

Walmart*



Advent Health
24/7 EMERGENCY FACILITY
COMING SOON

Publix



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM

JONES LOOP ROAD



SmartStop
Self Storage

MONACO DRIVE

31,500 AADT

TAMIAMI TRAIL

41

PUNTA GORDA
CROSSING

PUNTA GORDA CROSSING

3771 TAMIAMI TRAIL | PUNTA GORDA, FL 33950
±8 ACRES | RETAIL DEVELOPMENT | NOW LEASING



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PUNTA GORDA CROSSING

3771 Tamiami Trail | Punta Gorda, FL 33950

New Development Retail | Pads & Shop Space For Lease



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Information obtained from owner(s) or sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. Property is subject to change or withdraw without notice.

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5-MI POPULATION

37,307



5-MI HOUSEHOLDS

18,571



5-MI HH INCOME

\$109,545



5-MI EMPLOYEES

17,453



**CALL FOR
DETAILS**



**1 - 6.48 AC
SIZE**

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PROJECT SUMMARY

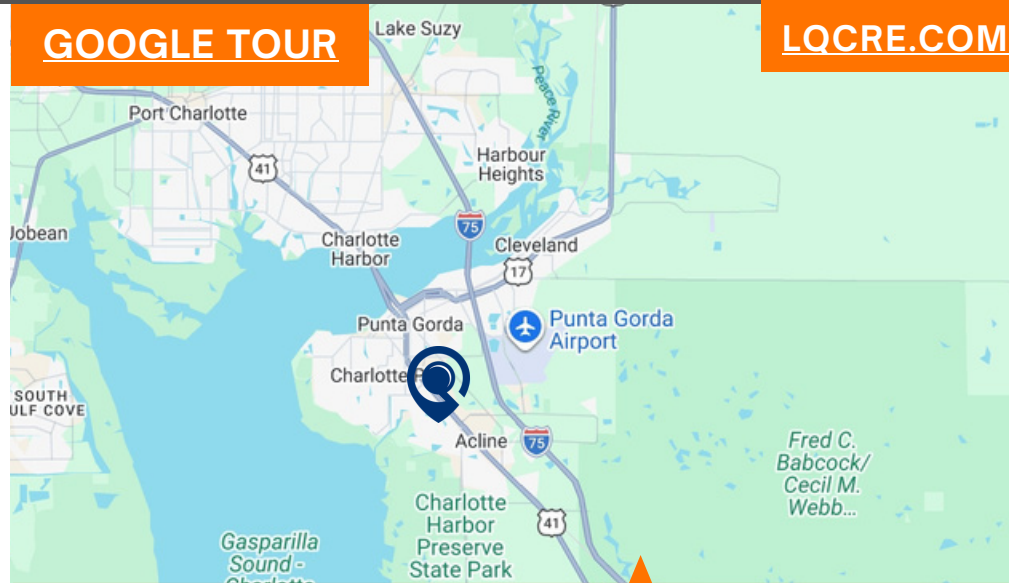
PUNTA GORDA CROSSING

Punta Gorda Crossing is a ±8-acre retail development situated on US 41 in one of Southwest Florida's fastest-growing markets. Positioned at a signalized intersection with full access, this project sits at the center of an unprecedented wave of residential and commercial growth along the Burnt Store Road corridor. With over 12,000 homes currently planned or under development in the immediate trade area and a surge of national retailers actively building nearby, Punta Gorda Crossing represents the last available opportunity for new retail development between Jones Loop and Downtown Punta Gorda along Tamiami Trail — a gap in the market that will not last.

KEY HIGHLIGHTS

- **Signalized Intersection | Full Access:** Prominent US 41 frontage with 31,550 AADT
- **Last Retail Site on this Corridor:** Only remaining new retail development opportunity between Jones Loop and Downtown Punta Gorda along Tamiami Trail
- **Explosive Residential Growth:** 12,000+ homes planned or under development along the Burnt Store Road corridor
- **Strong National Co-Tenancy:** 0.5 miles from Publix & Home Depot; less than 1 mile from Walmart Supercenter & Aldi
- **Active Retailer Pipeline:** Chick-fil-A, Panera Bread, Chipotle, Starbucks, America's Best Eyecare, Mattress Warehouse & more under development nearby
- **Major Medical Anchor:** AdventHealth acquiring 17 acres on Jones Loop for a large-scale medical campus
- **Flexible Deal Structures:** Ground Lease | Build-to-Suit | Shop Space Available
- **Pad Sites from ±0.5 to 2.0 Acres:** Accommodating a wide range of users and building formats

GOOGLE TOUR



[PROPERTIES.LQCRE.COM/PUNTA-GORDA-CROSSING](https://properties.lqcre.com/punta-gorda-crossing)



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