



For Sale

Freestanding Former Bank Building

3195 Tamiami Trail, Port Charlotte, FL 33952

Location Overview

- The property is strategically situated along busy Tamiami Trail
- Excellent visibility and parking
- High Traffic count of 45,500 cars per day
- Nearby Medical (HCA and Advent Health)

Property Features

Building Size:	Approximately 17,824 SF (includes second floor)
Parcel Size:	Approximately 2.67 AC
Zoning:	General Commercial
Parcel ID:	402222176001
Year Built:	1979

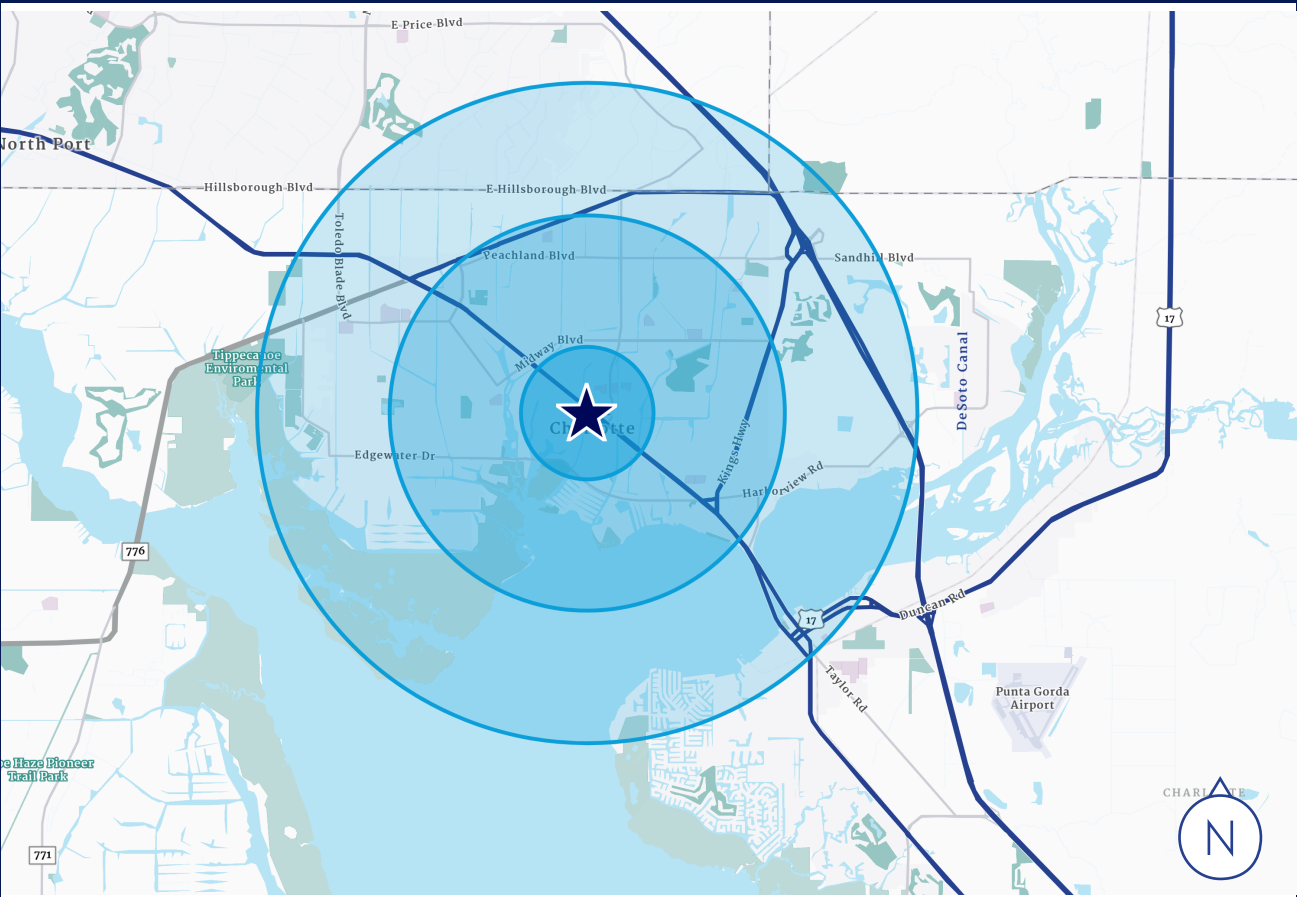
Sale Price:
\$2,300,000

3195 Tamiami Trail | Demographics

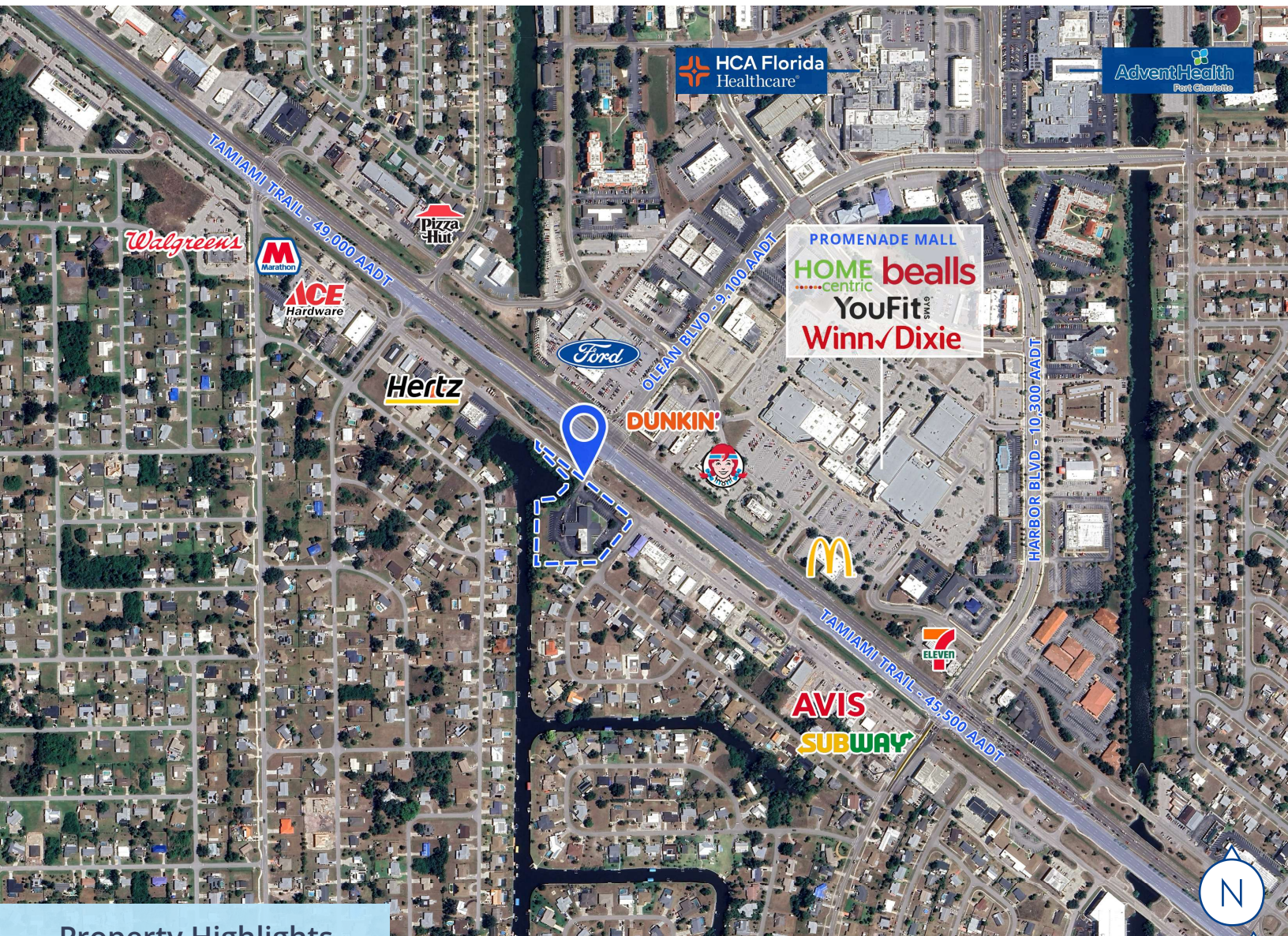
Population	1-Mile	3-Miles	5-Miles
2024 Population	10,129	53,895	89,381
2029 Population	10,469	56,495	95,236

Households	1-Mile	3-Miles	5-Miles
2024 Households	4,423	23,279	39,398
2029 Households	4,565	24,347	41,884
2023-2028 Annual Rate	0.63%	0.90%	1.23%

Average Household Income	1-Mile	3-Miles	5-Miles
2024 Avg. HH Income	\$56,517	\$78,276	\$85,414
2023-2028 Annual Rate	3.19%	3.21%	3.18%



3195 Tamiami Trail | Aerial Map



Property Highlights



45,500 AADT



17,824 SF



Drive-thru



Across from
Promenade Mall



Situated on a
2.67AC parcel



Dedicated pylon
sign



High visibility:
direct frontage on
Tamiami Trail



Located by
Hwy 41

3195 Tamiami Trail | Photos



3195 Tamiami Trail | Market Drivers

Tourism

Port Charlotte is a hidden gem on Florida's Gulf Coast, known for its tranquil beaches, scenic beauty, and outdoor adventures. With year-round sunshine and a relaxed atmosphere, Port Charlotte welcomes thousands of visitors annually, contributing significantly to the region's growing tourism economy. For those who enjoy shopping and dining, local boutiques, waterfront restaurants, and weekly farmers markets provide a taste of authentic Southwest Florida living. Whether you're looking for adventure or serenity, Port Charlotte offers a unique blend of small-town charm and natural beauty that keeps travelers coming back.



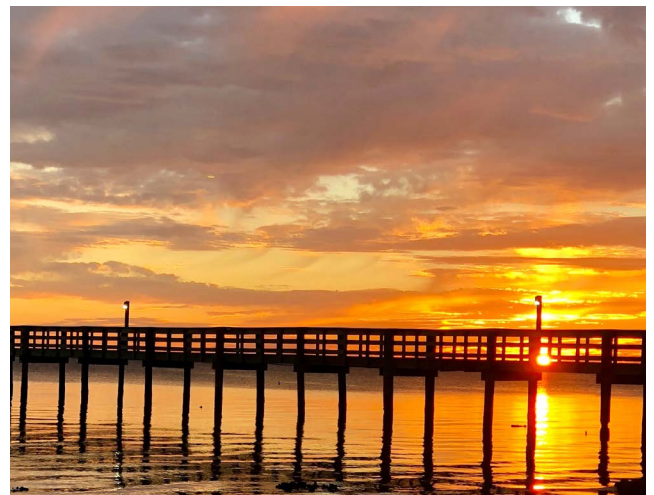
Growing Population

Florida's population growth continues to outpace the national average, and Port Charlotte is no exception. Since 2010, Charlotte County's population has grown steadily, fueled by its affordability, quality of life, and coastal appeal. Today, Port Charlotte is home to over 66,000 residents, with the wider Charlotte County approaching 200,000. This region is attracting new residents from across the country—especially retirees, remote workers, and families—drawn by low taxes, expanding infrastructure, and access to nature. Over the next five years, continued residential and commercial development is expected to drive even more growth, making Port Charlotte one of Southwest Florida's most promising and livable communities.

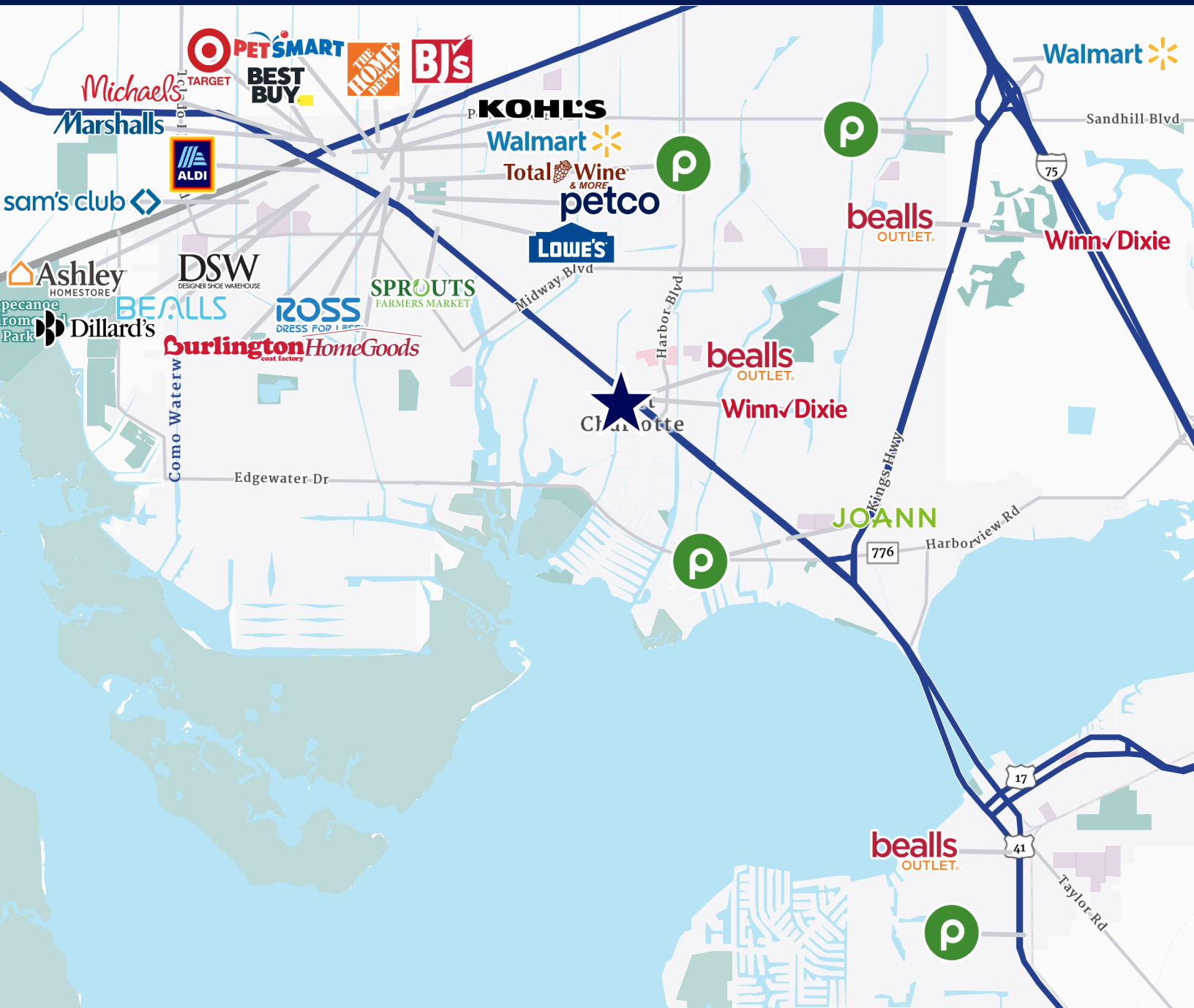


Pristine Beaches

Port Charlotte is home to some of the most scenic and serene coastal areas on Florida's Gulf Coast, offering over 20 miles of beautiful shoreline along Charlotte Harbor and easy access to nearby Gulf beaches. From the peaceful shores of Port Charlotte Beach Park to the natural beauty of Englewood Beach and Stump Pass Beach State Park, the area offers something for every beachgoer. Whether you're looking to kayak through mangrove trails, enjoy a family picnic by the water, or soak in the sun on a quiet stretch of sand, Port Charlotte delivers. Port Charlotte Beach Park features public beach access, boat ramps, fishing piers, and recreational amenities, making it a local favorite.



3195 Tamiami Trail | Area Retailers



Contact us:

Russell Bornstein

Senior Vice President

russell.bornstein@colliers.com

Direct: +1 561 353 3642

Mike Wilson

Senior Vice President

mike.wilson@colliers.com

Direct: +1 561 353 3645

Colliers

2385 NW Executive Center Drive

Suite 350

Boca Raton, FL 33431

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