

# 3221 Tamiami Trail Strategic Medical/Office



FOR LEASE



## Property Overview

Commercial space available for lease on second floor. Ideal for financial, real estate, technology services, attorney offices, etc. The second floor has 1 shared restroom and kitchen area plus 6 rooms individually for Lease. With a prime corner location, there is parking on 2 sides of the building plus a large parking lot on the access road, as well as the vacant lot that adjoins the building. Inquire with listing office for pricing. Take advantage of nearby attractions such as the scenic Port Charlotte Beach Park and the bustling Port Charlotte Town Center, which boasts an array of dining and retail options. With easy access to major thoroughfares, the property ensures seamless connectivity for commuters and visitors. Port Charlotte's thriving economy and business-friendly atmosphere make it an ideal setting for professional endeavors.

## Property Highlights

- Positioned within an established and highly traveled business district
- Ample parking for customers and employees
- Flexible Work Space
- Prime US 41 frontage with excellent visibility and signage potential
- Strong exposure in a rapidly growing area of Port Charlotte
- Ideal opportunity for owner-users, investors, or expanding businesses
- High traffic location in a busy commercial corridor
- Located near restaurants, retail centers, and professional businesses

## Property Details

<b>Building SF:</b>	5,600
<b>Price Per SF:</b>	\$20.00
<b>Rentable SF:</b>	1,000
<b>Floors:</b>	2
<b>Year Built:</b>	1960
<b>Renovated:</b>	2005
<b>Parking:</b>	16 spaces
<b>Parking Ratio:</b>	2.86
<b>Zoning:</b>	CG

Danny Nix Jr., CCIM

(941) 724-0080

danny.nixjr@gmail.com

BK3307013, Florida

KELLER WILLIAMS PEACE RIVER

1675 W. Marion Ave, Suite 112

Punta Gorda, FL 33950

Each Office is Independently  
Owned and Operated



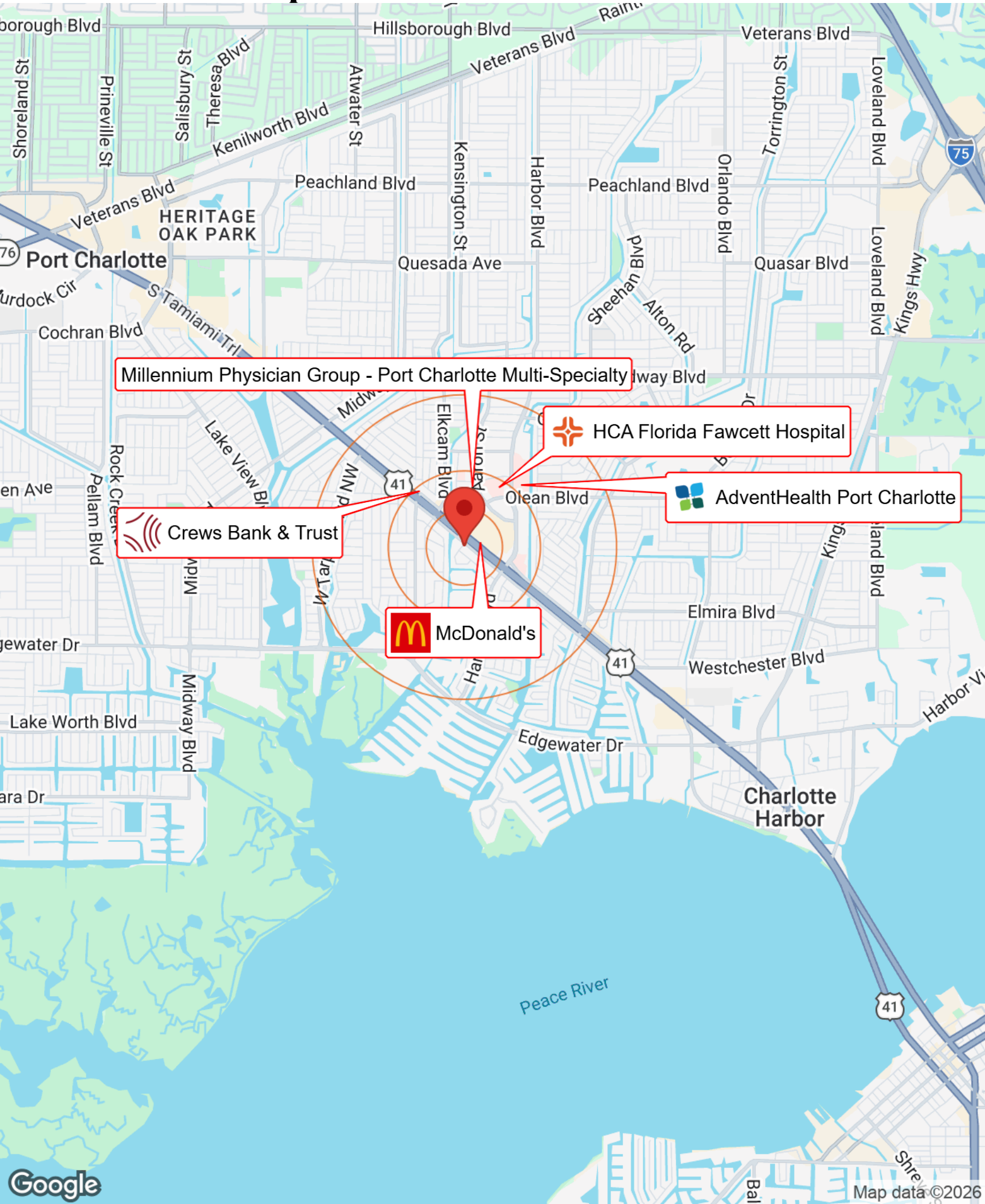
# Property Photos



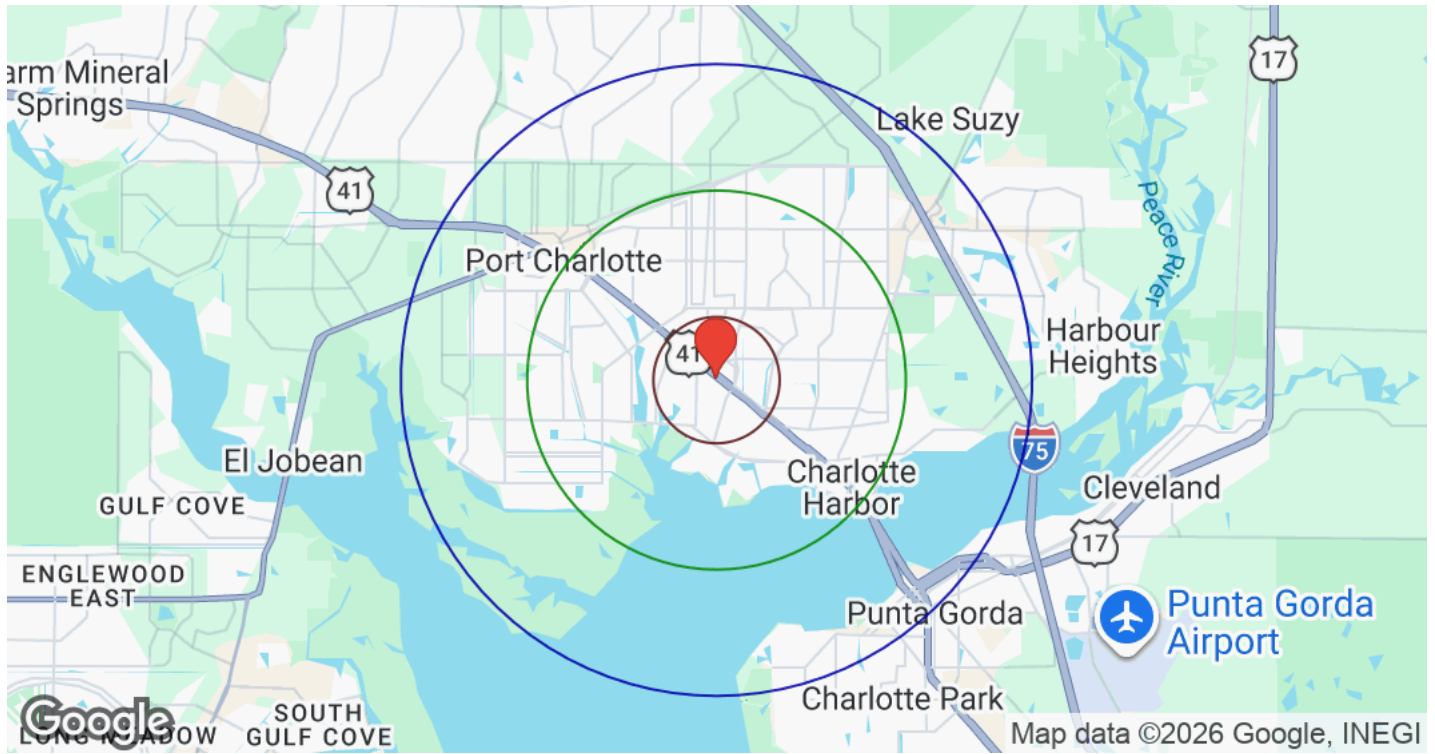
# Property Photos



# Business Map



# Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	4,538	24,881	42,798
	Female	4,434	25,271	43,872
	Total Population	8,972	50,152	86,670
Race / Ethnicity	White	6,678	37,749	66,467
	Black	744	4,689	7,636
	Am In/AK Nat	11	45	87
	Hawaiian	5	15	26
	Hispanic	1,170	5,687	9,170
	Asian	181	983	1,655
	Multiracial	165	903	1,508
	Other	18	80	130
Housing	Total Units	5,577	29,970	52,311
	Occupied	4,174	22,658	39,629
	Owner Occupied	2,450	16,443	29,695
	Renter Occupied	1,724	6,215	9,934
	Vacant	1,403	7,312	12,681
Age	Ages 0 - 14	1,010	5,369	9,118
	Ages 15 - 24	895	4,595	7,499
	Ages 25 - 54	3,074	16,308	26,121
	Ages 55 - 64	1,339	7,633	13,217
	Ages 65+	2,654	16,249	30,716
Income	Median	\$54,285	\$65,489	\$70,083
	Under \$15k	443	2,059	2,888
	\$15k - \$25k	562	1,862	2,791
	\$25k - \$35k	507	2,015	3,285
	\$35k - \$50k	447	2,598	4,360
	\$50k - \$75k	694	4,700	8,156
	\$75k - \$100k	710	3,612	5,965
	\$100k - \$150k	535	3,466	6,813
	\$150k - \$200k	133	1,327	2,719
	Over \$200k	144	1,017	2,652



Commercial Broker Associate,  
CCIM, Keller Williams Peace  
River Partners Realty

(941)207-5713 (O)  
(941)724-0080 (M)

## **Danny Nix Jr.**

[Danny.nixjr@gmail.com](mailto:Danny.nixjr@gmail.com)

Listing Admin: Tiffany Free

(941)207-5713 (O)  
(941)661-2709 (M)