

SALE

3057 TAMiami TRL
3057 Tamiami Trl Port Charlotte, FL 33952



PROPERTY DESCRIPTION

Do not miss your chance to own this free-standing multi-tenant building on Tamiami Tr in Port Charlotte!

This building consists of 6,200 rentable SF and 6,640 SF total.

Annual Average Daily Traffic Count (AADT) 49,000!

Unit A is leased until September 30, 2029 at \$2,100 per month. Tenant has 1 12-month renewal option.

Unit B is currently vacant - the seller has rented this unit previously for \$2,100 per month.

Unit C&D is leased until December 31, 2028 at \$4,200 per month. Tenant has 1 12-month renewal option.

Please do not disturb the tenants.

Call Kayla Weiss-Bohnstedt with any questions/to schedule a showing 941-268-4423.

PROPERTY HIGHLIGHTS

- Free-standing multi-tenant building for sale!

OFFERING SUMMARY

Sale Price:	\$928,000
Lot Size:	15,000 SF
Building Size:	6,640 SF
Rentable SF:	6,200 SF
Year Built:	1973 & 1974
Year Conditioned:	1994

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,729	25,251	40,107
Total Population	10,470	58,271	91,259
Average HH Income	\$56,663	\$75,696	\$80,782

Kayla Weiss-Bohnstedt
(941) 268-4423



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

3057 TAMiami TRL
3057 Tamiami Trl Port Charlotte, FL 33952



Kayla Weiss-Bohnstedt
(941) 268-4423

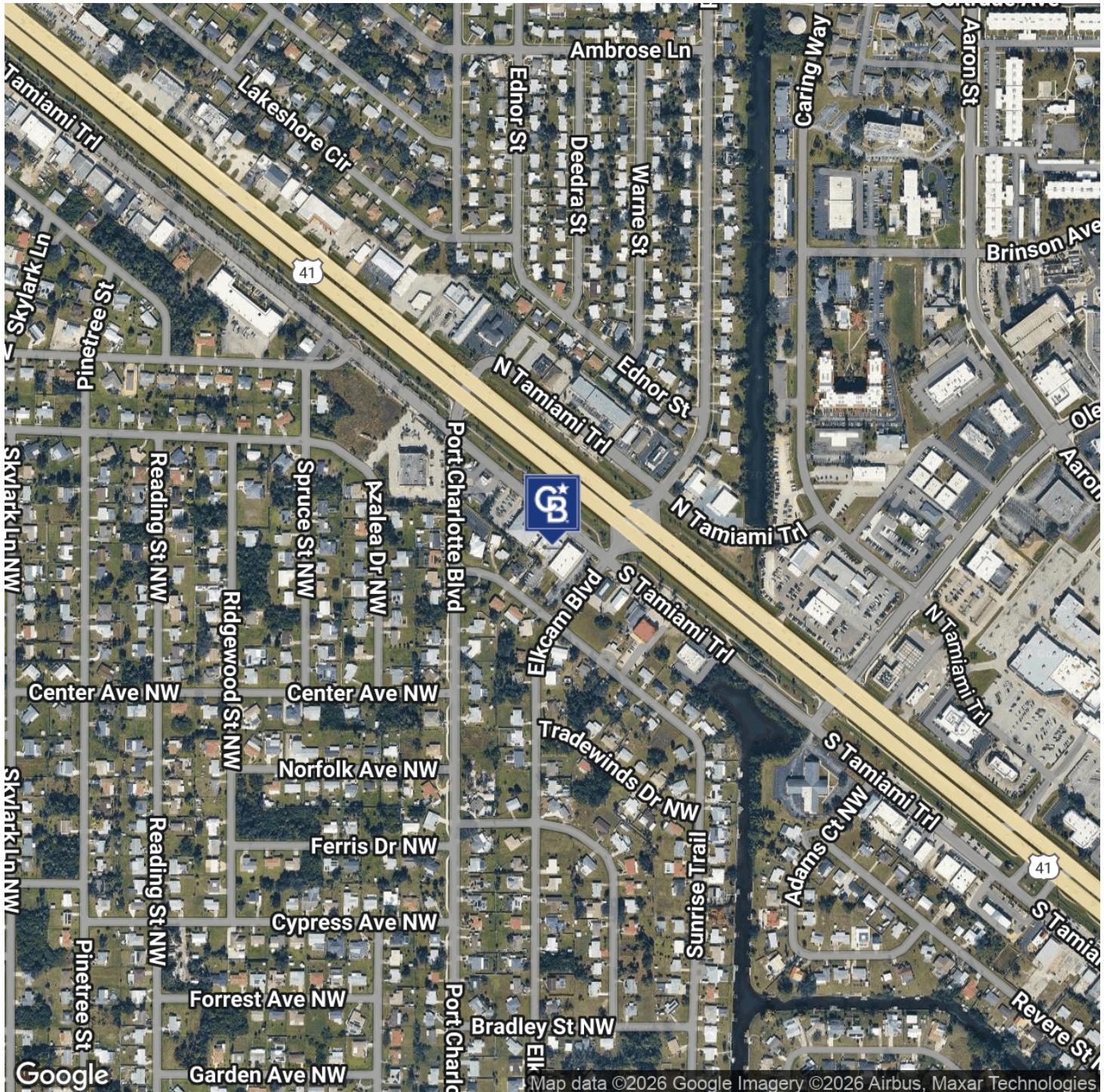


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

3057 TAMiami TRL

3057 Tamiami Trl Port Charlotte, FL 33952



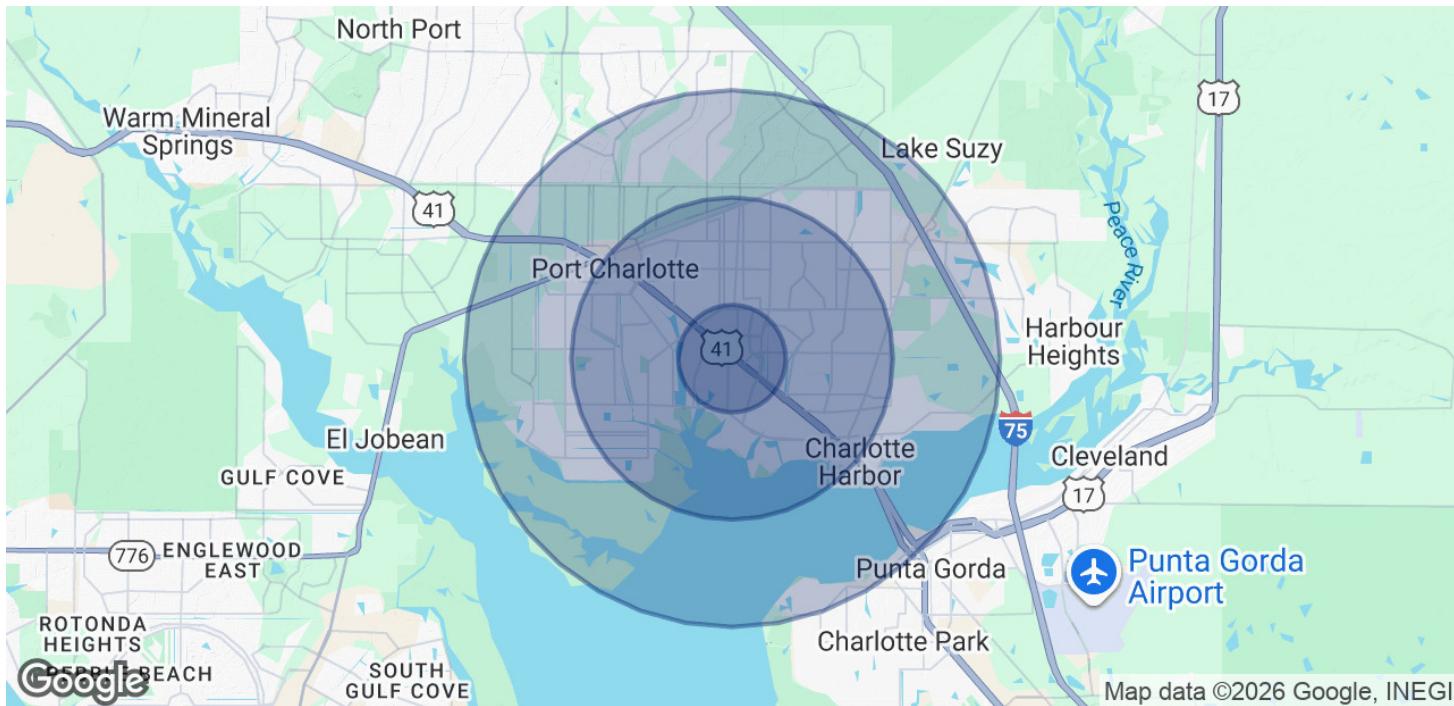
Kayla Weiss-Bohnstedt
(941) 268-4423



**COLDWELL BANKER
COMMERCIAL
REALTY**

SALE

3057 TAMiami TRL
3057 Tamiami Trl Port Charlotte, FL 33952



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,470	58,271	91,259
Average Age	50	50	52
Average Age (Male)	48	49	51
Average Age (Female)	51	52	53

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,729	25,251	40,107
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$56,663	\$75,696	\$80,782
Average House Value	\$232,180	\$291,419	\$316,756

Demographics data derived from AlphaMap

Kayla Weiss-Bohnstedt
(941) 268-4423



COLDWELL BANKER
COMMERCIAL
REALTY

Kayla Weiss-Bohnstedt

Dedicated to sharing my education and experience to maximize my clients' return on their commercial real estate investments.



COLDWELL BANKER
COMMERCIAL
REALTY

KAYLA WEISS-BOHNSTEDT | COMMERCIAL ASSOCIATE



Kayla Weiss-Bohnstedt earned her Florida real estate license when she was 18 years old. Kayla joined Coldwell Banker Commercial in 2018. Kayla has participated in transactions exceeding \$30,000,000 working with investors and tenants in the community. To enhance her commercial real estate education, Kayla has enrolled in the CCIM Designation Curriculum Program which consists of a general Foundations course and three one-week core CRE segments. Kayla has successfully completed the Foundations course, Negotiations course, and CCIM 101, 102, 103 & 104: Financial Analysis for Commercial Investment Real Estate with plans to earn her designation in 2025.

Contact Kayla: (941) 268-4423 | Kayla.Weiss@CommercialRealtyFl.com



Proud to be #1 in deals with Coldwell Banker Commercial Realty in Florida!

2024: PCPGNP Association of Realtors Commercial Committee Chair

2025: PCPGNP Association of Realtors Commercial Committee Chair

Awards:

2017: Rookie Of The Year

2023 : International Diamond Society

2023: Circle of Distinction Bronze

2024 : Internation Sterling Society

2024 : Circle of Distinction Bronze

CLIENT RESPONSIVENESS - FAST RESULTS - INTEGRITY

CBCWORLDWIDE.COM

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

Coldwell Banker Commercial Realty
200 W. Marion Ave., Punta Gorda, FL
(941) 268-4423