



2841 TAMIAMI TRAIL, PORT CHARLOTTE INCLUDING EXCESS LAND

2841 TAMIAMI TRL, PORT CHARLOTTE, FL 33952

TAMMY SHAW

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MSC | COMMERCIAL
REAL ESTATE

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

Sale Price	\$749,000
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LOCATION INFORMATION

Building Name	2841 Tamiami Trail, Port Charlotte including EXCESS LAND
Street Address	2841 Tamiami Trl
City, State, Zip	Port Charlotte, FL 33952
County	Charlotte

BUILDING INFORMATION

Building Size	2,009 SF
Building Class	C
Number of Floors	1
Year Built	1984
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	CG
Lot Size	26,087 SF
APN #	402216480014

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Restrooms	5.0
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PROPERTY DESCRIPTION

2841 Tamiami Trail – Port Charlotte, Florida
 Well-maintained ±2,000 SF commercial building formerly used for medical office services, featuring a new roof and new A/C, offering move-in-ready condition for medical, professional, or office users. Functional medical-style layout with 13 total rooms, including six rooms with water, a large reception area, private waiting room, two bathrooms, and two dedicated storage areas, allowing flexibility for a variety of uses.
 Commercial General (CG) zoning, supporting a wide range of permitted uses including medical, office, professional services, and other commercial operations.
 Exceptional parking and access, featuring a large on-site parking lot with approximately 20 spaces, two ingress/egress points, additional street parking, and an included adjacent lot of approximately 14,000 SF.
 Expansive land component, with the entire property totaling approximately 26,180 SF, providing future expansion potential, excess parking, or outdoor use opportunities rarely found along Tamiami Trail.
 Prime Tamiami Trail location in a high-traffic commercial corridor, offering excellent visibility and accessibility while also benefiting from a quieter, park-like, green-buffered setting along the access road—an ideal balance of exposure and appeal.

OFFERING SUMMARY

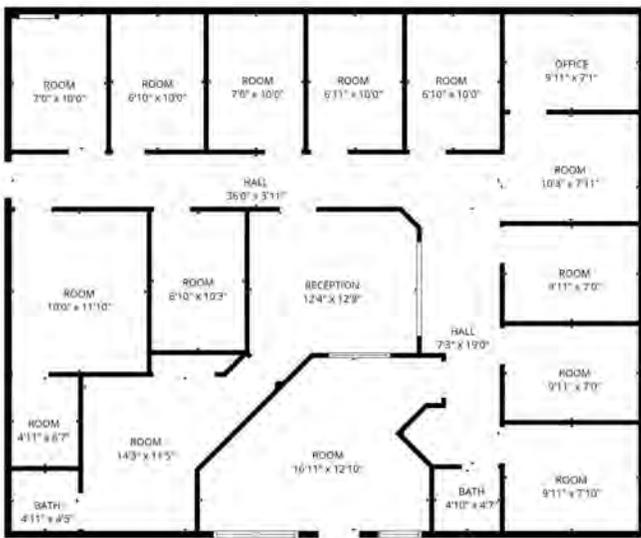
Sale Price:	\$749,000
Lot Size:	26,087 SF
Building Size:	2,009 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	328	1,289	4,441
Total Population	752	2,864	9,806
Average HH Income	\$57,008	\$56,723	\$58,462

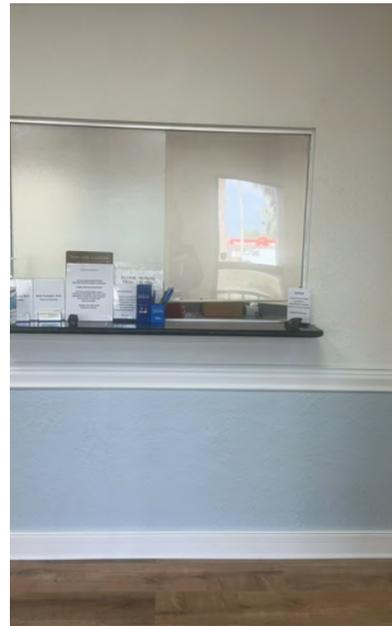


PROPERTY HIGHLIGHTS

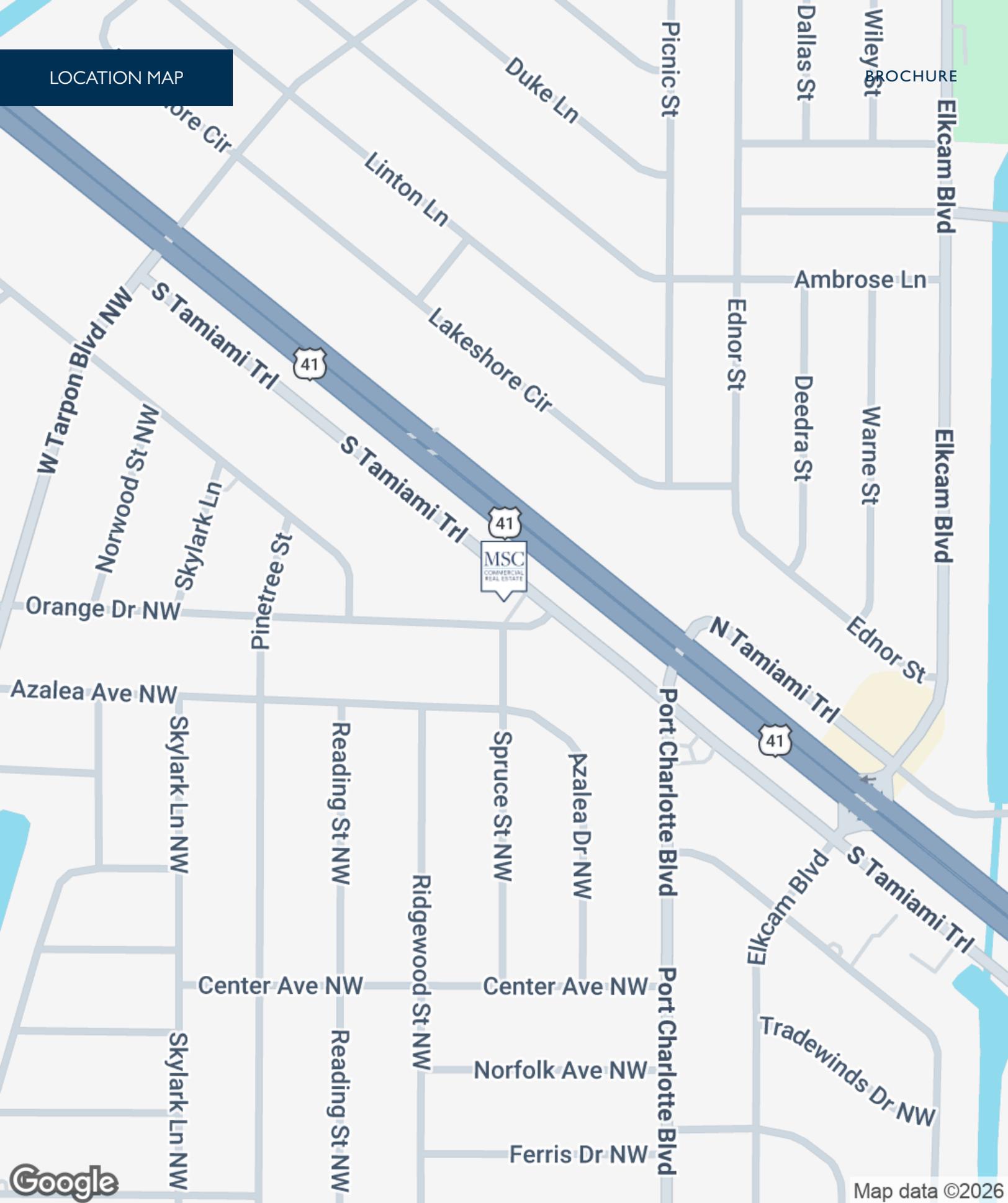
- EXCESS LAND and Freestanding Medical/Office Building with Ample Parking
- Move-In Ready Medical Office New Roof & A/C
- High-Visibility Commercial Building with Extra Land
- Prime Tamiami Trail location in a high-traffic commercial corridor
- Quiet, park-like, green-buffered setting along the access road
- Efficient and versatile floor plan for Owner / User



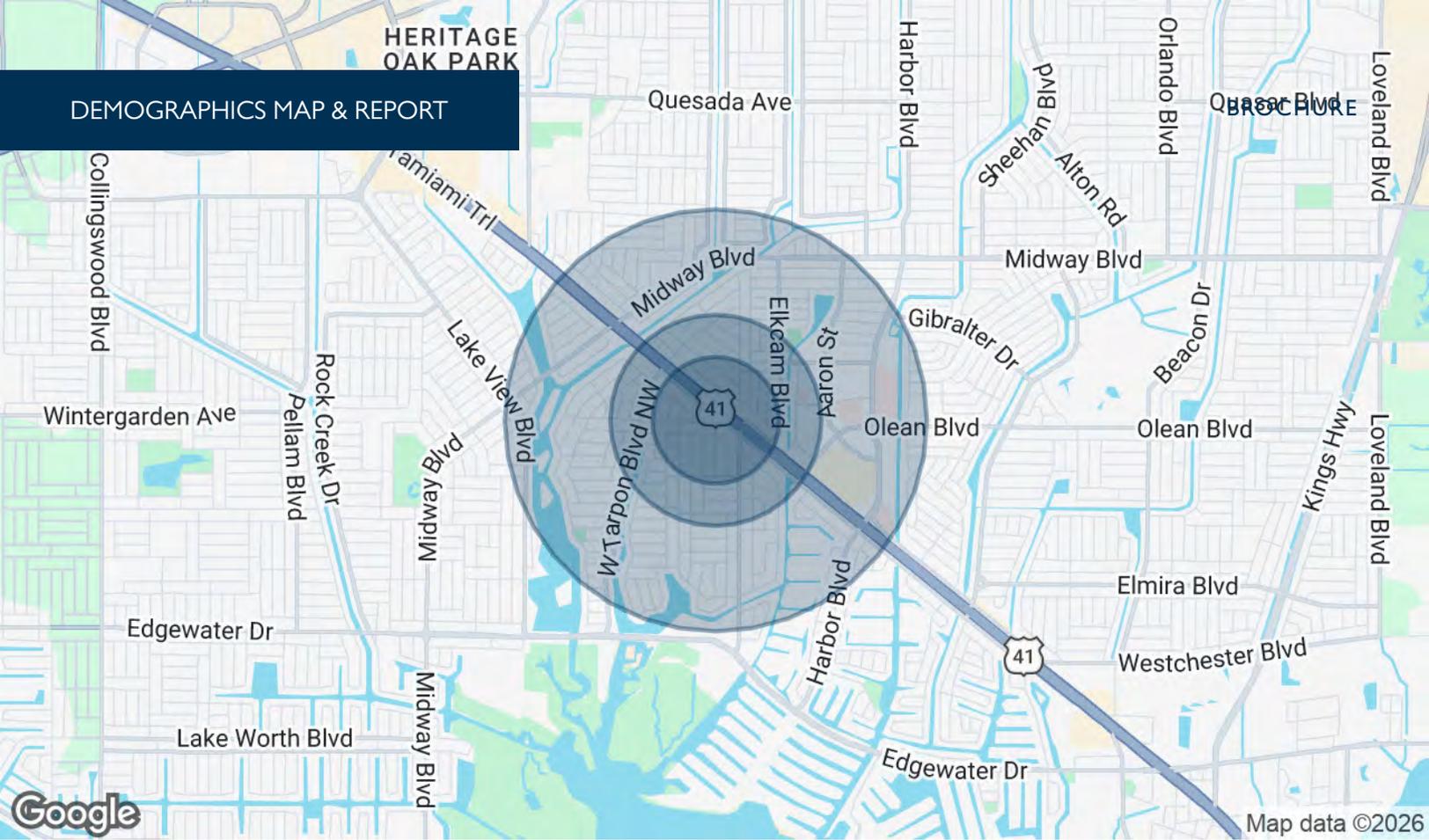
ADDITIONAL PHOTOS



LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	752	2,864	9,806
Average Age	48	49	50
Average Age (Male)	46	47	48
Average Age (Female)	49	51	52
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	328	1,289	4,441
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$57,008	\$56,723	\$58,462
Average House Value	\$260,413	\$253,210	\$241,030

Demographics data derived from AlphaMap



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Google

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TAMMY SHAW

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PROFESSIONAL BACKGROUND

Tammy Shaw epitomizes integrity, energy, hard work, and creative service in every detail of your real estate transaction. Tammy grew up in Carrollton, Ohio and started cultivating her sales drive at the age of 16, selling advertising. She has continued to be a rising star and has since built a successful career in her own business for over 32 years. She has useful experience in every aspect of transactions, for the buyers, sellers, investors, and banks. She has been trained and inspired in sales by some of the best from Dale Carnegie to Tom Hopkins and many more. Five words you can count on from Tammy Shaw are love, integrity, commitment, passion, and fun from the first phone call to the close. Contact her today and get started. My mission statement is, my promise to you

- * To provide the most accurate and up-to-date information, skilled analysis and sound real estate advice.
- * To make the buying and selling of real estate as cost effective as possible while maintaining the highest level of service.
- * To be known as the most professional team of Real Estate Agents whose goals are positive, team oriented, solution based, and with a clear focus on commercial investing, developing, and leasing in retail, office, industrial, multifamily, hotel and special purpose real estate.
- * To act responsibly both in the community and civically; providing updated content and responding to community needs on an ongoing basis; while maintaining the highest standards of quality, customer convenience and satisfaction

EDUCATION

Broker Real Estate License Florida

Certified Commercial Investment Member CCIM Completed courses:

Commercial Real Estate Negotiations

Financial Analysis for Commercial Investment Real Estate

Investment Analysis for Commercial Investment Real Estate

User Decision Analysis for Commercial Investment Real Estate

Market Analysis for Commercial Investment Real Estate

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COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.