SALE / LEASE

3762 TAMIAMI TR UNIT H

3762 Tamiami Tr unit H Port Charlotte, FL 33952

OFFERING SUMMARY

Sale Price:	$500,000
Lease Rate:	$12.78 PSF/yr + $7.75 PSF Pass-Through Expenses (NNN)
Association Dues:	$450.00 Per Month
Available SF:	2,280 SF
Price / SF:	$219.30
Year Built:	1974
Zoning:	CG

PROPERTY OVERVIEW

Retail condo for sale or lease on Tamiami Trail in Port Charlotte!
This unit consists of 2,280 SF and has a nice open floor plan, storage room, office and 2 restrooms.
This property is zoned Commercial General (CG) allowing for many uses.

Call Kayla Weiss-Bohnstedt to schedule a showing at 941-268-4423.

Strong traffic counts - 45,500 AADT(annual average daily traffic)
Metal roof was put on post-hurricane Ian!

The association does not allow like-kind businesses.

PROPERTY HIGHLIGHTS

- 2,280 SF retail condo zoned CG allowing for many uses
- There was at 1 time a drive through window in this unit
- Retail condo for sale or lease!

Kayla Weiss-Bohnstedt
(941) 268-4423

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,380	46,772	102,386
Average Age	50	50	53
Average Age (Male)	49	49	52
Average Age (Female)	51	52	54

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,109	20,427	46,117
# of Persons per HH	2.3	2.3	2.2
Average HH Income	$67,169	$73,985	$82,204
Average House Value	$245,679	$279,083	$337,535

Demographics data derived from AlphaMap

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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

REALTOR®

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

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Coldwell Banker Commercial Realty
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