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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



CHARLOTTE SQUARE

2150 Tamiami Trail | Port Charlotte, FL

Lee-FL.com



CHARLOTTE SQUARE WALMART ANCHORED SHOPPING CENTER

2150 TAMiami TRAIL, PORT CHARLOTTE, FLORIDA 33948

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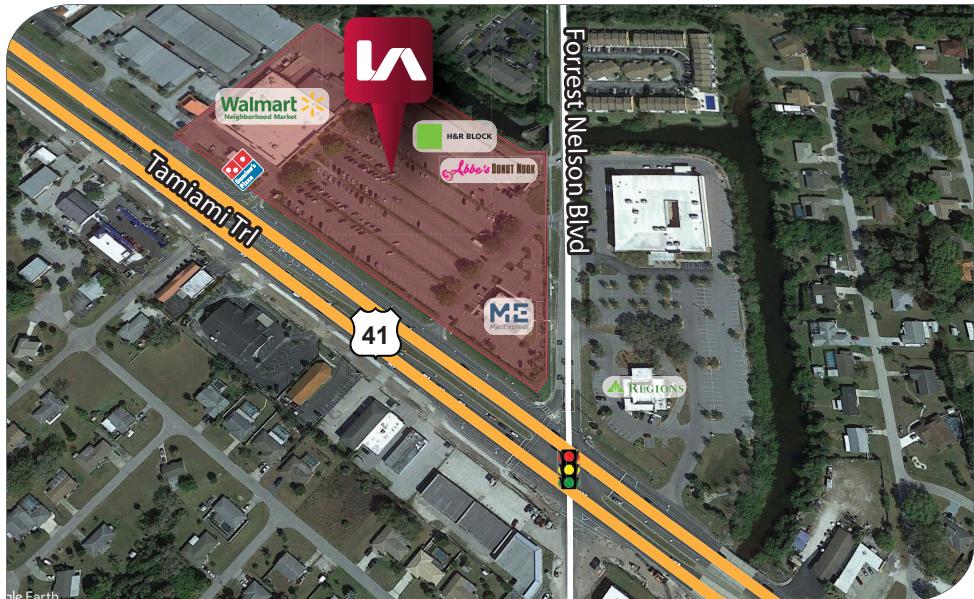
H&R BLOCK



AND
MANY
MORE!

PROPERTY DETAILS

Lease Rate	Call For Details
NNN Charges	\$6.45 / SF
Space Available	5,400 SF (2 Units)
GLA	90,969± SF
Location	Located at the Corner of US 41 & Forrest Nelson Boulevard, in Port Charlotte, Florida



YOUR LOCAL MARKET EXPERT

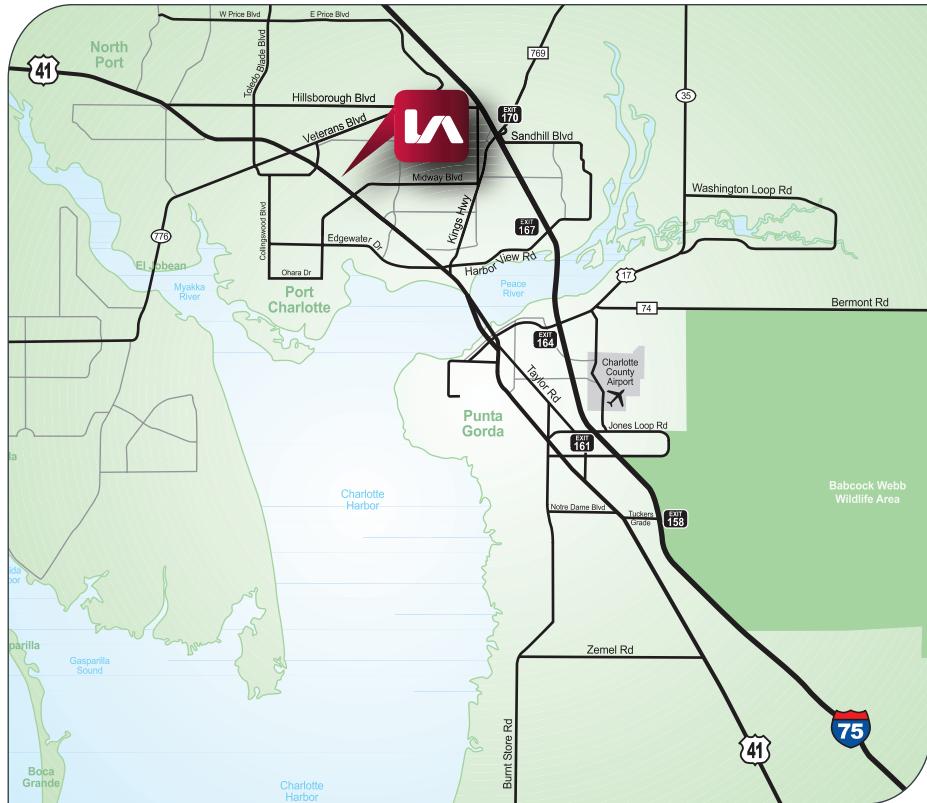
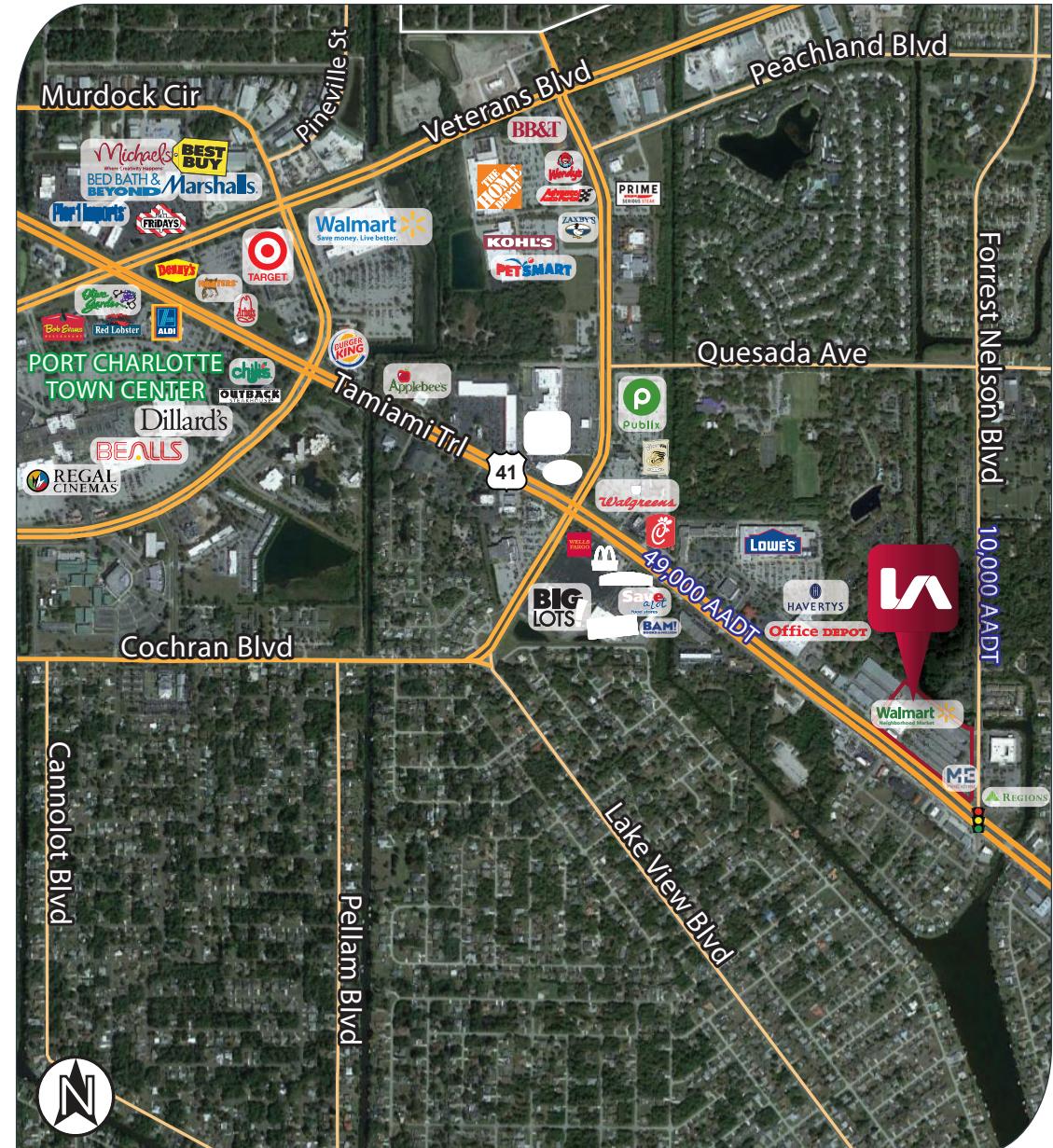
7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com



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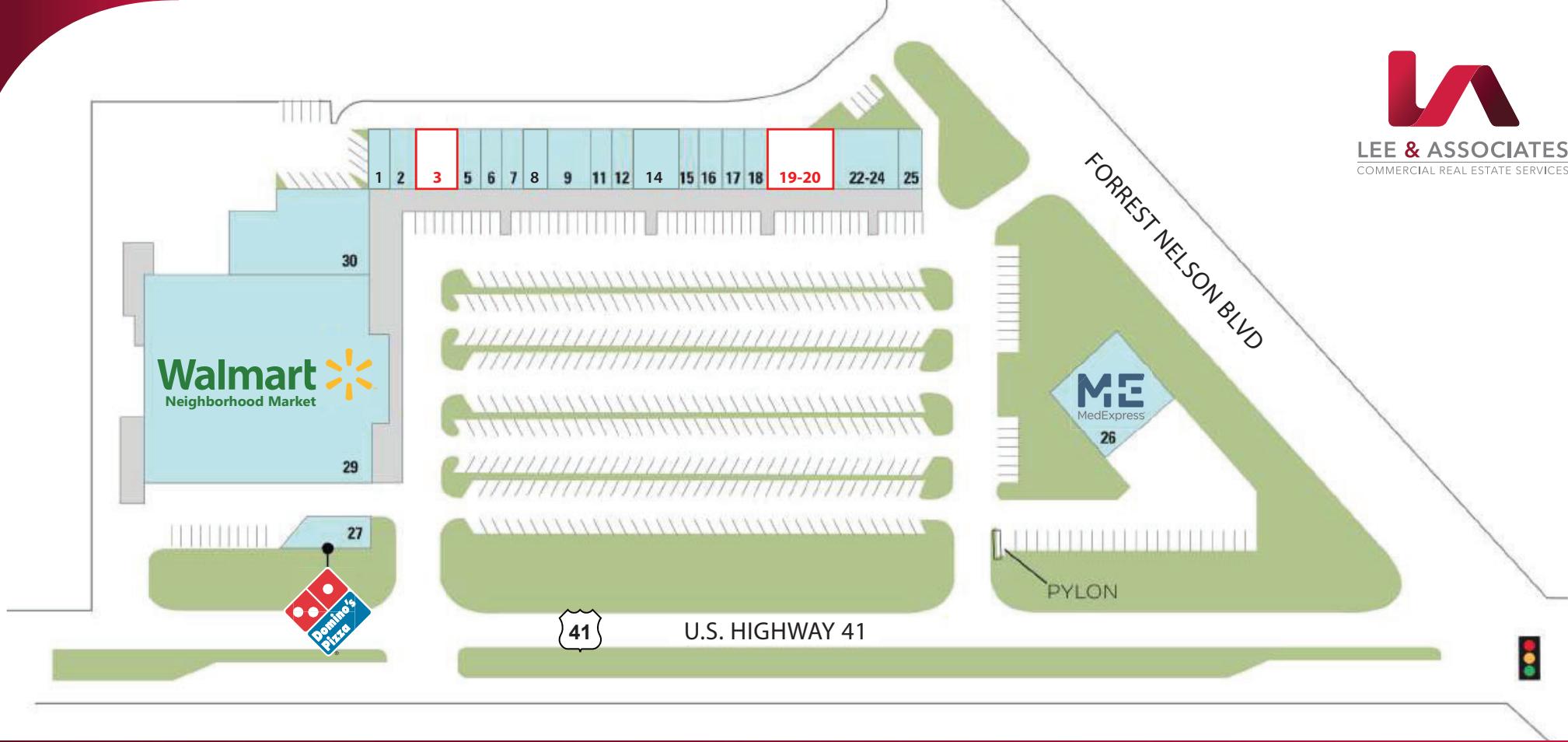


2023 DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Est. Population	7,462	47,675	93,965
Est. Households	3,648	20,247	39,692
Est. Avg. HH Income	\$85,382	\$84,705	\$81,227

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UNIT	TENANT	SIZE (SF)
1	Glam Beauty Lounge	1,800
2	Port Tobacco	900
3	AVAILABLE	2,100
5	Upscale Barber Shop	1,200
6	Massage & Spa	1,200
7	Charlotte Jewelry & Watch Repair	1,200
8	Eartronics - Hearing Aid Store	900
9	Cora Health	2,700

UNIT	TENANT	SIZE (SF)
11	China Wok	1,200
12	H & R Block	1,800
14	One Main Financial	1,800
15	Advance America	1,200
16	Best Nails	1,200
17	Suncoast Blood Bank	1,200
18	Key West Subs	900
19-20	AVAILABLE	3,300

UNIT	TENANT	SIZE (SF)
22-24	The Chef's	4,200
25	Abbe's Donut Nook	1,200
26	MedExpress Urgent Care	4,543
27	Domino's Pizza	1,800
29	Walmart Neighborhood Market	44,462
30-31	Buffet City	10,164



PRESENTED BY



BRENT WESTERFIELD

SENIOR VICE PRESIDENT

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