



3570 TAMIAMI TRL

PORT CHARLOTTE, FLORIDA 33952

PROPERTY HIGHLIGHTS

- Prime location on Tamiami Trail
- Drive-thru access
- High visibility with prominent signage
- 30,000 SF of land

DEMOGRAPHICS 1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
Total Households	5,379	48,558	97,000
Total Population	10,998	95,139	187,899
Average HH Income	\$44,755	\$58,026	\$59,767



For More Information

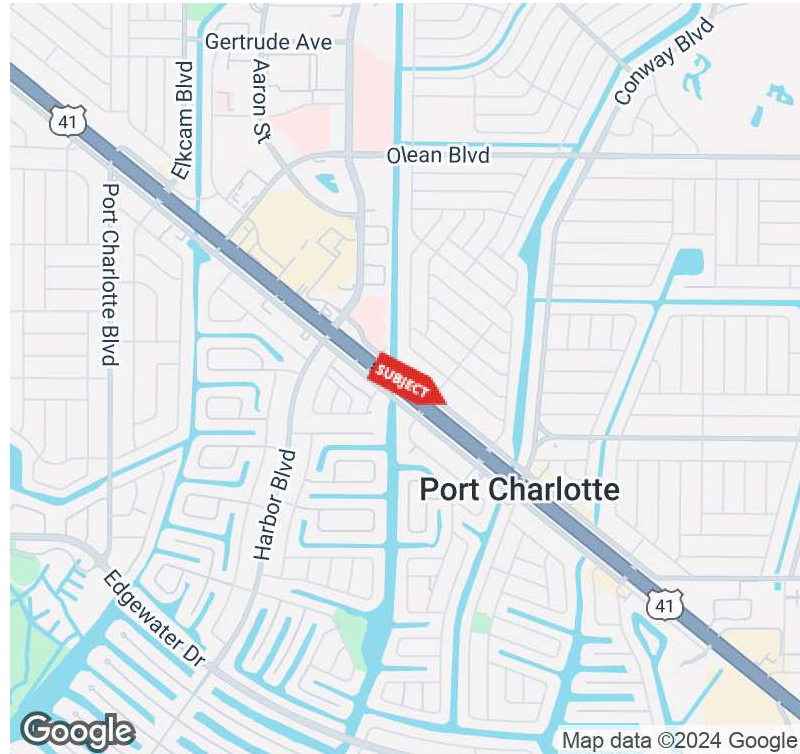
BRIAN SEIDEL

CCIM - Broker Associate

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FREE STANDING BUILDING ON TAMIAMI TRAIL



OFFERING SUMMARY

Lease Rate:	\$4,500.00 per month (NNN)
Available SF:	3,338 SF
Lot Size:	30,000 SF
Year Built:	1983
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 3570 Tamiami Trail, Port Charlotte, FL 33952

Property Type: Free-Standing Retail
Size: 3,338 SF
Zoning: CG

This prime free-standing retail property is located on Tamiami Trail in Port Charlotte, offering excellent visibility and accessibility. Spanning 3,338 SF, the property features a drive-thru, visible signage, and is set on 30,000 SF of land. With CG zoning, this space is ideal for a variety of retail uses and is available for sale or lease. Its great location along a busy commercial corridor makes it an exceptional opportunity for businesses looking to establish or expand their presence in the area.

Visit us online at www.AmericanPropertyGroup.com to see all our listings or call (941) 923-0535 Ext. 305 at your convenience.

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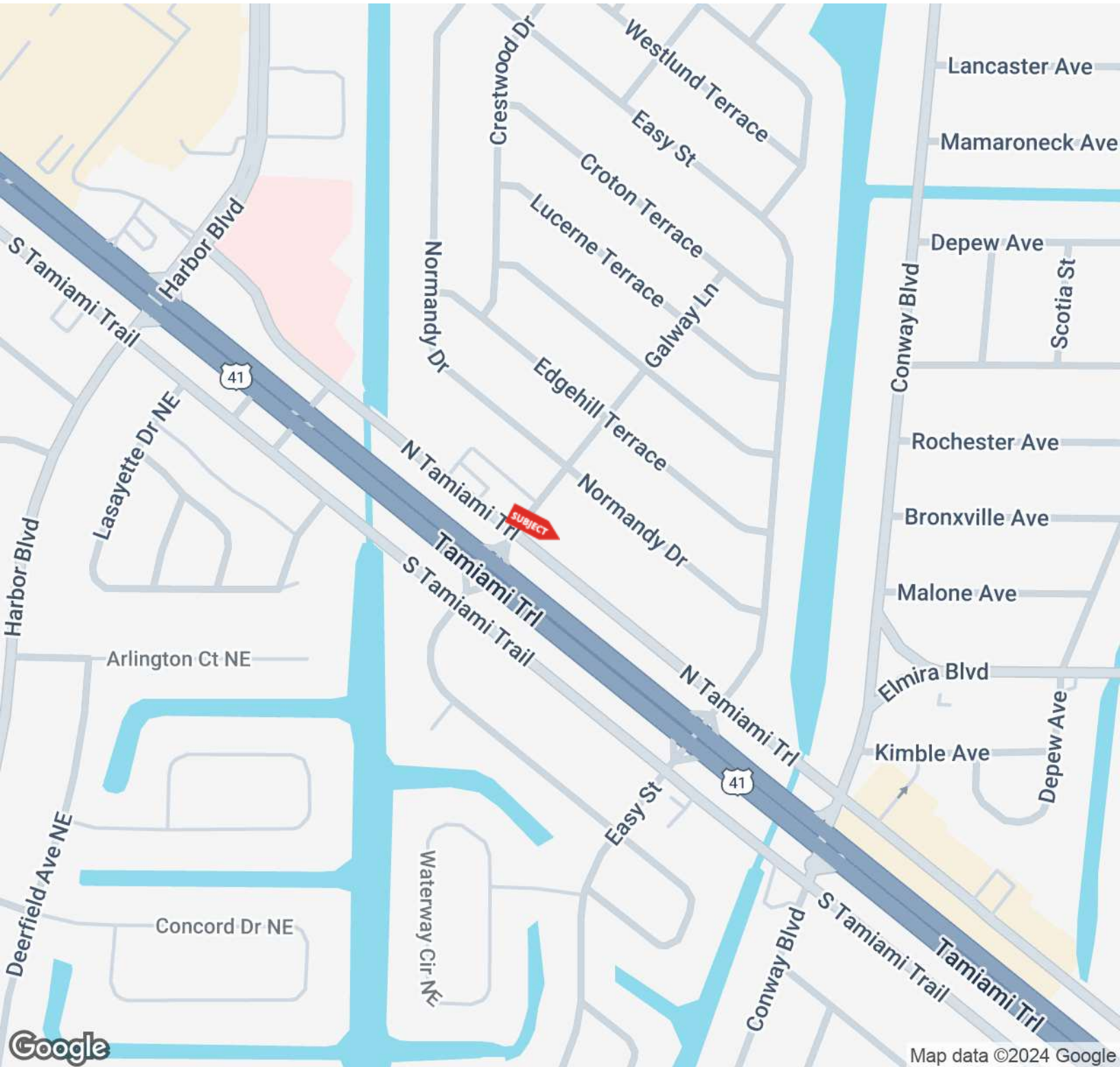


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**AMERICAN
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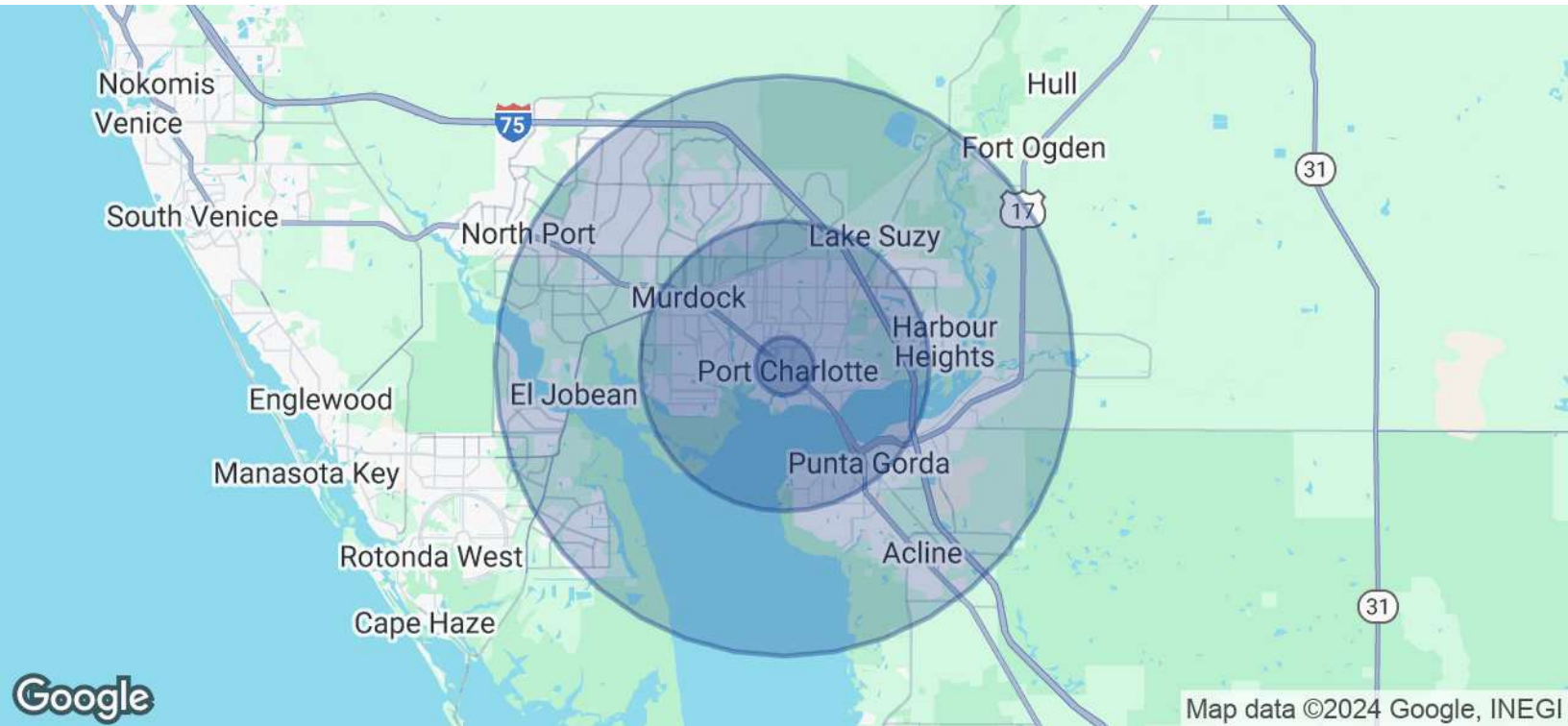


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,998	95,139	187,899
Average Age	55.1	55.8	54.7
Average Age (Male)	53.3	52.2	52.7
Average Age (Female)	56.1	57.4	55.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,379	48,558	97,000
# of Persons per HH	2.0	2.0	1.9
Average HH Income	\$44,755	\$58,026	\$59,767
Average House Value	\$134,242	\$214,531	\$223,201

2020 American Community Survey (ACS)

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