA: 90,969± SF

LOCATION: The subject site is located at the corner of US 41 & Forest Nelson Blvd, in Port Charlotte, FL.



## CHARLOTTE SQUARE

IS A WALMART NEIGHBORHOOD MARKET ANCHORED SHOPPING CENTER LOCATED WITHIN CLOSE PROXIMITY TO THE HEART OF PORT CHARLOTTE'S RETAIL HUB!

FOR MORE INFORMATION:

**DOUG OLSON**  
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**BRENT WESTERFIELD**  
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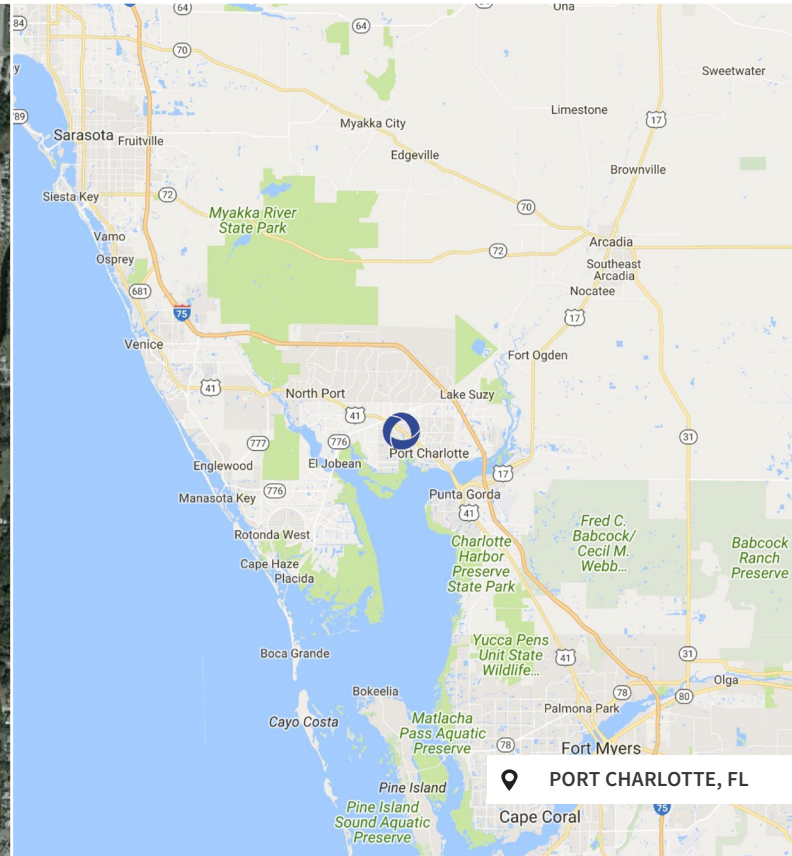
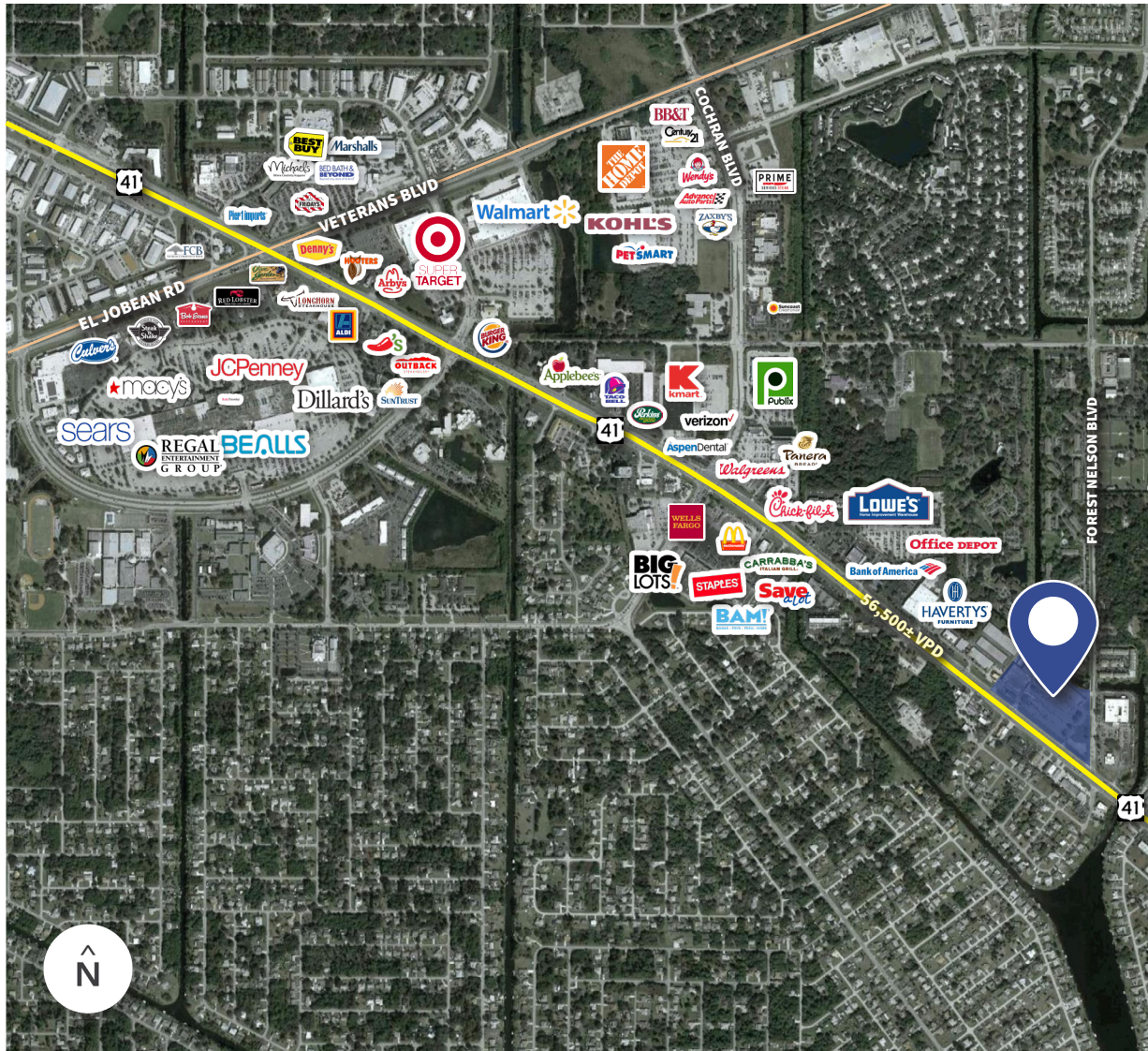
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2017 DEMOS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
EST. POPULATION:	7,090	44,785	86,135
EST. EMPLOYMENT DENSITY:	3,601	21,798	31,441
AVG. H.H. INCOME:	\$55,040	\$54,917	\$60,560

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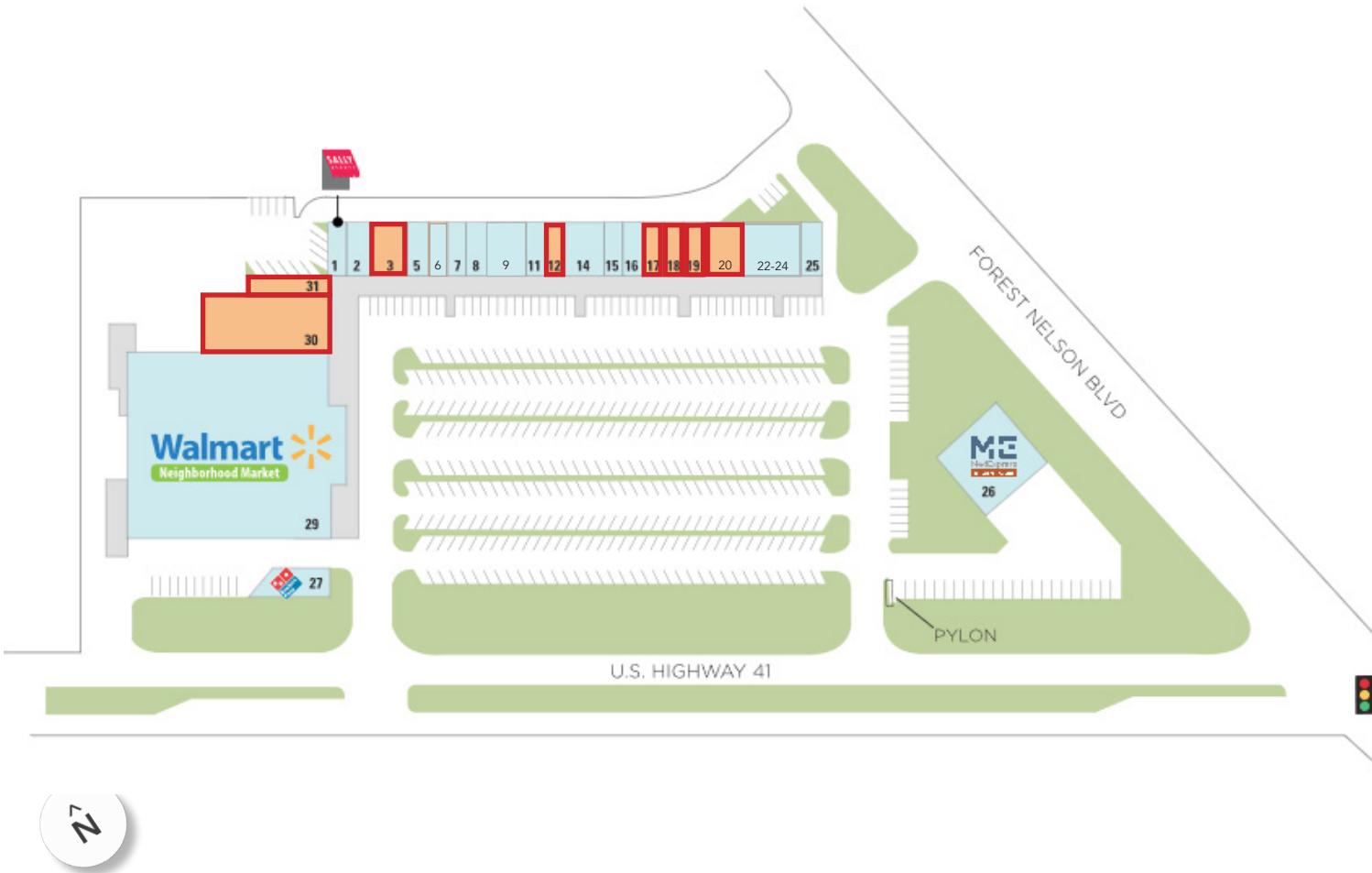
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GLA : 90,969± SF



SPACE	TENANT	SF
3	AVAILABLE	2,100
17	AVAILABLE	1,200
18	AVAILABLE	900
19	AVAILABLE	1,500
20	AVAILABLE	1,800
30	AVAILABLE	8,450
31	AVAILABLE	1,714
1	SALLY BEAUTY SUPPLY	1,800
6	MASSAGE & SPA	1,200
7	CHARLOTTE JEWELRY & WATCH REPAIR	1,200
9	CORA HEALTH	2,700
11	CHINA WOK	1,200
12	H&R BLOCK	1,800
14	JODY'S JUNQUE	1,800
15	ADVANCE AMERICA	1,200
16	BEST NAILS	1,200
2	PORT TOBACCO	900
22-24	THE CHEF'S	4,200
25	ABBE'S DONUT NOOK	1,200
26	MEDEXPRESS URGENT CARE	4,543
27	DOMINOS PIZZA	1,800
29	WAL-MART	44,462
5	UPSCALE BARBER SHOP	1,200
8	BOOK TRADER	900

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