



2695 TAMIAM TRAIL

PORT CHARLOTTE, FLORIDA 33952

PROPERTY HIGHLIGHTS

- Located in West Tarpon Commons retail center
- Units A, D & E available (±1,458 SF each)
- Flexible layouts with open space and office potential
- Each unit includes a private restroom
- Units D & E can be combined for larger space



DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	250	1,056	4,464
Total Population	530	2,333	10,032
Average HH Income	\$55,859	\$56,999	\$59,780

For More Information

GEOFFREY PAUL

Commercial Specialist

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PORT CHARLOTTE, FL 33952



OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (NNN)
Building Size:	7,290 SF
Available SF:	1,458 - 2,916 SF
Lot Size:	15,000 SF
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 2695 Tamiami Trl, Port Charlotte, FL

Property Type: Retail Space for Lease

Available Units: A, D & E

Unit Sizes: ±1,458 SF Each

Located within West Tarpon Commons along the highly traveled Tamiami Trail (US-41), this retail strip center offers multiple leasing opportunities in a well-established commercial corridor of Port Charlotte. The center is home to a strong mix of local businesses, including an established animal hospital, helping drive consistent traffic to the property.

Units A, D, and E are each approximately 1,458 SF and feature flexible layouts that may include a mix of open space and office buildout. Each unit is equipped with its own private restroom, making them ideal for a variety of retail and service-based users. Units D & E can be combined to create a larger contiguous space, offering additional flexibility for expanding businesses.

Zoned CG (Commercial General), the property allows for a wide range of uses in a high-visibility, easily accessible location.

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**AMERICAN
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UNIT A - 1,458 SF



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**AMERICAN
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UNIT D - 1,458 SF



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UNIT E - 1,458 SF

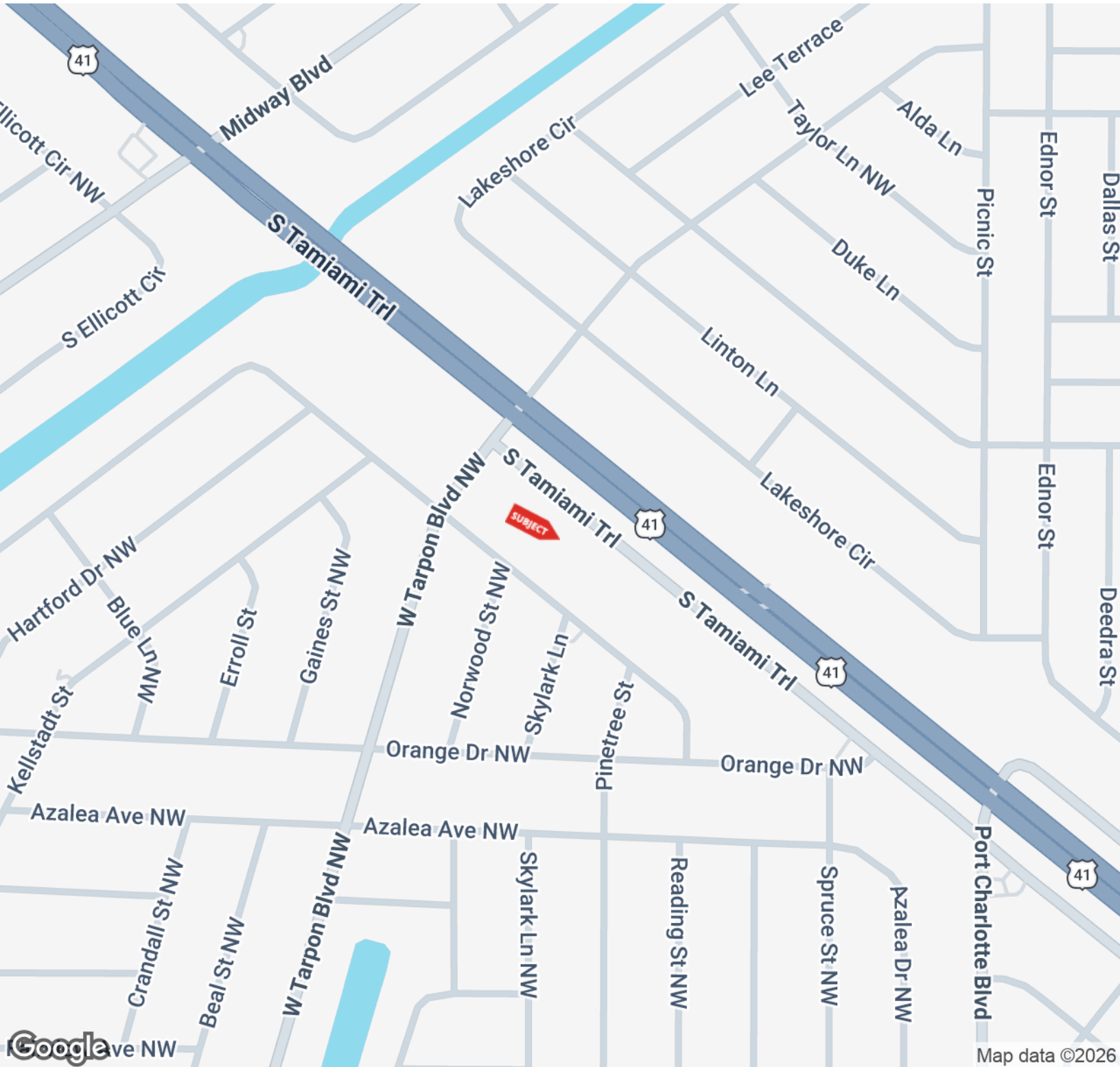


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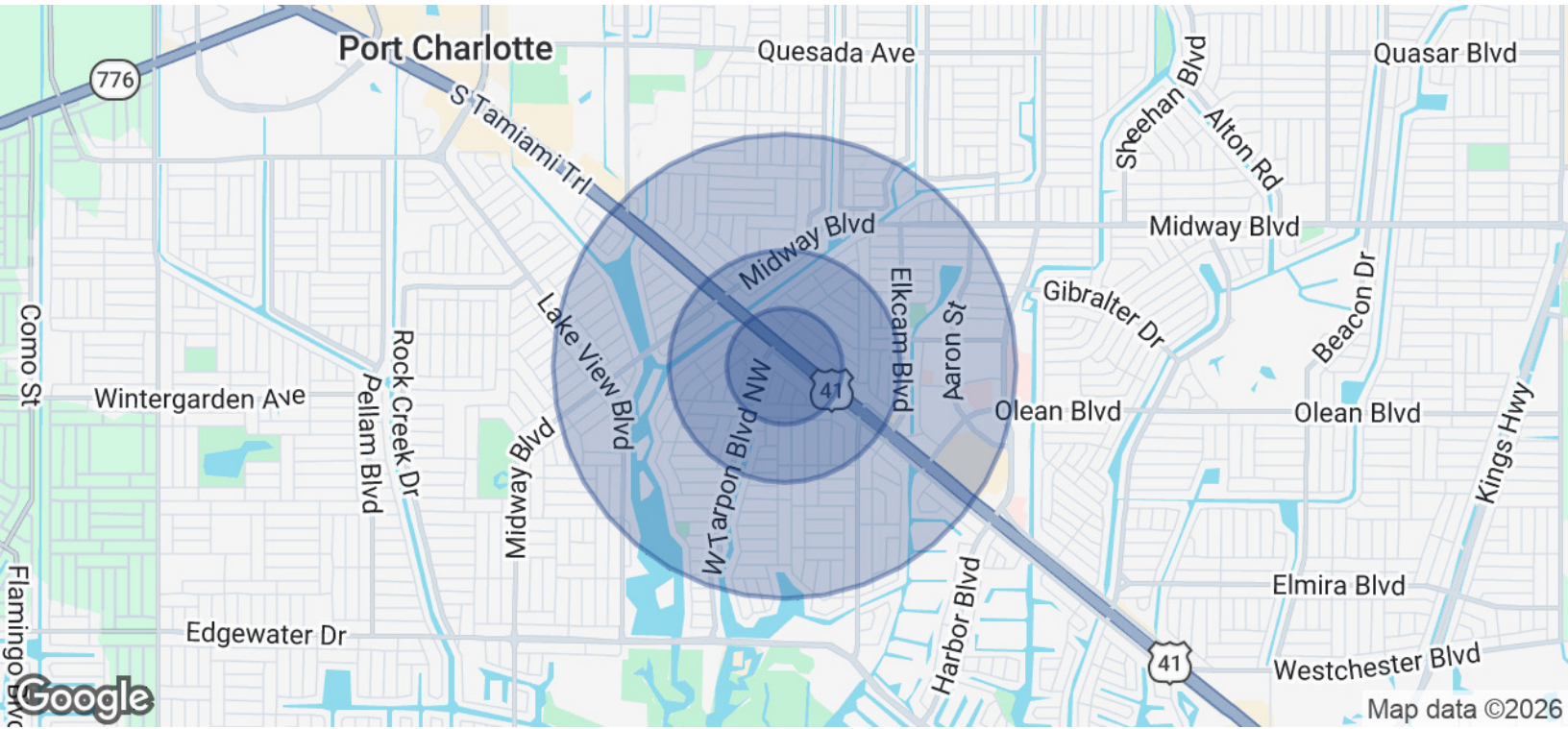


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	530	2,333	10,032
Average Age	57.3	54.9	54.7
Average Age (Male)	45.2	44.3	50.0
Average Age (Female)	61.4	59.1	57.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	250	1,056	4,464
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$55,859	\$56,999	\$59,780
Average House Value	\$209,095	\$210,089	\$211,102

2023 American Community Survey (ACS)

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