



## OFFERING MEMORANDUM

For Lease | Retail & Office Space

# 2886 Tamiami Trail, Port Charlotte, FL

**Michael Saunders & Company**



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL  
941.957.3730 | MSCcommercial.com

PRESENTED BY:

**G. River West**

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863.202.0439  
riverwest@michaelsaunders.com

<b>SECTION 1:</b>	<b>PROPERTY INFORMATION</b>	<b>3</b>
	Executive Summary	
	Location & Site Description	
	Property Details	
	Additional Photos	
<b>SECTION 2:</b>	<b>LOCATION INFORMATION</b>	<b>8</b>
	Regional Map	
	Location Maps	
	Retailer Map	
	Master Floor Plan	
	Floor Plans	
	Floor Plans	
	Rent Roll	
<b>SECTION 3:</b>	<b>DEMOGRAPHICS</b>	<b>16</b>
	Area Analytics	
	Advisor Information	

SECTION I

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# Property Information



1605 MAIN STREET SUITE 500 | SARASOTA, FL | 941.957.3730





**OFFERING SUMMARY**

Available SF:	997 - 5,649 SF
Lease Rate:	\$15.00 - 17.50 SF/yr (MG)
Lot Size:	1.18 Acres
Year Built:	1986
Building Size:	14,277 SF
Renovated:	2022
Zoning:	Commercial General
Market:	Southwest Florida
Daily Traffic Count:	49,000 VPD

**PROPERTY OVERVIEW**

Located within a vibrant strip center on Tamiami Trail (US-41), this property offers two contiguous leasing options in a prime Port Charlotte location, which can be leased separately or combined for a total of 5,649 square feet.

Suite #1 spans 4,652 square feet and is designed with a functional office layout. This spacious suite features a welcoming lobby/waiting room, a dedicated receptionist desk area, two bathrooms, a kitchenette, and a private conference room, making it ideal for professional offices or service-based businesses needing a client-focused environment.

Suite #2 is a versatile 997 square foot space with a wide-open layout, perfect for retail, office, or service operations requiring flexibility in design. The suite includes a small office at the rear and a bathroom, providing essential amenities while allowing for an adaptable floor plan to suit various business needs.

The property features direct ingress and egress from Tamiami Trail, high visibility, ample on-site parking, and close proximity to surrounding major retailers, offering a great opportunity to establish a strong presence in one of Port Charlotte’s most accessible and dynamic commercial corridors.





### LOCATION DESCRIPTION

Port Charlotte is a dynamic community strategically located along Florida's Gulf Coast, known for its appealing mix of residential charm and business vitality. As part of the greater Punta Gorda MSA, Port Charlotte attracts both locals and visitors seeking a high quality of life, with its proximity to beautiful Gulf beaches, lush parks, and the scenic Charlotte Harbor. The area's population is growing steadily, fueled by new developments such as Sunseeker Resort, affordable living options, and a strong influx of retirees, families, and seasonal residents.

With Tamiami Trail (US-41) serving as the primary commercial corridor, Port Charlotte boasts a wealth of retail options, restaurants, and entertainment venues that benefit from substantial daily traffic. Businesses in Port Charlotte enjoy a diverse clientele, thanks to its balanced demographic profile that combines local residents, tourists, and commuters.

### SITE DESCRIPTION

This prime commercial property spans 1.18 acres with ample on-site parking and features 14,277 Square Feet of flexible retail and office space split between two well-maintained buildings. Positioned directly on Tamiami Trail (US-41), one of Port Charlotte's busiest and most prominent thoroughfares, this site provides excellent visibility and convenient ingress/egress for easy customer access.



## 2886 TAMIAMI TRAIL, PORT CHARLOTTE, FL PROPERTY DETAILS

Lease Rate

**\$15.00 - 17.50 SF/YR  
MODIFIED GROSS**

### PROPERTY INFORMATION

Property Type	Retail/Office
Property Subtype	Strip Center
Zoning	Commercial General
Lot Size	1.18 Acres
APN #	402215354004
Lot Frontage	200 ft
Lot Depth	260 ft
Daily Traffic Count	49,000 VPD
Traffic Count Street	Tamiami Trail (US-41)
Traffic Count Frontage	200 Feet
Waterfront	No

### LOCATION INFORMATION

Street Address	2886 Tamiami Trail
City, State, Zip	Port Charlotte, FL 33952
County	Charlotte
Market	Southwest Florida
Cross-Streets	Closest - Port Charlotte Blvd.
Side of the Street	East
Signal Intersection	No
Road Type	Highway
Nearest Highway	US-41
Nearest Airport	Punta Gorda Airport - 9 Miles Away

### PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface

### BUILDING INFORMATION

Building Size	14,277 SF
Tenancy	Multiple
Number of Floors	1
Year Built	1986
Year Last Renovated	2022
Gross Leasable Area	14,277 SF
Number of Buildings	2

### UTILITIES & AMENITIES

Central HVAC	Yes
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SECTION 2

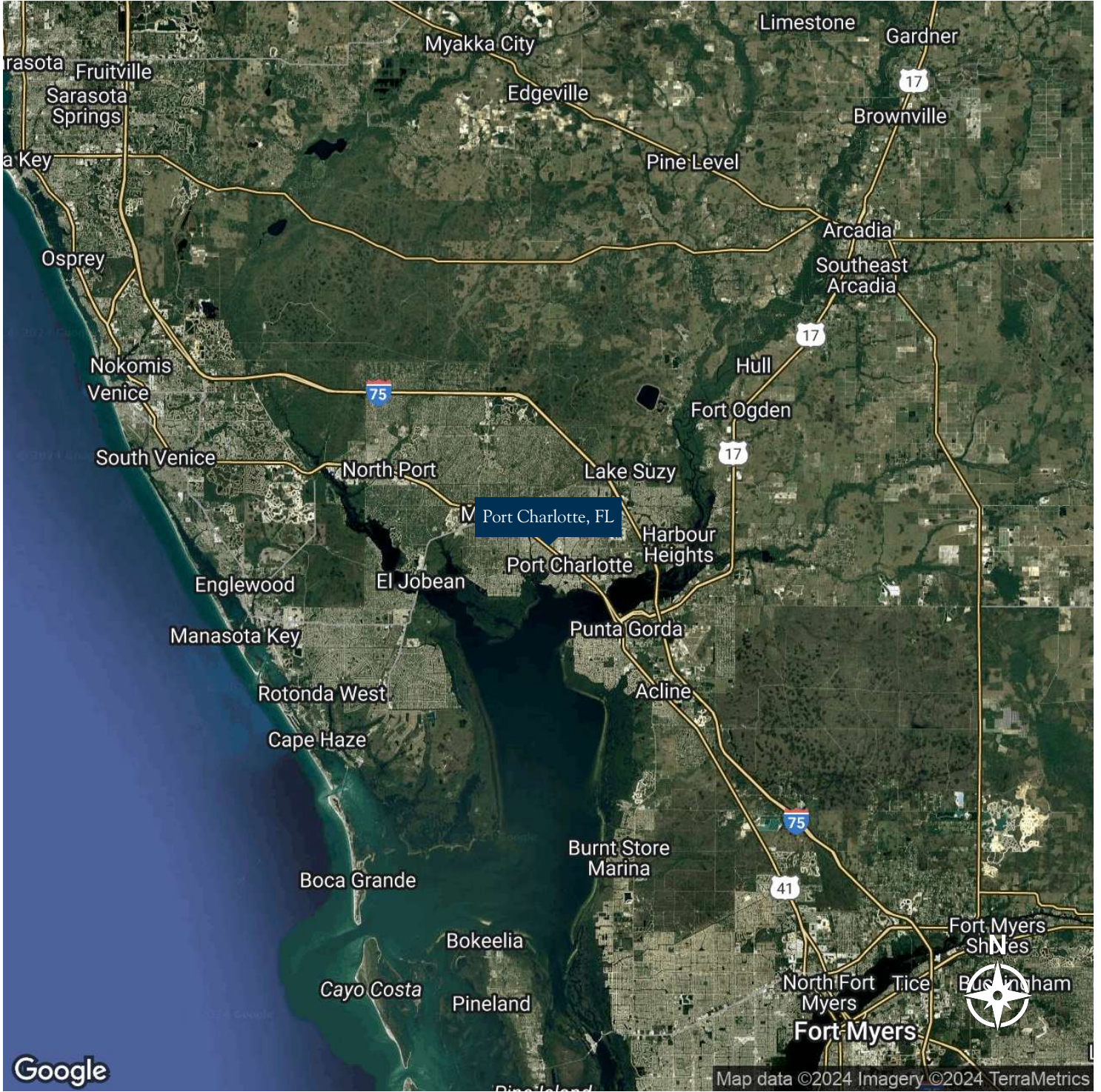
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# Location Information



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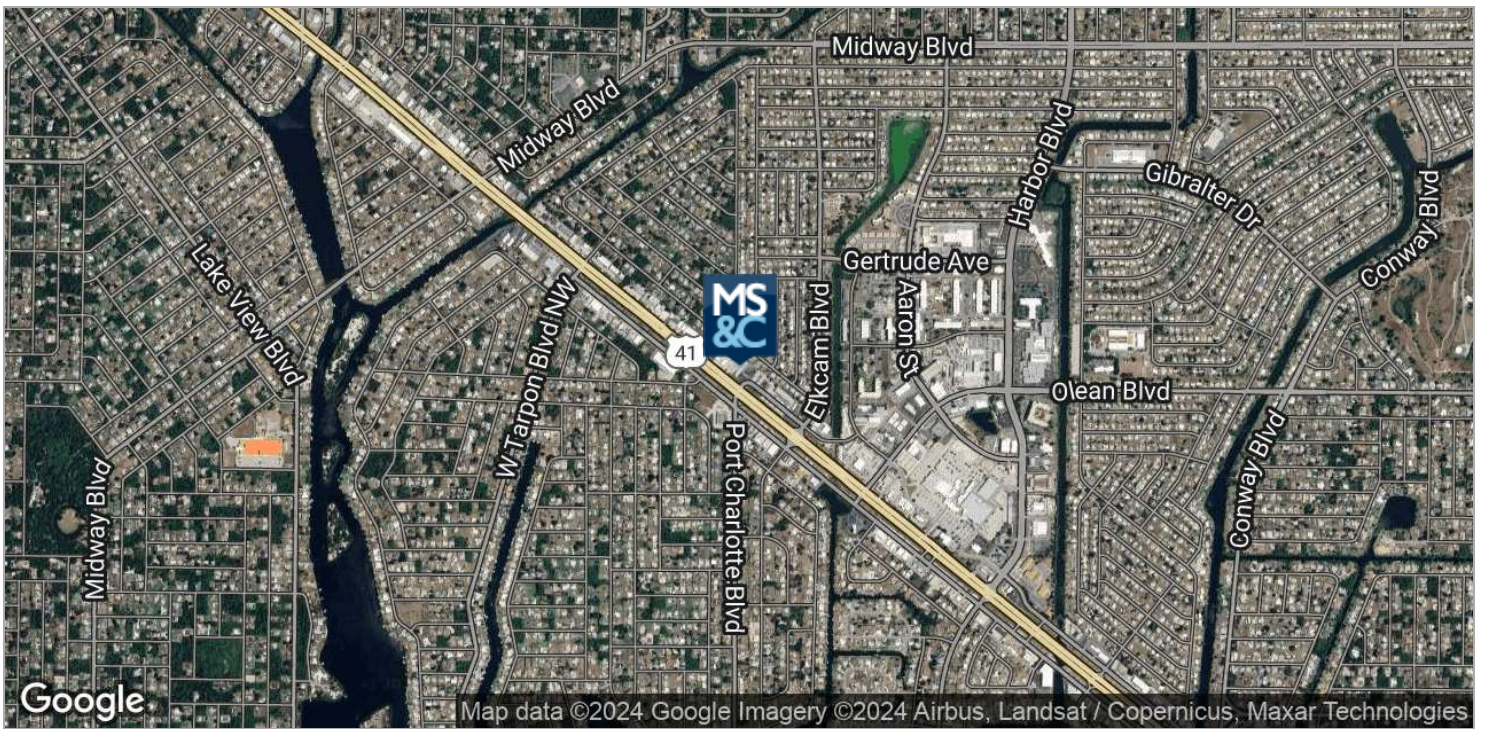
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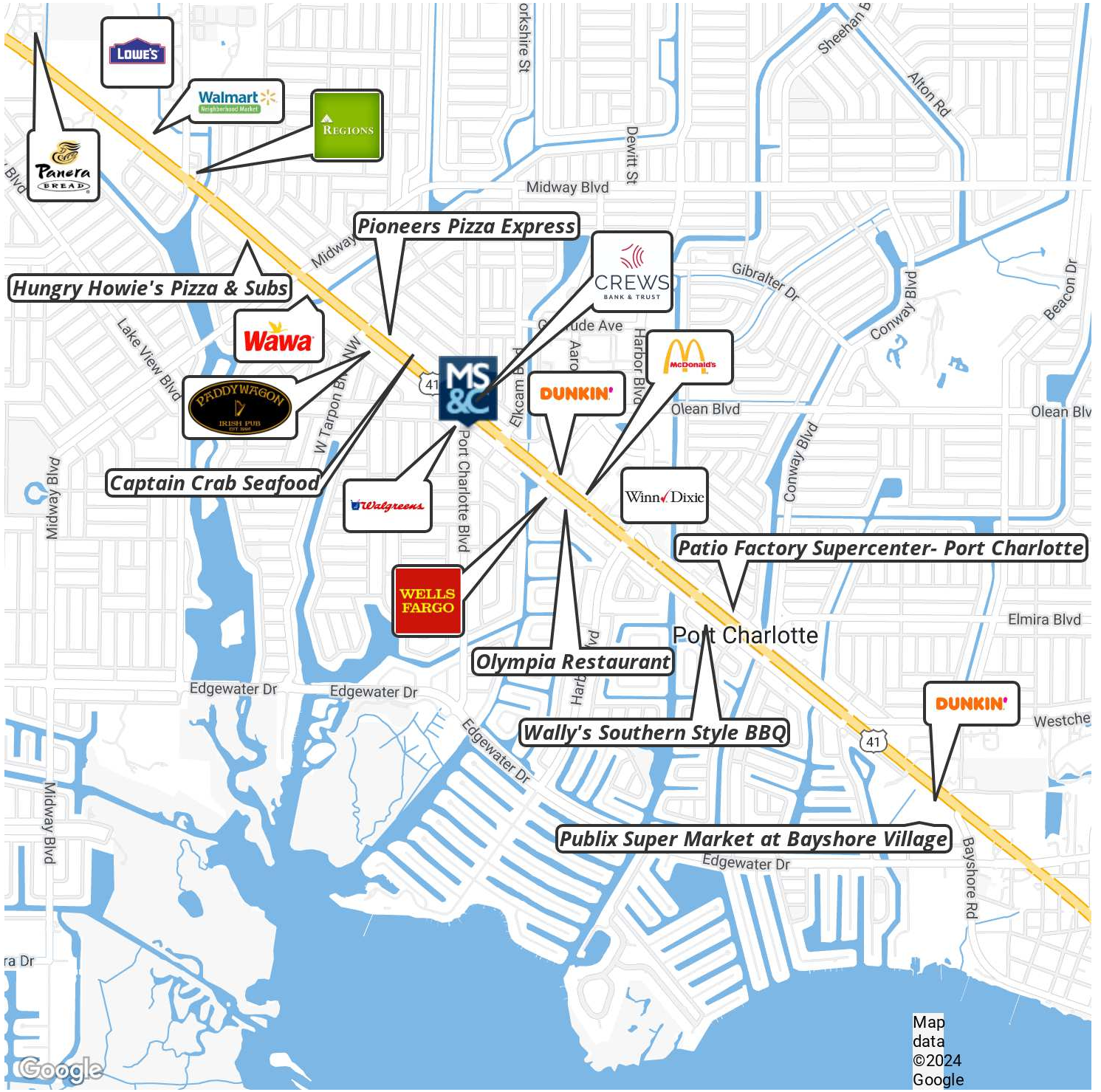
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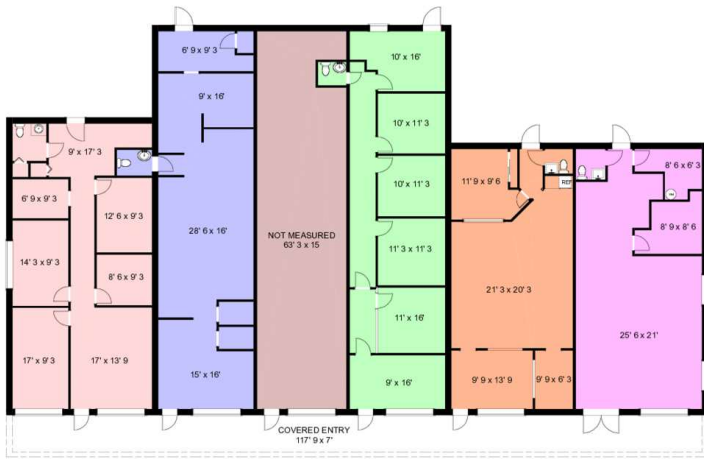
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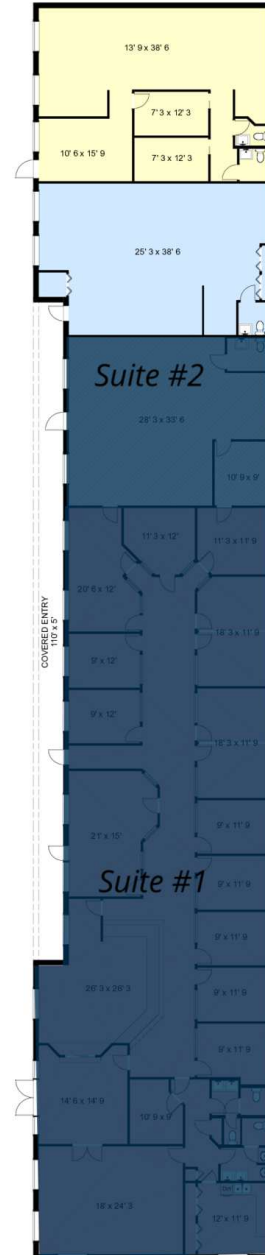
2886 TAMiami TRAIL NORTH  
PORT CHARLOTTE, FL  
(Proposed Split of Suite 1 & 2)

SUITE 1	4652 sq. ft.
SUITE 2	997 sq. ft.
SUITE 3	998 sq. ft.
SUITE 4	1200 sq. ft.
SUITE 5	1020 sq. ft.
SUITE 6	960 sq. ft.
SUITE 7	1123 sq. ft.
SUITE 8	987 sq. ft.
SUITE 9	1133 sq. ft.
SUITE 10	1207 sq. ft.

TOTAL USABLE AREA 14277 sq. ft.

This floor plan is created from field measurements. The usable area calculations are based upon measurements from outside exterior walls to center of demising walls.

Prepared exclusively for David Perry with Terra Realty Group  
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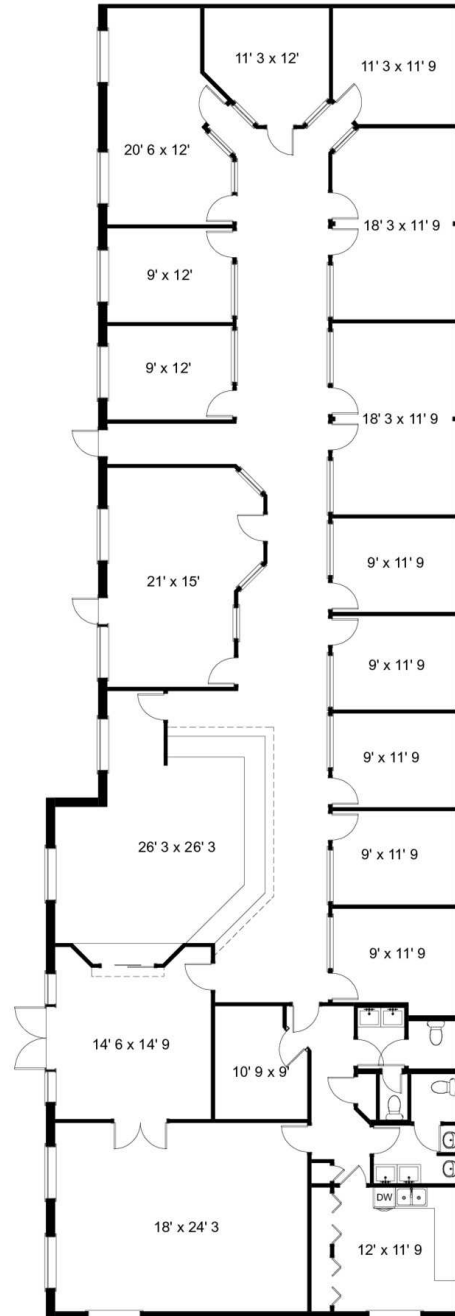




2886 TAMIAMI TRAIL NORTH  
PORT CHARLOTTE, FL  
(Proposed Suite 1)

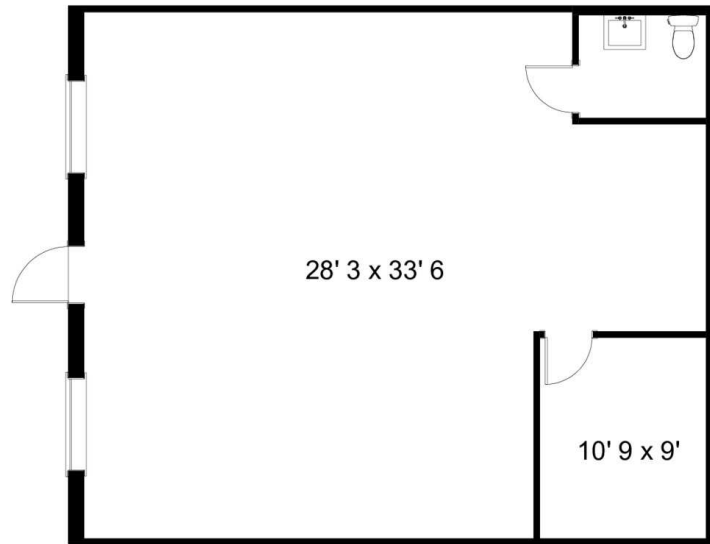
TOTAL USABLE AREA 4652 sq. ft.

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**2886 TAMIAMI TRAIL NORTH**  
**PORT CHARLOTTE, FL**  
**(Proposed Suite 2)**



**TOTAL USABLE AREA 997 sq. ft.**

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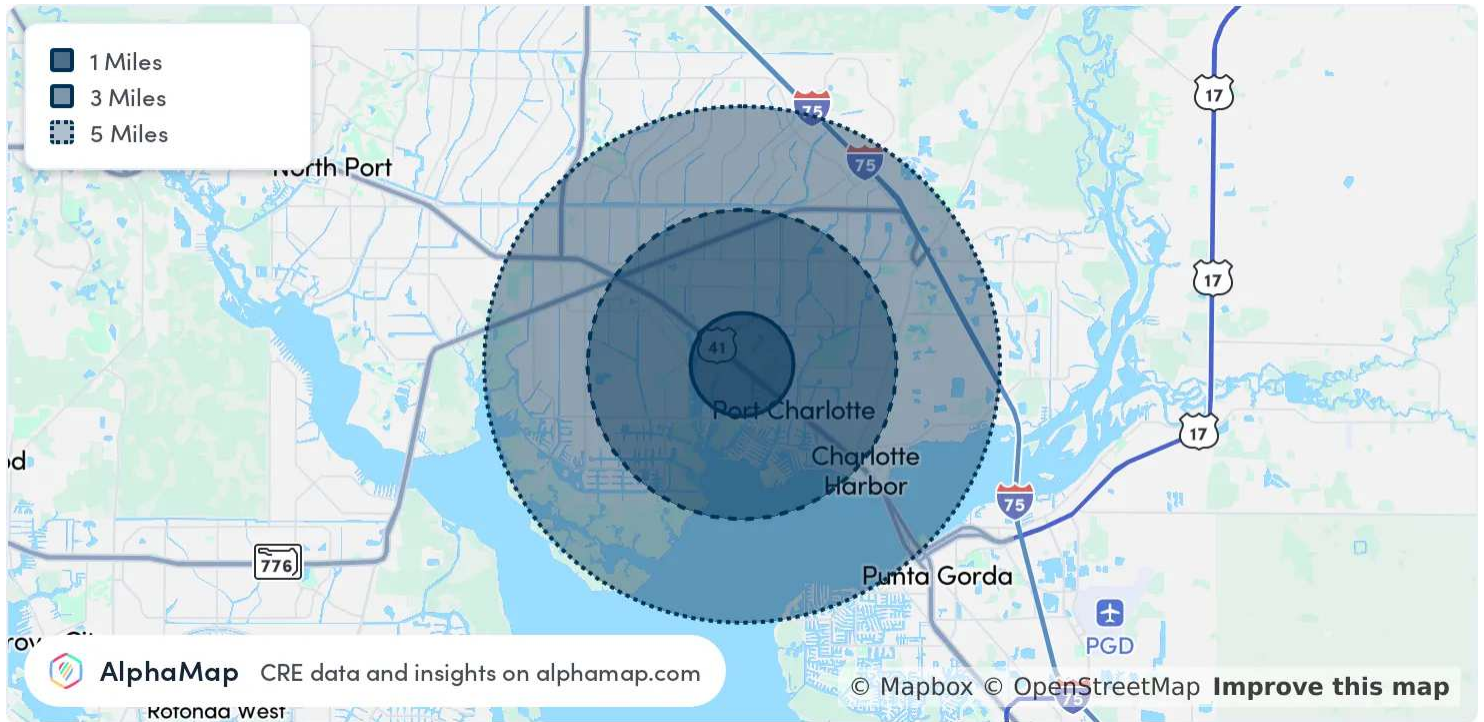
SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR
Suite #1	Vacant	4,652 SF	32.58%	\$15.00
Suite #2	Vacant	997 SF	6.98%	\$17.50
Suite #3	Golden Tarpon Social Club	998 SF	6.99%	-
Suite #4	Golden Tarpon Social Club	1,200 SF	8.41%	-
Suite #5	Hair Salon	1,020 SF	7.14%	-
Suite #6	Chiropractor	960 SF	6.72%	-
Suite #7	Massage Spa	1,123 SF	7.87%	-
Suite #8	Cell Phone Repair/Fingerprinting	987 SF	6.91%	-
Suite #9	Helen's Alterations	1,133 SF	7.94%	-
Suite #10	Mary Stewart CPA	1,207 SF	8.45%	-
<b>TOTALS</b>		<b>14,277 SF</b>	<b>99.99%</b>	<b>\$32.50</b>

SECTION 3

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# Demographics





### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,014	57,493	91,259
Average Age	49	50	52
Average Age (Male)	48	49	51
Average Age (Female)	51	51	53

### HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,945	24,851	40,107
Persons per HH	2.2	2.3	2.3
Average HH Income	\$57,346	\$75,825	\$80,782
Average House Value	\$233,076	\$290,522	\$316,756
Per Capita Income	\$26,066	\$32,967	\$35,122

Map and demographics data derived from AlphaMap



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