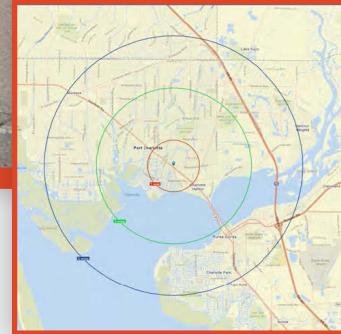




3890 TAMIA MI TRAIL, PORT CHARLOTTE, FL 33952  
**FREESTANDING RETAIL BUILDING**



### PROPERTY HIGHLIGHTS

- **6,000 SF Building**
- **Direct frontage along Tamiami Trail**
- Zoned GC "General Commercial"
- Strong traffic counts of 46,500 vehicles per day in front of the subject site
- Located along the main retail corridor of Port Charlotte with Publix 0.6 miles to the south and HCA Florida Fawcett Hospital 1.7 miles north

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	8,552	41,543	96,509
Households	3,797	17,925	43,720
Med HH Income	\$48,377	\$50,182	\$57,327

### FOR MORE INFORMATION



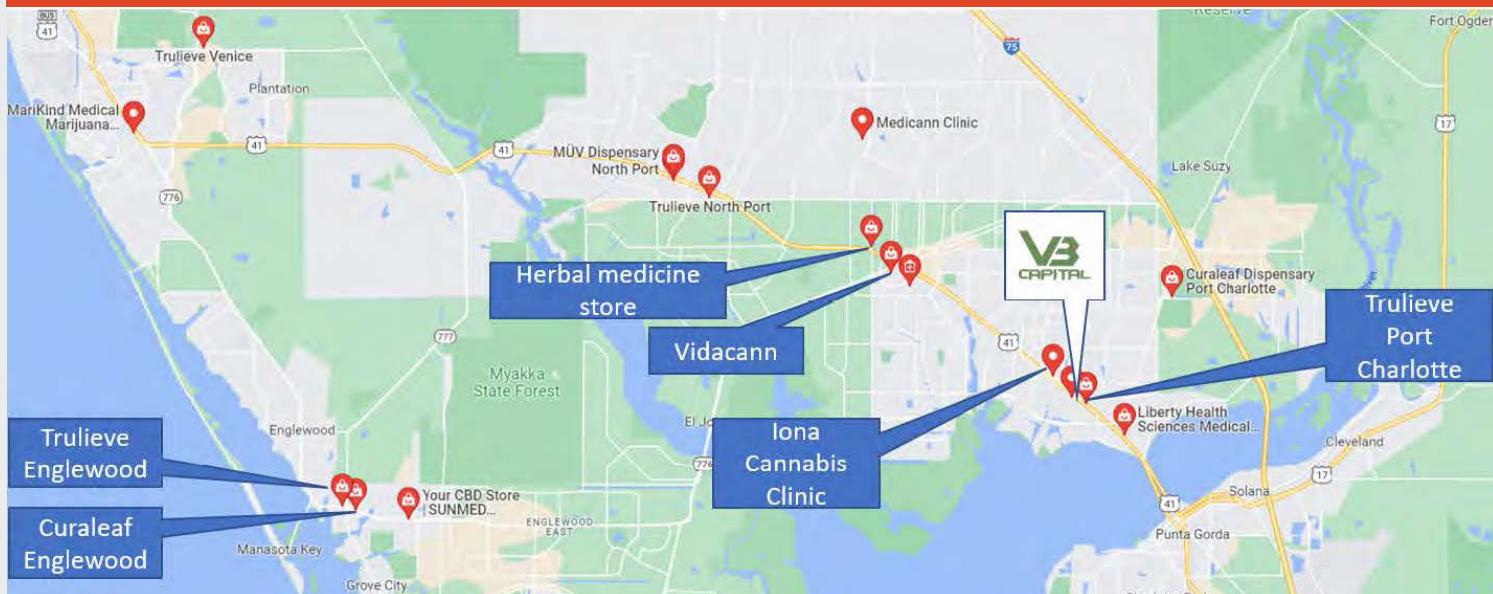
**Bobby Bridges**  
407-616-1025  
**bobby@v3capital.com**

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#### RETAILER MAP



#### COMPETITOR MAP



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[www.v3commercialadvisors.com](http://www.v3commercialadvisors.com)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.