

2ND FLOOR OFFICE SPACE

FOR LEASE • SECOND FLOOR OFFICE SPACE
1600 TAMiami TRAIL • PORT CHARLOTTE, FL 33948



CONTACT US:

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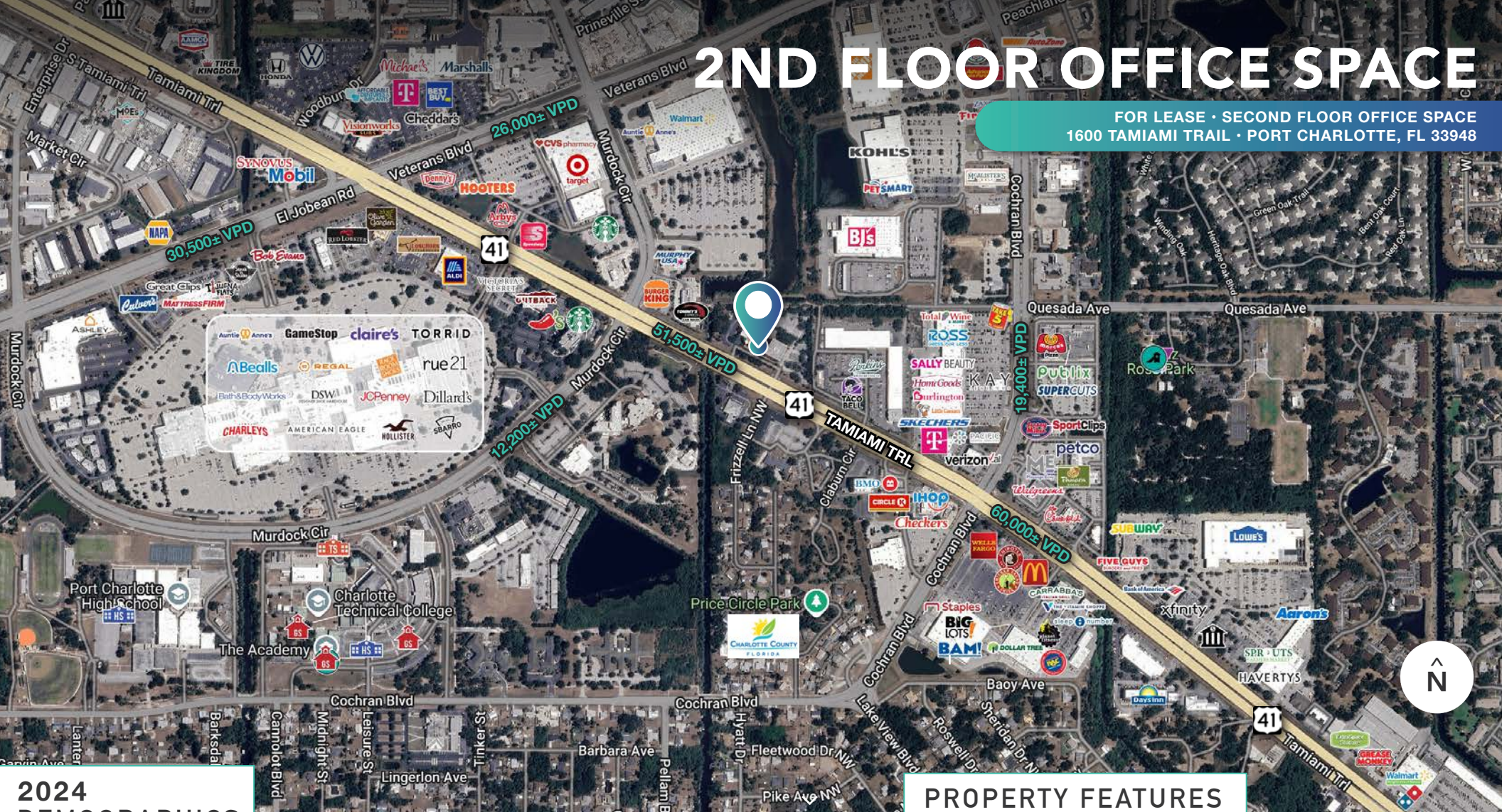
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- Auntie Anne's
- GameStop
- claire's
- TORRID
- ABealls
- REGAL
- rue21
- Bath & Body Works
- DSW
- JCPenney
- Dillard's
- CHARLEY'S
- AMERICAN EAGLE
- HOLLISTER
- SBARO

2024 DEMOGRAPHICS

1600 TAMIAMI TRAIL



	1 MILE	3 MILE	5 MILE
AVERAGE H.H INCOME	\$79,464	\$94,538	\$97,732
POPULATION	4,629	41,007	98,035
EMPLOYMENT DENSITY	7,430	18,712	29,888

PROPERTY FEATURES

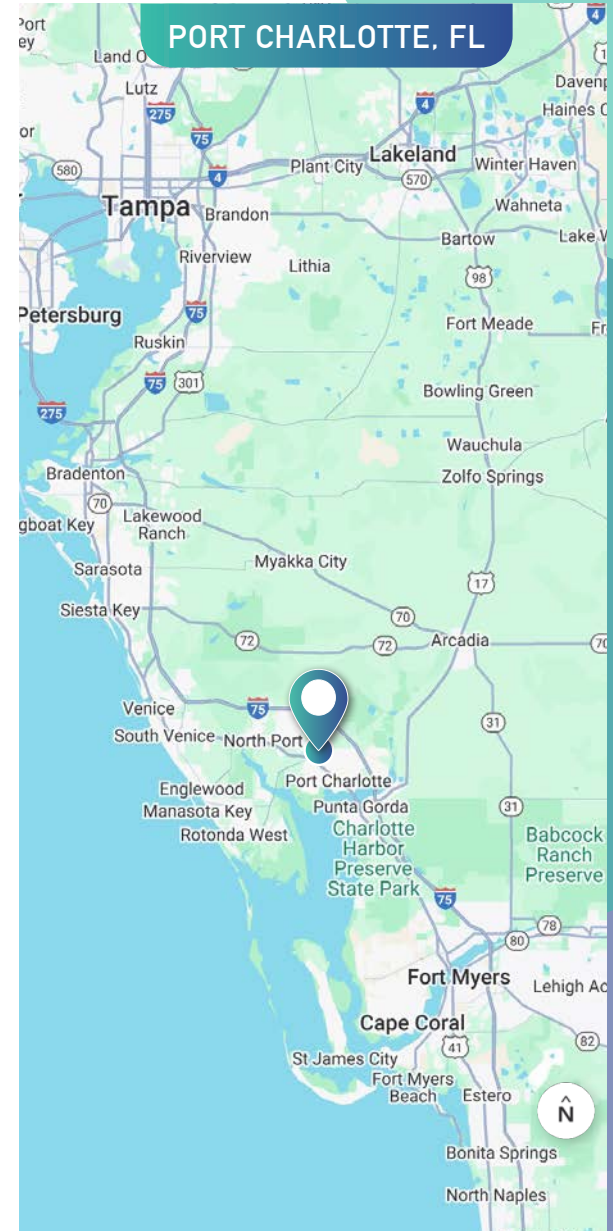
LEASE RATE	Call for more information
AVAILABLE	10,956± SF
ZONING	Commercial (CG)
HIGHLIGHTS	<ul style="list-style-type: none"> High-traffic frontage on US-41 Monument signage available Ample parking
LOCATION	Port Charlotte, FL (Charlotte County)



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PROPERTY PHOTOS



Trinity Commercial Group

701 N. West Shore Blvd • Suite 200 • Tampa, FL 33602

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This information is considered accurate, but not guaranteed.





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AERIALS & ACCESS



Auntie Anne's, GameStop, claire's, ReStore, TORRID, ASHLEY, Bealls, Calum's, REGAL, VINCIGUERRA, Starbucks, rue21, Great Clips, Bath & Body Works, DSW, red's, Dillard's, RED LOBSTER, Bob Evans, Olive Garden, ALDI, LUNA FLATS, CHARLEYS, sam's club, NAPA, VICTORIA'S SECRET, JCPenney, HOLLISTER, OUTBACK, macy's

Denny's, HOOTERS, Cheddar's, Michaels, BEST BUY, T-Mobile, Marshalls, VW, HONDA, AAMCO, TIRE KINGDOM, SYNOVUS, Mobil, FIREHOUSE SUBS

Starbucks, target, CVS pharmacy, kane's FURNITURE, BURGER KING

Walmart



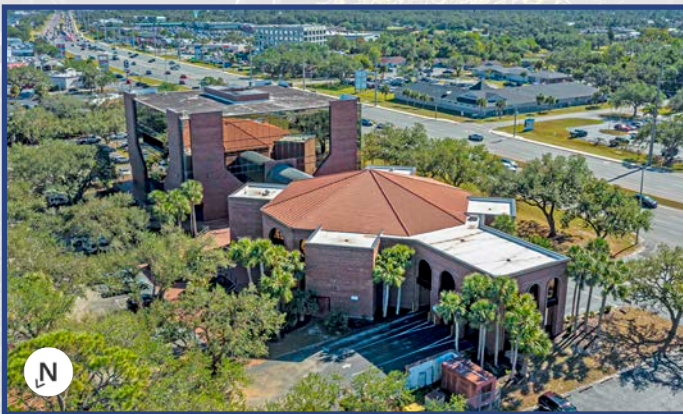
TAMiami TRAIL
51,500± VPD



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SECOND FLOOR FLOORPLAN



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