



3880

TAMIAMI  
CENTER

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by T-Mobile

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OFFERING MEMORANDUM

**3880 TAMIAMI TRAIL**

100% OCCUPIED RETAIL BUILDING - PORT CHARLOTTE, FL



## PROPERTY SUMMARY

**Property Address:** 3880 Tamiami Trail  
Port Charlotte, FL 33952

**County:** Charlotte

**Property Size:** 15,000± Sq. Ft. | 0.35± Acres

**Zoning:** CG (Commercial General)

**Building:** 5,640± Rentable Square Feet

**Number of Units:** 5 Units

**Parking:** 23 Surface Spaces

**Parcel ID Number:** 402223379006

**Building Elevation:** 9' 1" (above the base flood elevation)

**Year Built:** 2005

**Tax Information:** \$11,686 (2023)

LIST PRICE:

**\$1,189,000**  
**\$210 PSF**

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**COMPANIES**  
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## SALES EXECUTIVE



**Christi Pritchett, CCIM**  
Sales Associate



**DIRECT ALL OFFERS TO:**

**Christi Pritchett, CCIM**

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**OFFERING PROCESS**

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.



## THE OPPORTUNITY

- Fully occupied, multi-tenant commercial building with high visibility and traffic exposure on US 41.
- The 2005 single-story building is constructed of concrete block, metal trusses and studs.
- Comprised of five units and 5,640 SF of rentable floor area.
- Parking includes 8 spaces in the front, 15 spaces in the rear of the building and a public lot with 8 additional spaces immediately across the street.
- Utilities provided by County central water and sewer systems.
- Located 1.5± miles north of the new 785-room Sunseeker Resort & Convention Center.





## TENANT INFORMATION & EXPENSES

The leases are mostly “modified gross,” with the tenants being responsible for all expenses except insurance and ad valorem taxes. The Landlord is also liable for any HVAC repairs on units B & C that exceed \$1,000 per unit. These leases ideally should be converted to triple net leases at renewal to avoid a reduction in net operating income due to rising operating expenses.

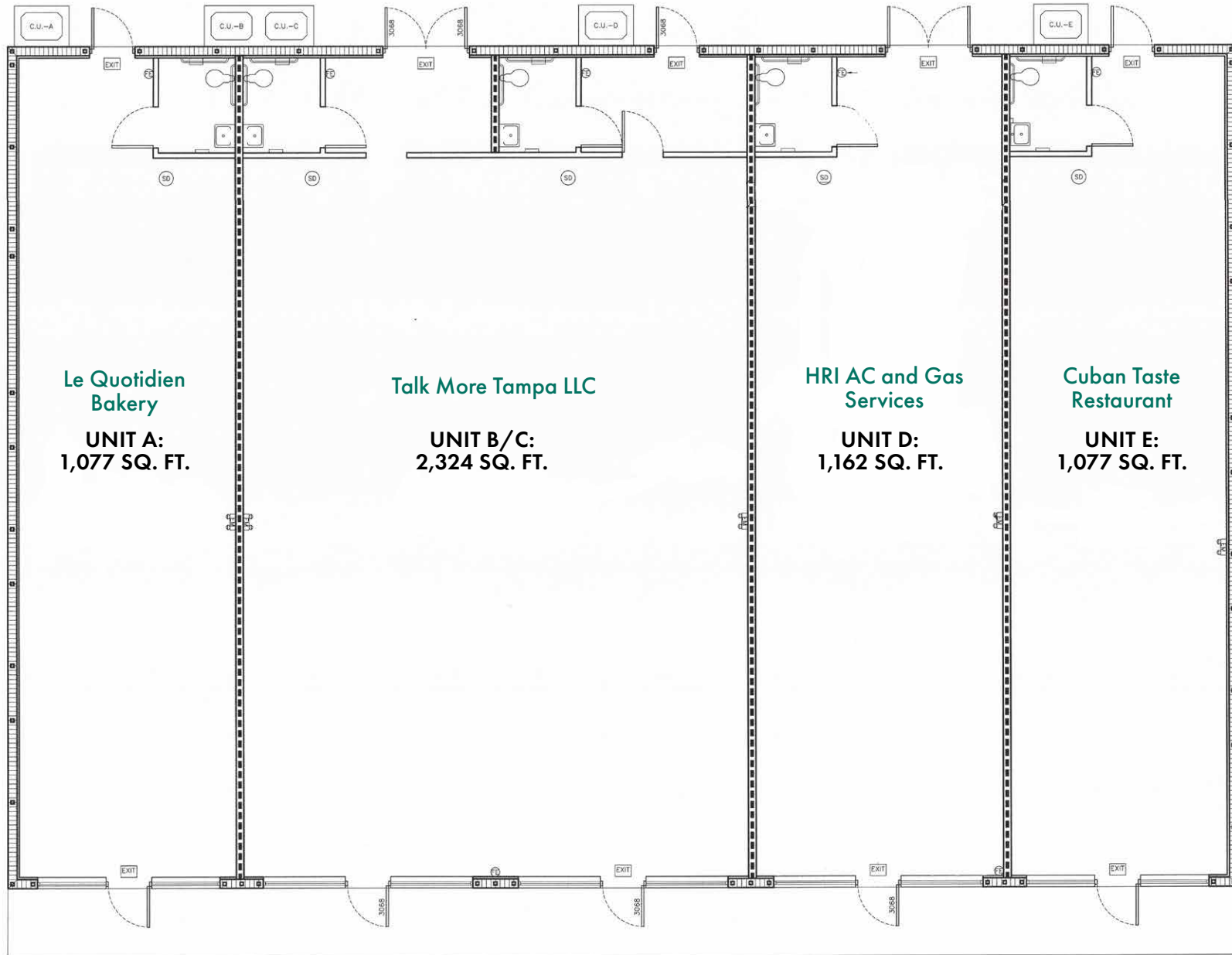
UNIT	Rentable Floor Area	Tenant	Occupied Space	Occupancy	Lease Term Expiration	Months Remaining	Rent PSF	Effective Rent	Rent Escalator
<b>A</b>	1,077	Le Quotidien Bakery	1,077	19.1%	5/31/25	10	20.15	\$21,700	3%-CPI
<b>B</b>	1,162	Talk More Tampa LLC	1,162	20.6%	8/31/27	37	17.09	\$19,847	3% - CPI
<b>C</b>	1,162	Talk More Tampa LLC	1,162	20.6%	8/31/27	37	17.09	\$19,847	3% - CPI
<b>D</b>	1,162	HRI AC and Gas Services	1,162	20.6%	11/30/24	4	17.94	\$20,846	1 Year Lease
<b>E</b>	1,077	Cuban Taste Restaurant	1,077	19.1%	M-to-M	M-to-M	19.55	\$21,057	M-to-M
<b>Total</b>	<b>5,640</b>		<b>5,640 SF</b>	<b>100%</b>			<b>\$18.36</b>	<b>\$103,297</b>	<b>3% - CPI</b>

### Estimated Operating Expenses

<b>Real Estate Taxes</b>	\$11,686
<b>Property Insurance</b>	\$14,766
<b>Cleaning and Maintenance</b>	\$357
<b>Legal &amp; Professional Fees</b>	\$410
<b>Repairs</b>	\$2,819
<b>Management Fee</b>	\$2,500
<b>Total</b>	<b>\$32,538</b>



# BUILDING LAYOUT





## BUILDING EXTERIOR





## BUILDING EXTERIOR



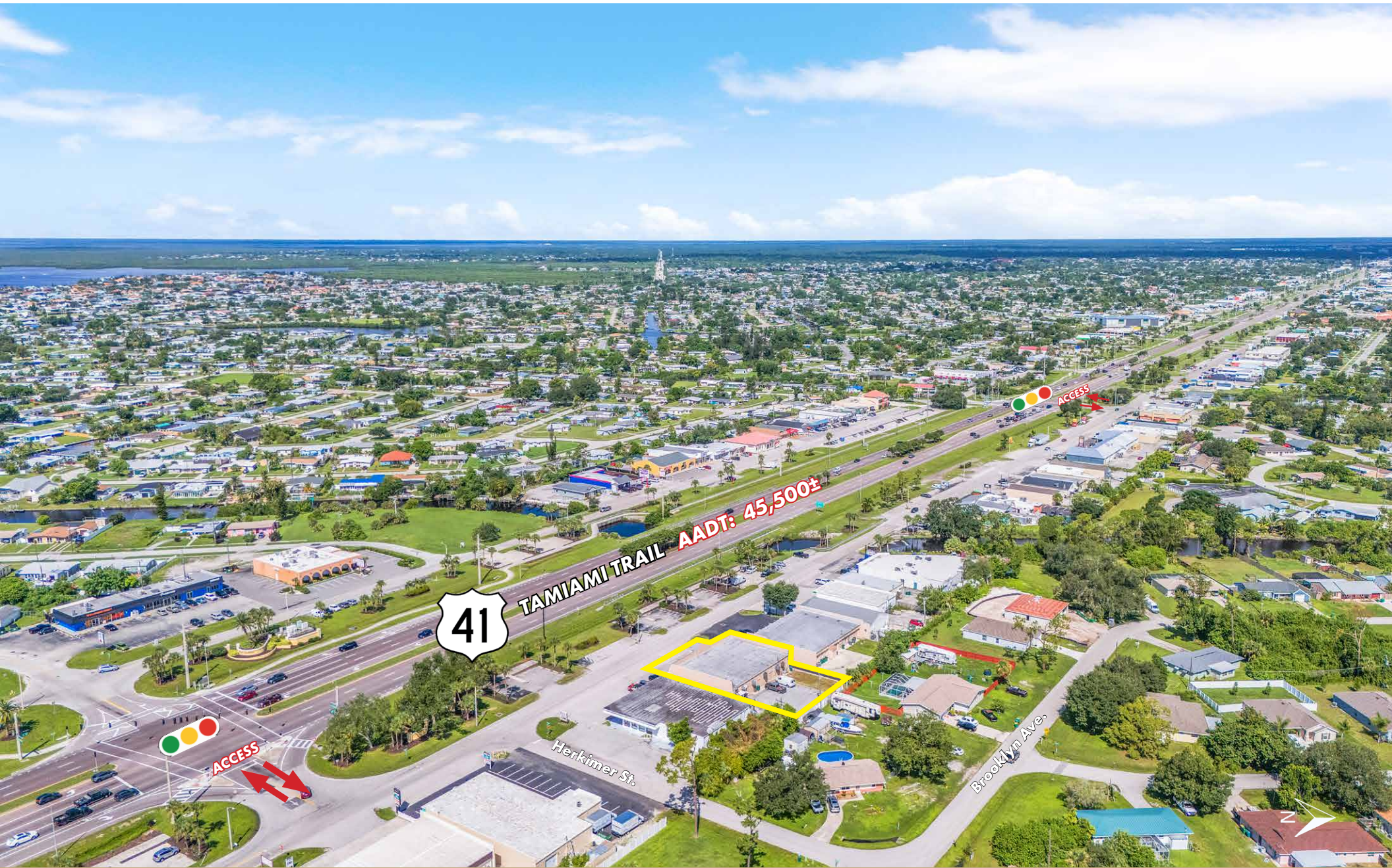


# PROPERTY AERIAL





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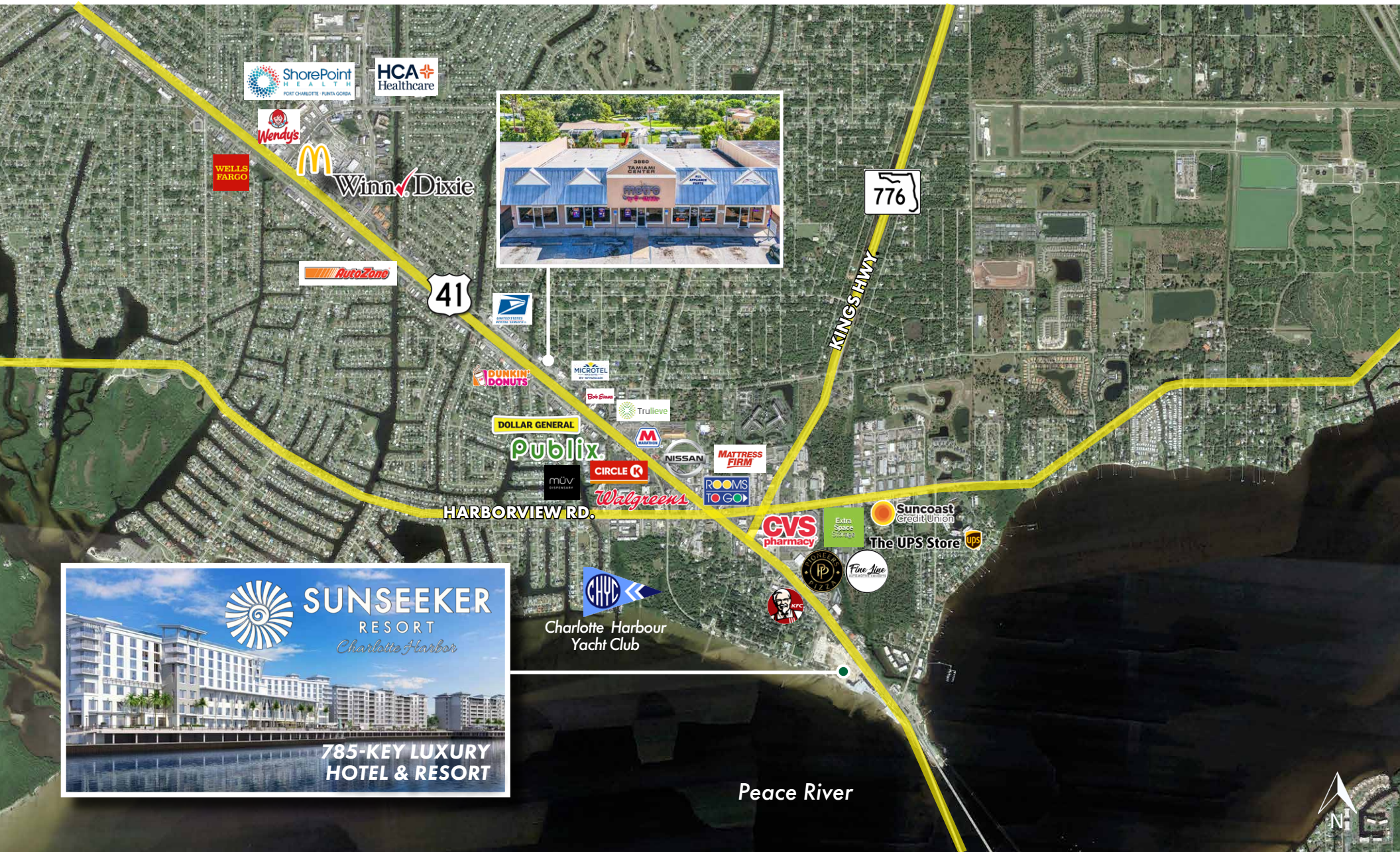


DOWNTOWN  
PUNTA GORDA



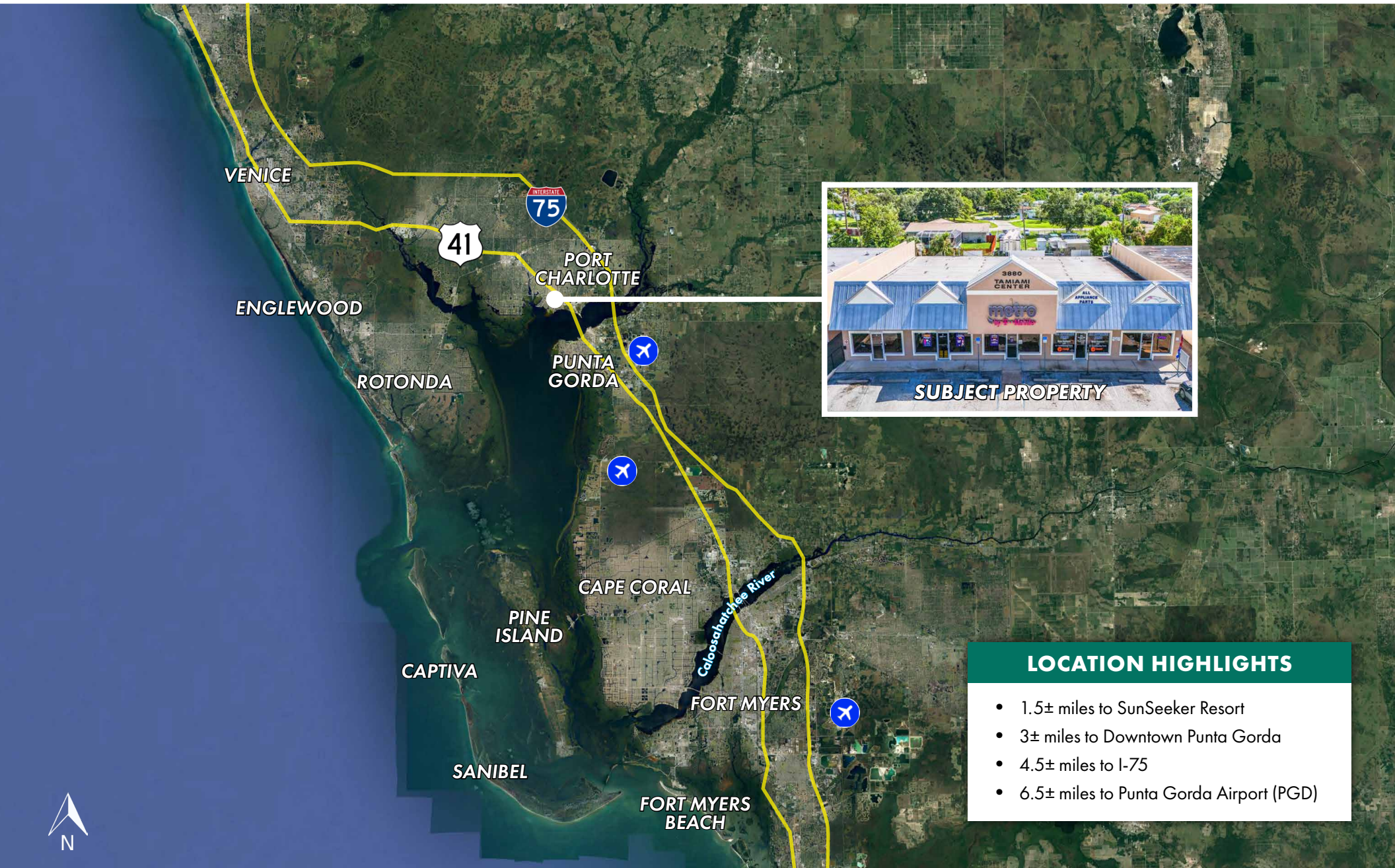


# AREAS OF INTEREST





# LOCATION MAP



## LOCATION HIGHLIGHTS

- 1.5± miles to SunSeeker Resort
- 3± miles to Downtown Punta Gorda
- 4.5± miles to I-75
- 6.5± miles to Punta Gorda Airport (PGD)







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## COMPANIES

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