

Charlotte Shoppes

1931 Tamiami Trail | Port Charlotte, Florida

OM VENTURES



Frontage on Tamiami Trail

2,000 - 11,500 SF Available

The information contained herein was obtained from sources deemed reliable and accurate; however, no guarantees or warranties are made as to the completeness and accuracy thereof.

Steliyan Ivanov

727-251-7398

steliyan@omventures.com

Dharma Malempati

813-676-4951

dharma@omventures.com

Charlotte Shoppes

1931 Tamiami Trail | Port Charlotte, Florida

Now Leasing



2025 Demographics

	1-Mile	3-Mile	5-Mile
Total Population	6,396	47,074	99,474
Daytime Population	11,712	50,923	93,463
Total Households	3,134	20,014	42,051
Average HH Income	\$90,089	\$85,399	\$93,269



Location

SEQ of Tamiami Trail & Cochran Blvd
1931 Tamiami Trail, Port Charlotte, Florida 33948



Available

- Unit 7: 2,000 - 4,000 SF
- Unit 12: 1,000 SF
- Unit 13: 11,500 SF



Rate

Call for Details



Highlights

- Site surrounded by over 50 national retailers
- Located on the high-volume trafficked Tamiami Trail (61,000 AADT)
- Just southeast of signaled four-way intersection
- Pylon sign on site
- Frontage on Tamiami Trail



Traffic Counts (FLDOT)

Tamiami Trail: 61,000 VPD ('24)
Cochran Blvd: 20,500 VPD ('24)

OM VENTURES

Steliyan Ivanov

727-251-7398

steliyan@omventures.com

Dharma Malempati

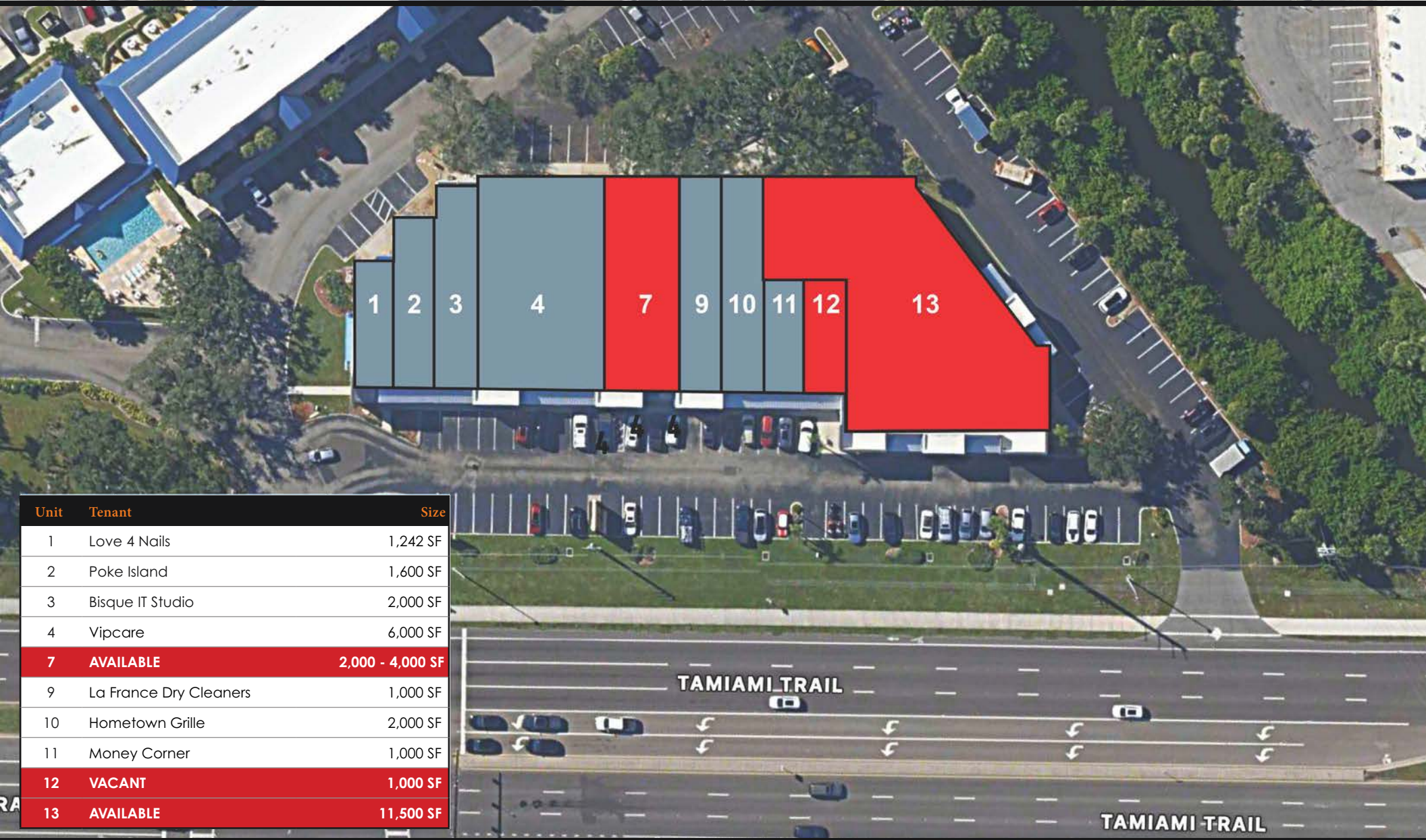
813-676-4951

dharma@omventures.com

Charlotte Shoppes

1931 Tamiami Trail | Port Charlotte, Florida

Now Leasing



Unit	Tenant	Size
1	Love 4 Nails	1,242 SF
2	Poke Island	1,600 SF
3	Bisque IT Studio	2,000 SF
4	Vipcare	6,000 SF
7	AVAILABLE	2,000 - 4,000 SF
9	La France Dry Cleaners	1,000 SF
10	Hometown Grille	2,000 SF
11	Money Corner	1,000 SF
12	VACANT	1,000 SF
13	AVAILABLE	11,500 SF

OM VENTURES

Steliyan Ivanov

727-251-7398

steliyan@omventures.com

Dharma Malempati

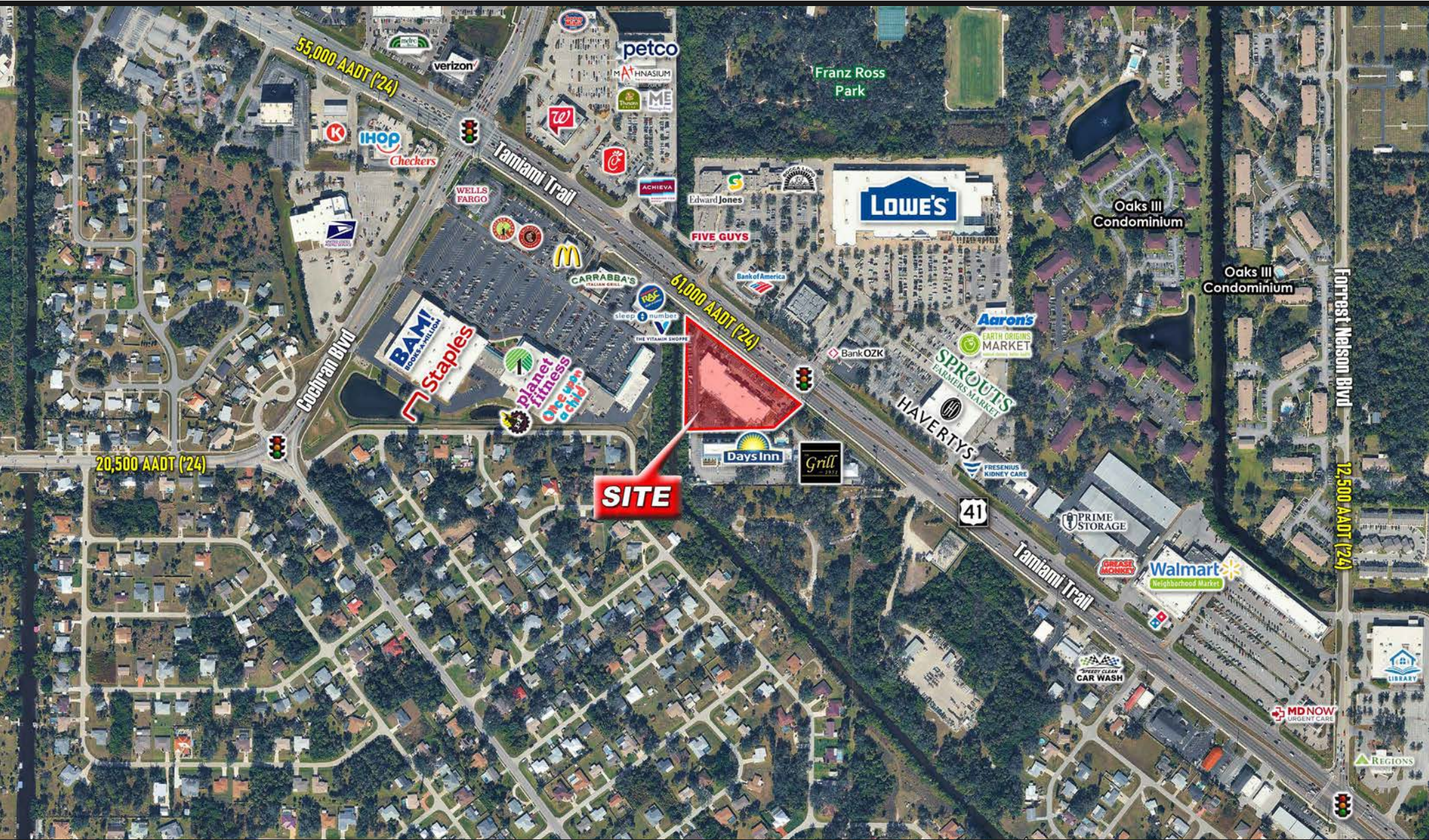
813-676-4951

dharma@omventures.com

Charlotte Shoppes

1931 Tamiami Trail | Port Charlotte, Florida

Now Leasing



OM VENTURES

Steliyan Ivanov

727-251-7398

steliyan@omventures.com

Dharma Malempati

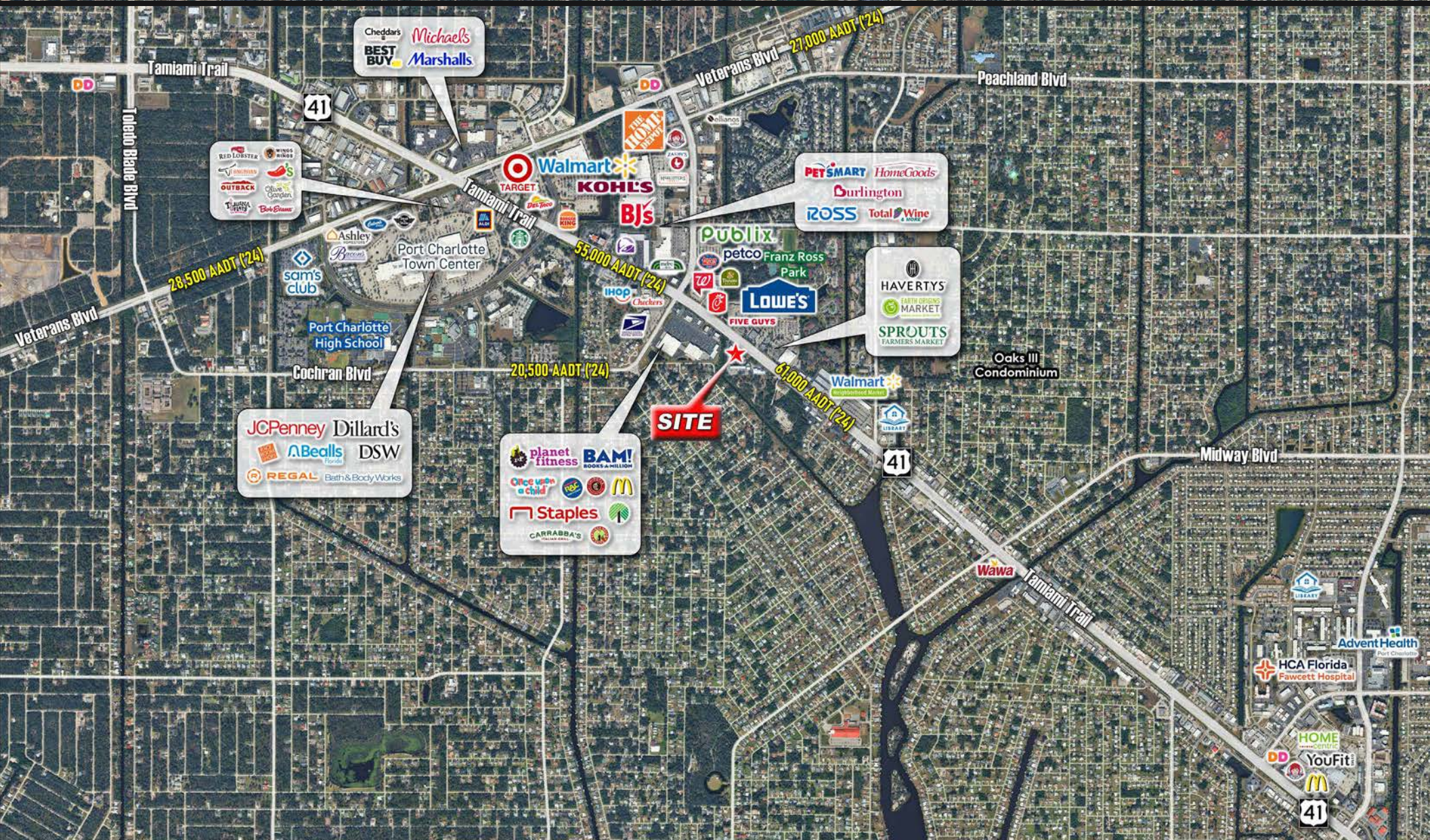
813-676-4951

dharma@omventures.com

Charlotte Shoppes

1931 Tamiami Trail | Port Charlotte, Florida

Now Leasing



OM VENTURES

Steliyan Ivanov

727-251-7398

steliyan@omventures.com

Dharma Malempati

813-676-4951

dharma@omventures.com

Charlotte Shoppes

1931 Tamiami Trail | Port Charlotte, Florida

Now Leasing



OM VENTURES

Steliyan Ivanov

727-251-7398

steliyan@omventures.com

Dharma Malempati

813-676-4951

dharma@omventures.com

Charlotte Shoppes

1931 Tamiami Trail | Port Charlotte, Florida

Now Leasing



OM VENTURES

Steliyan Ivanov

727-251-7398

steliyan@omventures.com

Dharma Malempati

813-676-4951

dharma@omventures.com