

Bayshore Village

4265 Tamiami Trail, Port Charlotte, FL 33980



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 1,500 SF & 2,956 SF Spaces Available
- Major tenants include Archwell Health, West Marine, Dollar General, and Pet Supermarket
- Shadow anchored by Publix Supermarket
- Outparcels include Rita's Italian Ice and Dunkin'
- Signalized intersection at the entrance of the center
- Plentiful parking
- 41,000+ vehicles per day on Tamiami Trail, the area's busiest North/South thoroughfare
- 1.4 miles from the brand new Sunseeker Resort by Allegiant Air, \$470mm project currently under construction includes a full service resort, world-class golf course, 55,000 SF of meeting and event space, 17 food and beverage concepts, and more

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,500 - 2,956 SF
Lot Size:	6.92 Acres
Building Size:	55,160 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,997	15,884	43,408
Total Population	6,205	35,027	95,510
Average HH Income	\$68,056	\$60,457	\$67,189

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PROPERTY PHOTO



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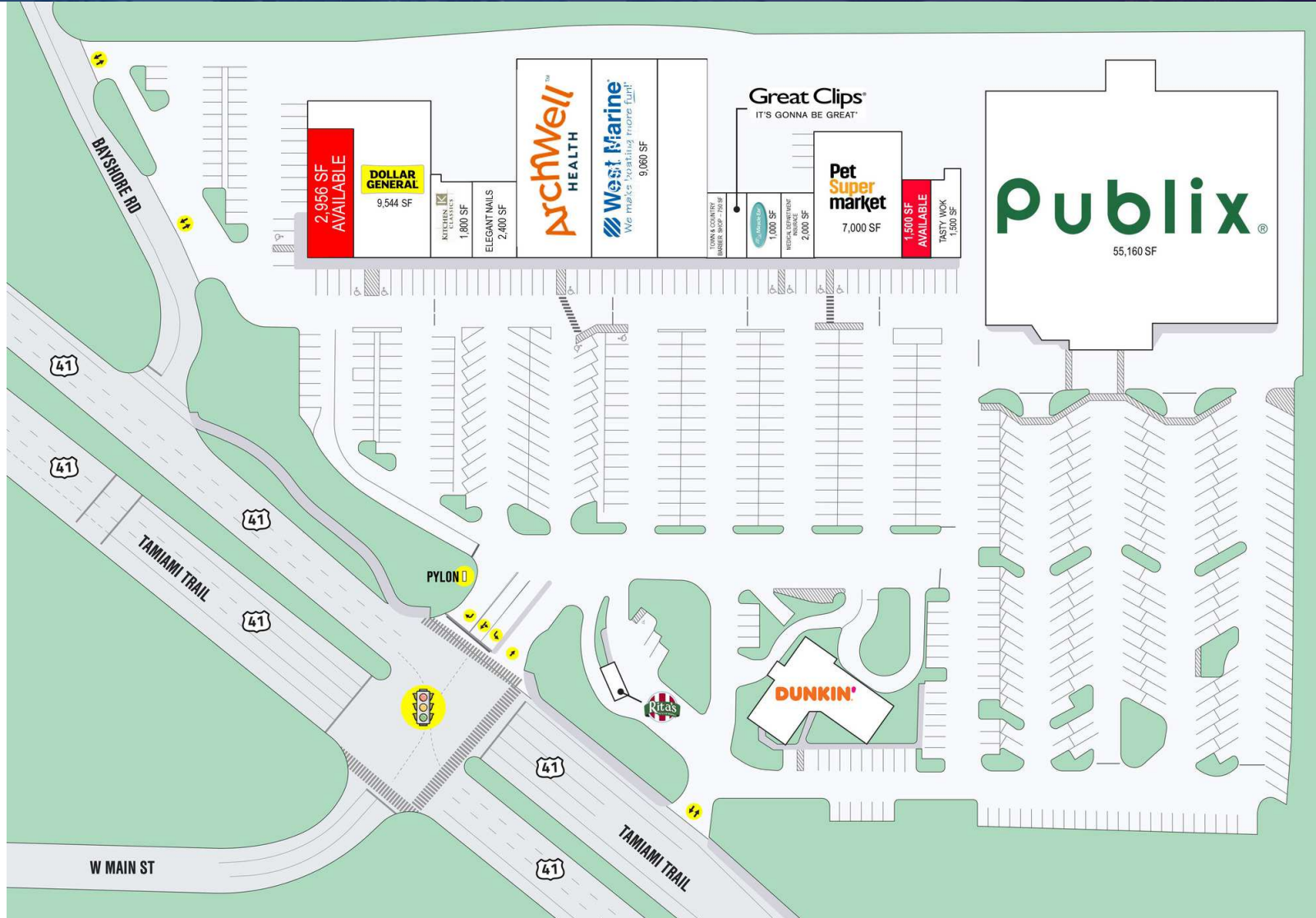
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SITE PLAN



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RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus,
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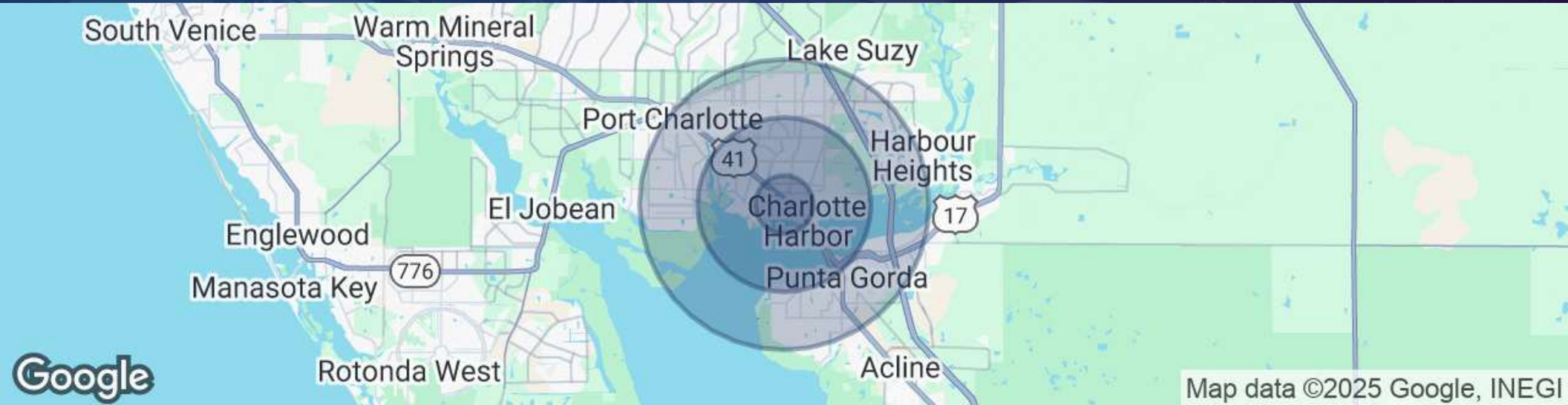
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,205	35,027	95,510
Average age	52.7	50.9	51.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,997	15,884	43,408
# of persons per HH	2.3	2.2	2.2
Average HH income	\$68,056	\$60,457	\$67,189
Average house value	\$477,478	\$211,549	\$241,050

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