



LEASING BROCHURE

For Lease | Retail & Office Space

2886 Tamiami Trail, Port Charlotte, FL

MSC | COMMERCIAL
REAL ESTATE

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

PRESENTED BY:

G. River West
Senior Commercial Advisor
863.202.0439
RiverWest@MSCCommercial.com

2886 TAMiami TRAIL, PORT CHARLOTTE, FL EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	998 - 4,652 SF
Lease Rate:	\$15.00 - 21.00 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

LEASING SUMMARY

Located within a vibrant strip center on Tamiami Trail (US-41), this property offers multiple leasing opportunities in a prime Port Charlotte location.

Suite #1 spans 4,652 SF and is designed with a functional office layout. This spacious suite features a welcoming lobby/waiting room, a dedicated receptionist desk area, 10+ executive offices, 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 #3 is 998 SF (up to 2,198 SF) featuring an open floor plan with one bathroom, making it well-suited for retail or office users seeking flexible layout options.

Suite #4 offers 1,200 SF (up to 2,198 SF) with a primarily open layout, complemented by a small foyer at the entrance and a receptionist room/windows. This suite includes two bathrooms and is ideal for retail or office users.

Suite #5 is a 2nd Generation Hair Salon Space in great condition, featuring 6 stylist stations, 4 hair washing sinks, and a dedicated back room for color prep and supply storage. This high-visibility space is fitting for a beauty services user seeking a ready-to-go space. The existing FF&E may be able to be purchased from the prior tenant.

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**2886 TAMiami TRAIL, PORT CHARLOTTE, FL
LOCATION & SITE DESCRIPTION****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 - \$21.00 SF/YR
MODIFIED GROSS

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

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

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

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface

UTILITIES & AMENITIES

Central HVAC	Yes
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2886 TAMiami TRAIL, PORT CHARLOTTE, FL
ADDITIONAL PHOTOS



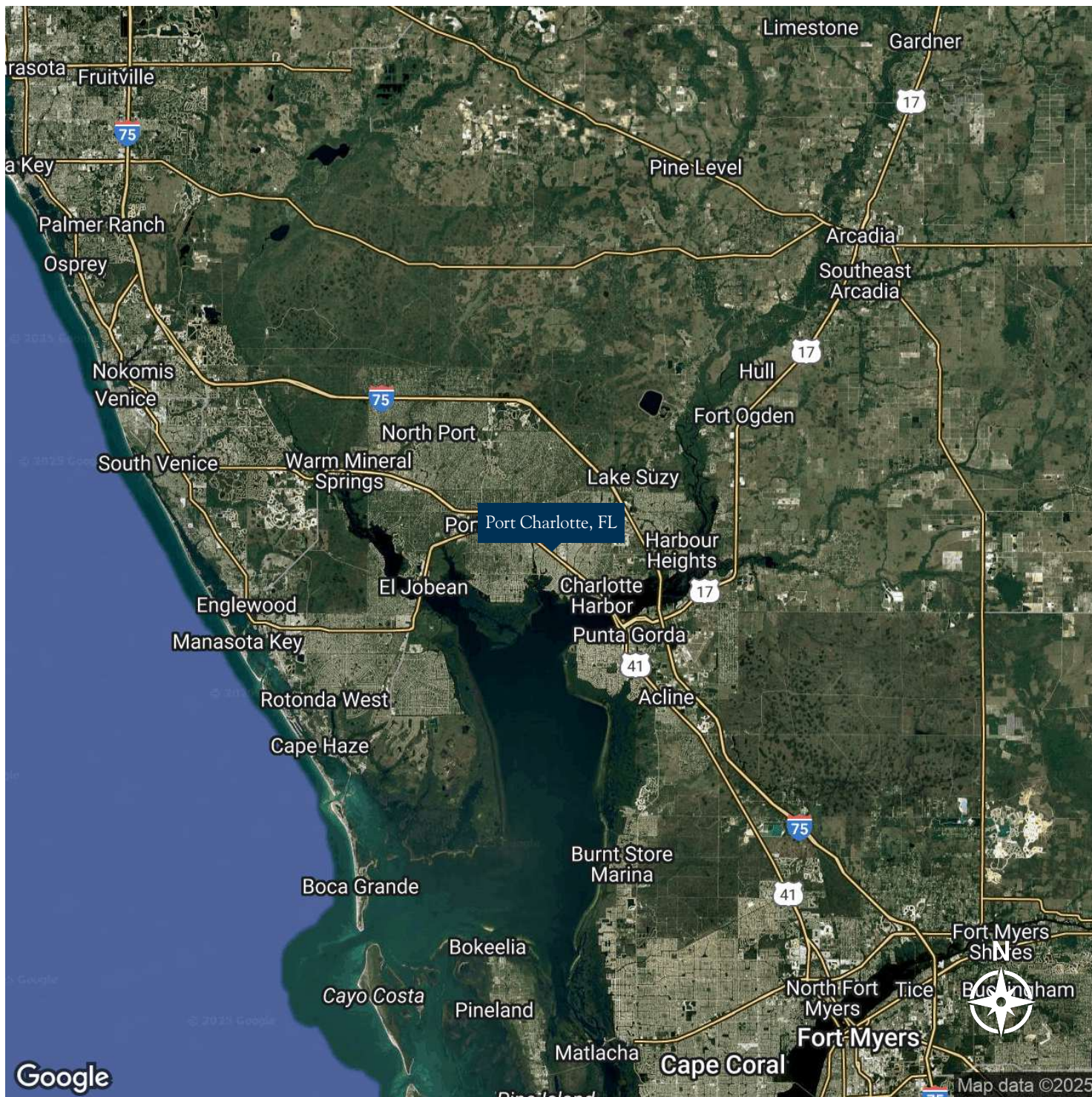
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**2886 TAMIAMI TRAIL, PORT CHARLOTTE, FL
REGIONAL MAP**



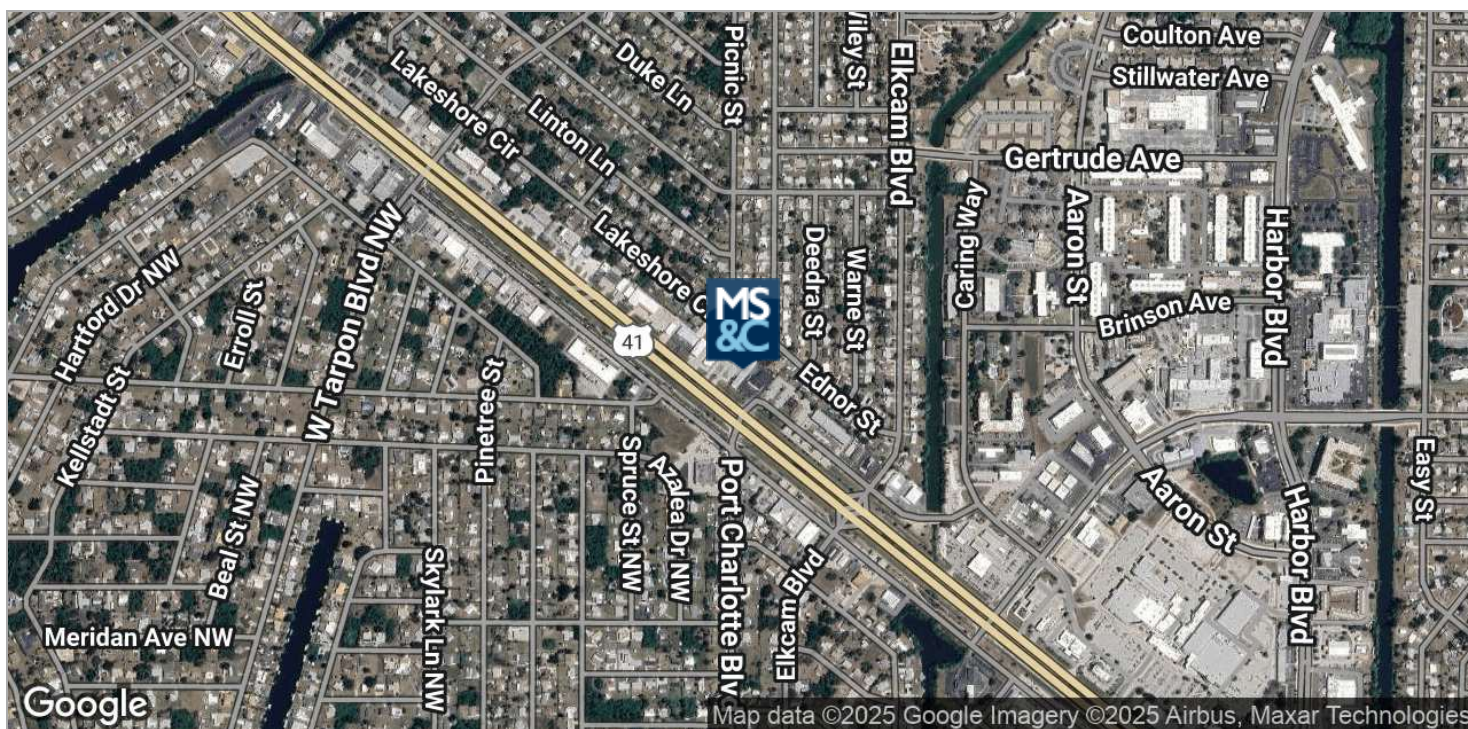
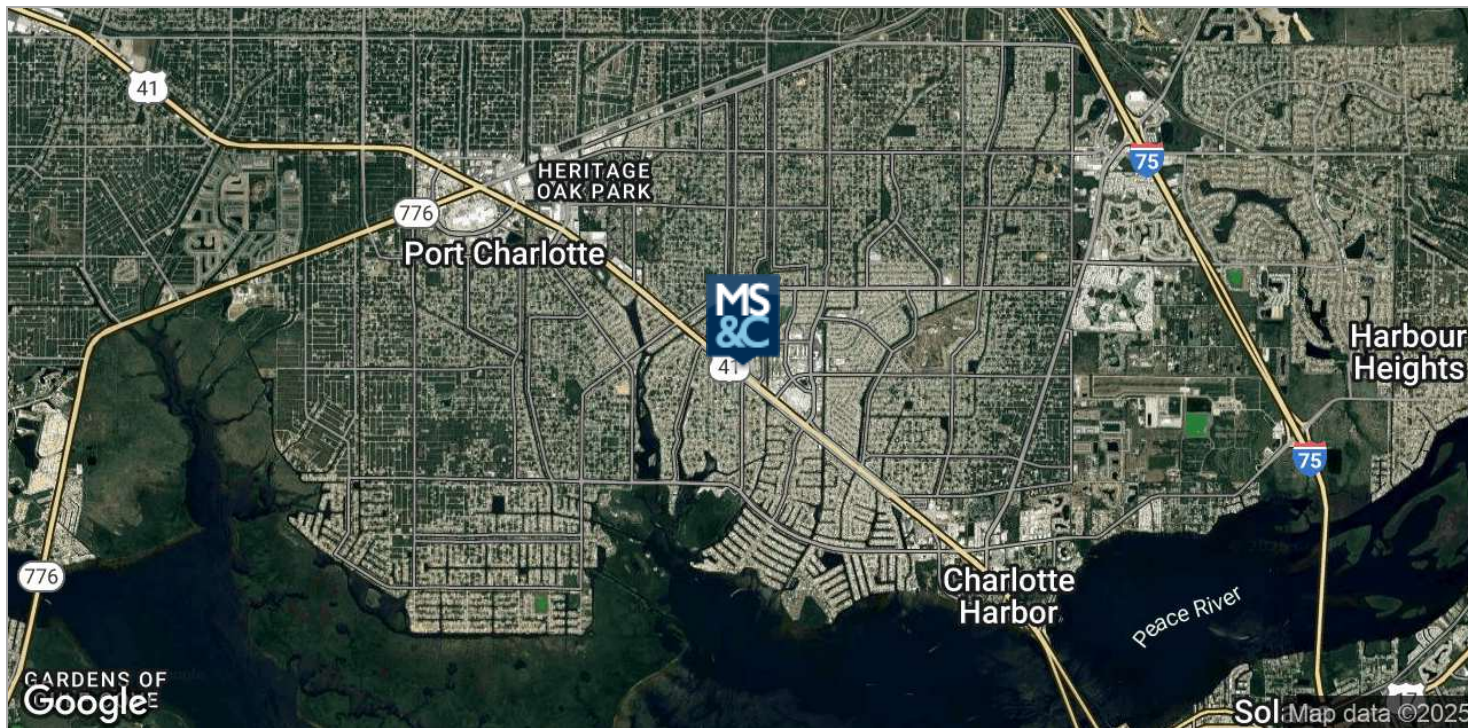
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2886 TAMIAMI TRAIL, PORT CHARLOTTE, FL
LOCATION MAPS



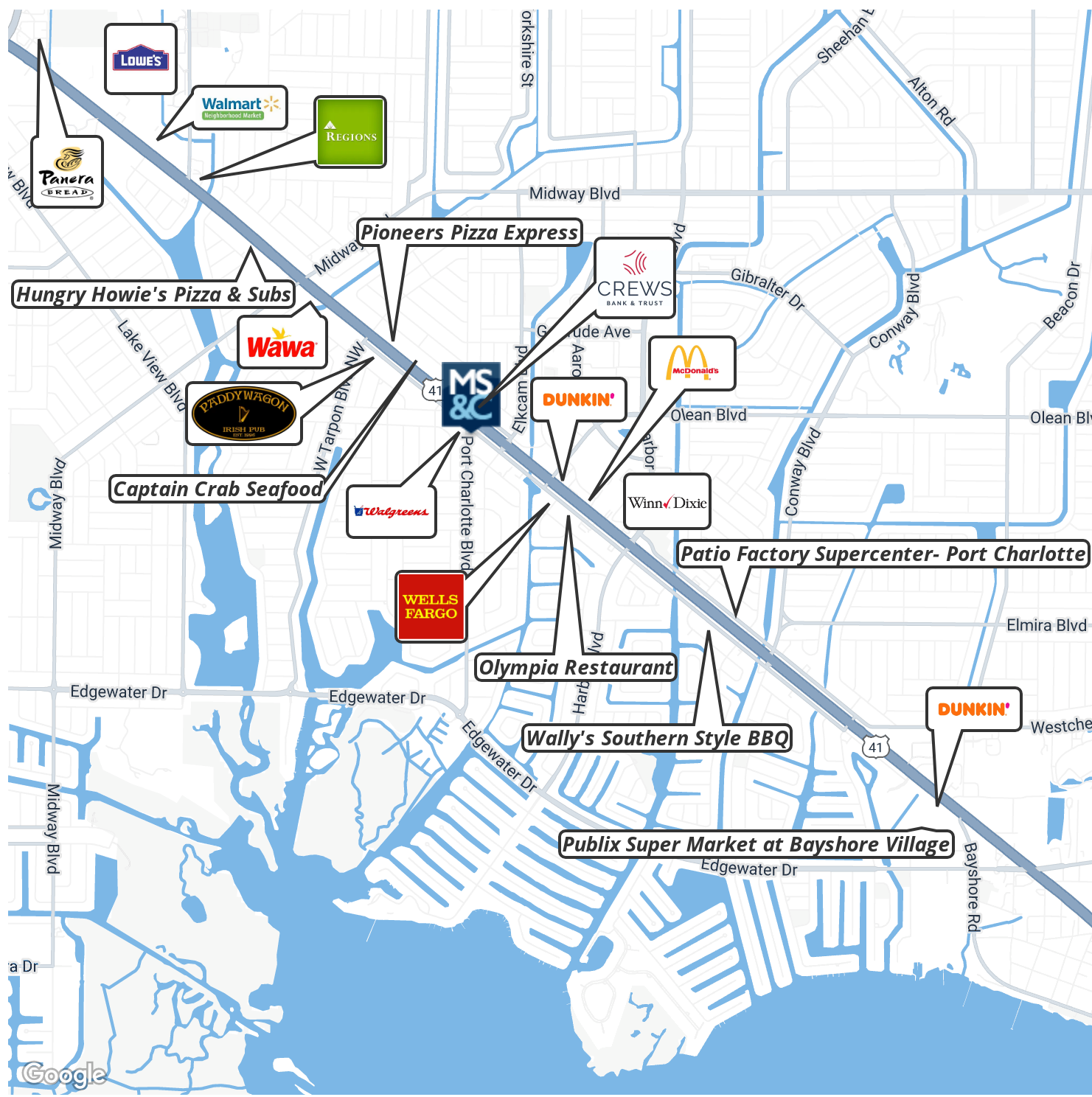
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2886 TAMIAMI TRAIL, PORT CHARLOTTE, FL RETAILER MAP



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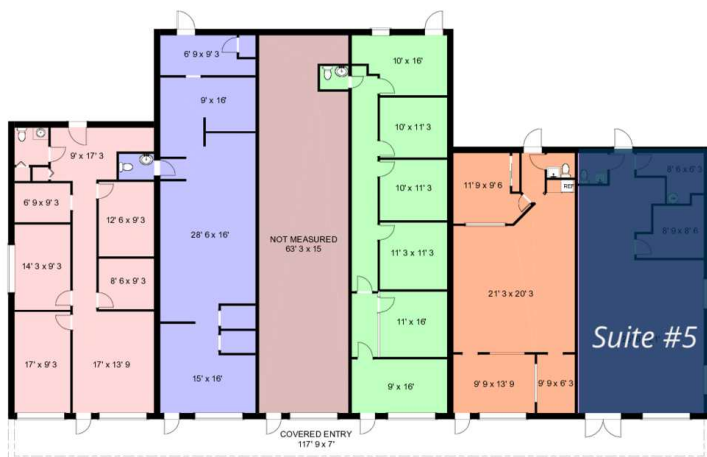
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2886 TAMIAMI TRAIL, PORT CHARLOTTE, FL
RENT ROLL



SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR
Suite #1	AVAILABLE	4,652 SF	32.58%	\$15.00
Suite #2	Tony's Legal Services	997 SF	6.98%	-
Suite #3	AVAILABLE	998 SF	6.99%	\$18.00
Suite #4	AVAILABLE	1,200 SF	8.41%	\$18.00
Suite #5	AVAILABLE: Hair Salon	1,020 SF	7.14%	\$21.00
Suite #6	Chiropractor	960 SF	6.72%	-
Suite #7	Massage Spa	1,123 SF	7.87%	-
Suite #8	Technology Repair	987 SF	6.91%	-
Suite #9	Helen's Alterations	1,133 SF	7.94%	-
Suite #10	Mary Stewart CPA	1,207 SF	8.45%	-
TOTALS		14,277 SF	99.99%	



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 damikin walls.

Prepared exclusively for David Perry with Terra Realty Group
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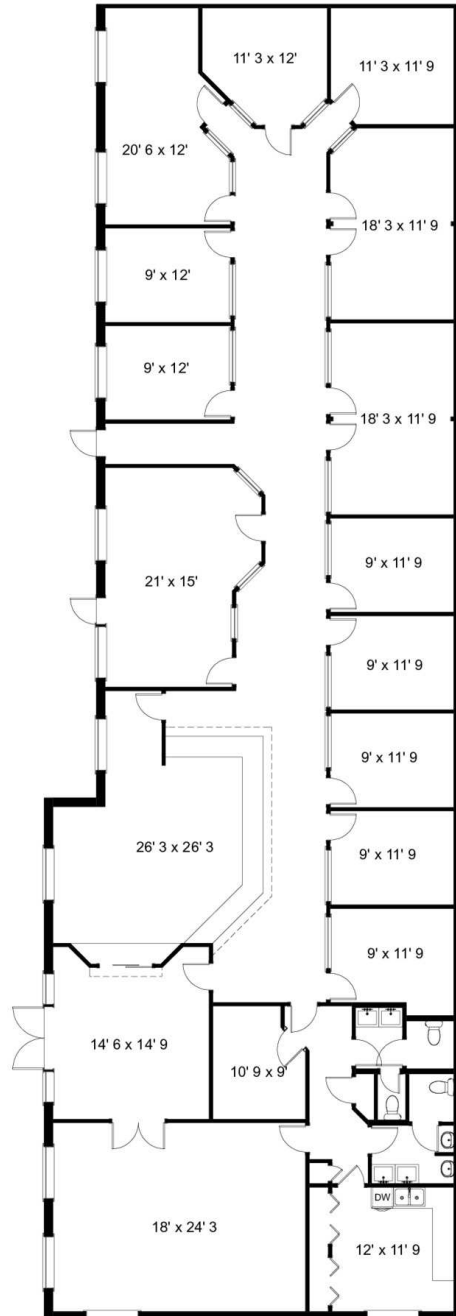


**2886 TAMIAMI TRAIL, PORT CHARLOTTE, FL
SUITE #1 FLOOR PLAN**

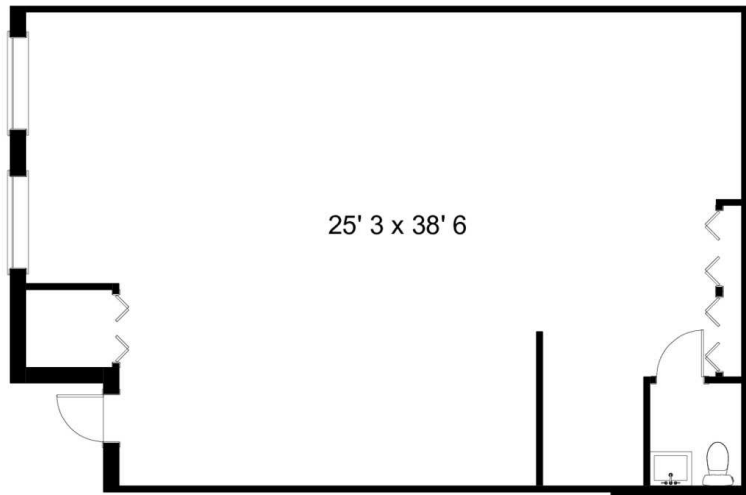
2886 TAMIAMI TRAIL NORTH
PORT CHARLOTTE, FL
(Proposed Suite 1)

TOTAL USABLE AREA 4652 sq. ft.

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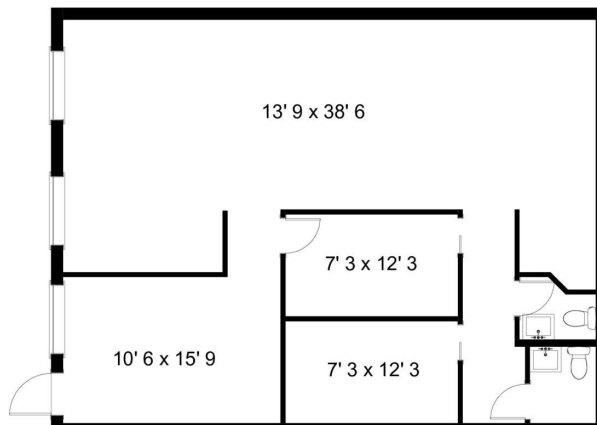
**2886 TAMIAMI TRAIL NORTH
PORT CHARLOTTE, FL
Suite 3****TOTAL USABLE AREA 998 sq. ft.**

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**2886 TAMIAMI TRAIL, PORT CHARLOTTE, FL
SUITE #4 FLOOR PLAN**

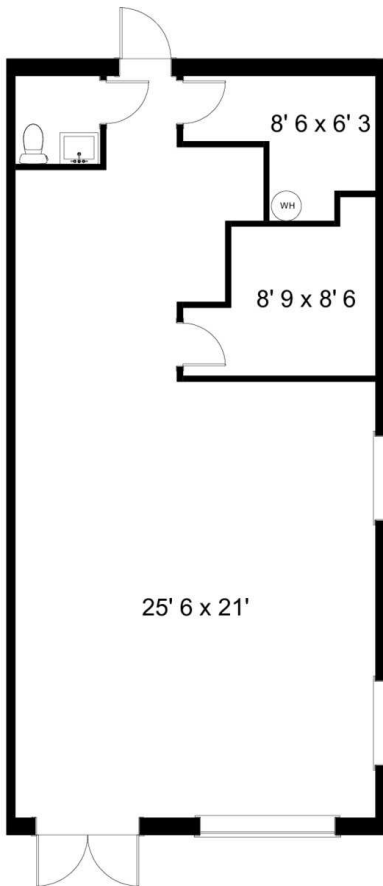
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PORT CHARLOTTE, FL
Suite 4**



TOTAL USABLE AREA 1200 sq. ft.

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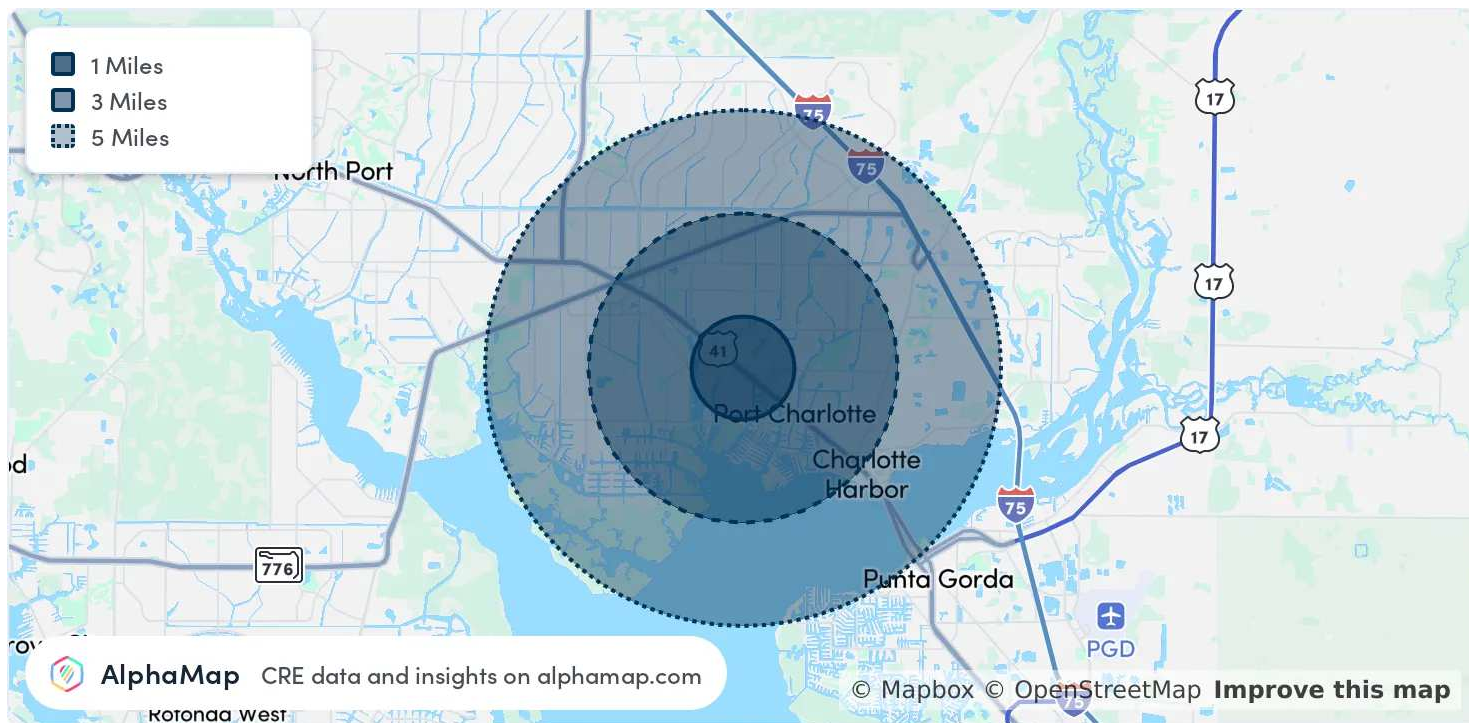
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**2886 TAMIAMI TRAIL NORTH
PORT CHARLOTTE, FL
Suite 5****TOTAL USABLE AREA 1020 sq. ft.**

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2886 TAMIAMI TRAIL, PORT CHARLOTTE, FL DEMOGRAPHIC SUMMARY



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

**G. RIVER WEST**

Senior Commercial Advisor

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FL #3619267 // TN #347765

PROFESSIONAL BACKGROUND

River West is a dedicated commercial real estate agent with an academic background that provides a strong analytical foundation—insights he leverages to deliver value-driven results for his clients. Licensed in both Florida and Tennessee, River brings multistate experience and professionalism to every transaction. He has successfully completed numerous complex 1031 Exchange transactions, representing both buyers and sellers—including clients exchanging out-of-state assets into Florida investments.

Currently, he represents various developers and brands to assist with the successful site acquisition and execution of commercial developments via ground leasing and build-to-suits throughout the United States. He also manages the leasing of a variety of retail and office centers throughout Southwest Florida, along with providing exclusive tenant representation to select brands.

River is committed to ensuring every client's goals are met with precision, diligence, and a high level of service.

EDUCATION

University of Florida

-Bachelor's Degree in Business Administration, specialized in Business and Economic Geography

-Minor in Real Estate

MEMBERSHIPS

-Past University of Florida Finance Group Member

-Past University of Florida Real Estate Society Member

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COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

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MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.