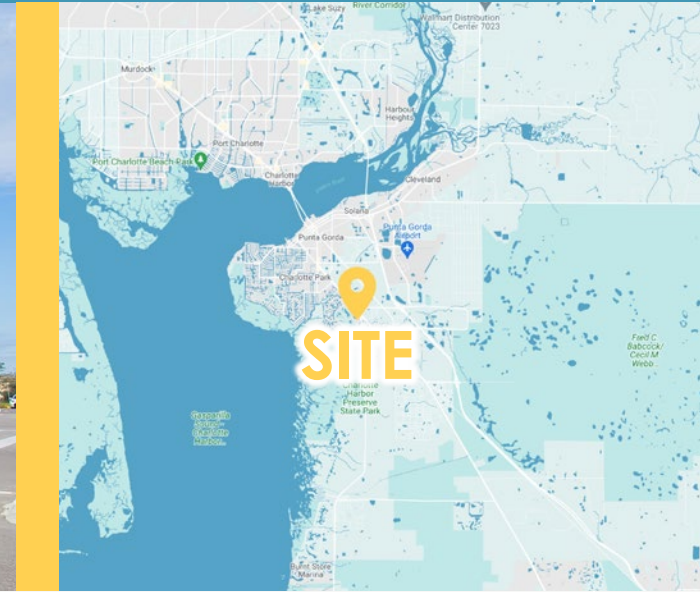


BURNT STORE MARKETPLACE

3941 TAMiami TRAIL | PUNTA GORDA, FL 33950

OP FOR LEASE
OR SALE



PROPERTY DETAILS

- +/- 1,007 SF Retail Space Available for Lease
- +/- 0.71 - 1.50 AC Outparcel Available For Lease or Sale
- Situated at signalized intersection of US 41/ Tamiami Trail and Burnt Store Road
- Close proximity to office, retail and residential growth
- +/- 95,625 SF Community Shopping Center
- Anchored by Publix and Home Depot
- Excellent access to I-75, just a mile away, and located within the main retail corridor of US 41/Tamiami Trail

JOIN THESE TENANTS



TRAFFIC COUNTS

BURNT STORE RD - 15,700 VPD

TAMiami TRL - 26,500 VPD

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	3,351	22,390	35,503
Households	1,740	10,698	17,091
Average Household Income	\$85,297	\$81,587	\$87,293
Daytime Employees	1,178	6,209	15,859

MAIN RETAIL CORRIDOR OF US 41/TAMiami TRAIL

CONTACT FOR LEASING

JANNIE HUETING

(813) 382-2929

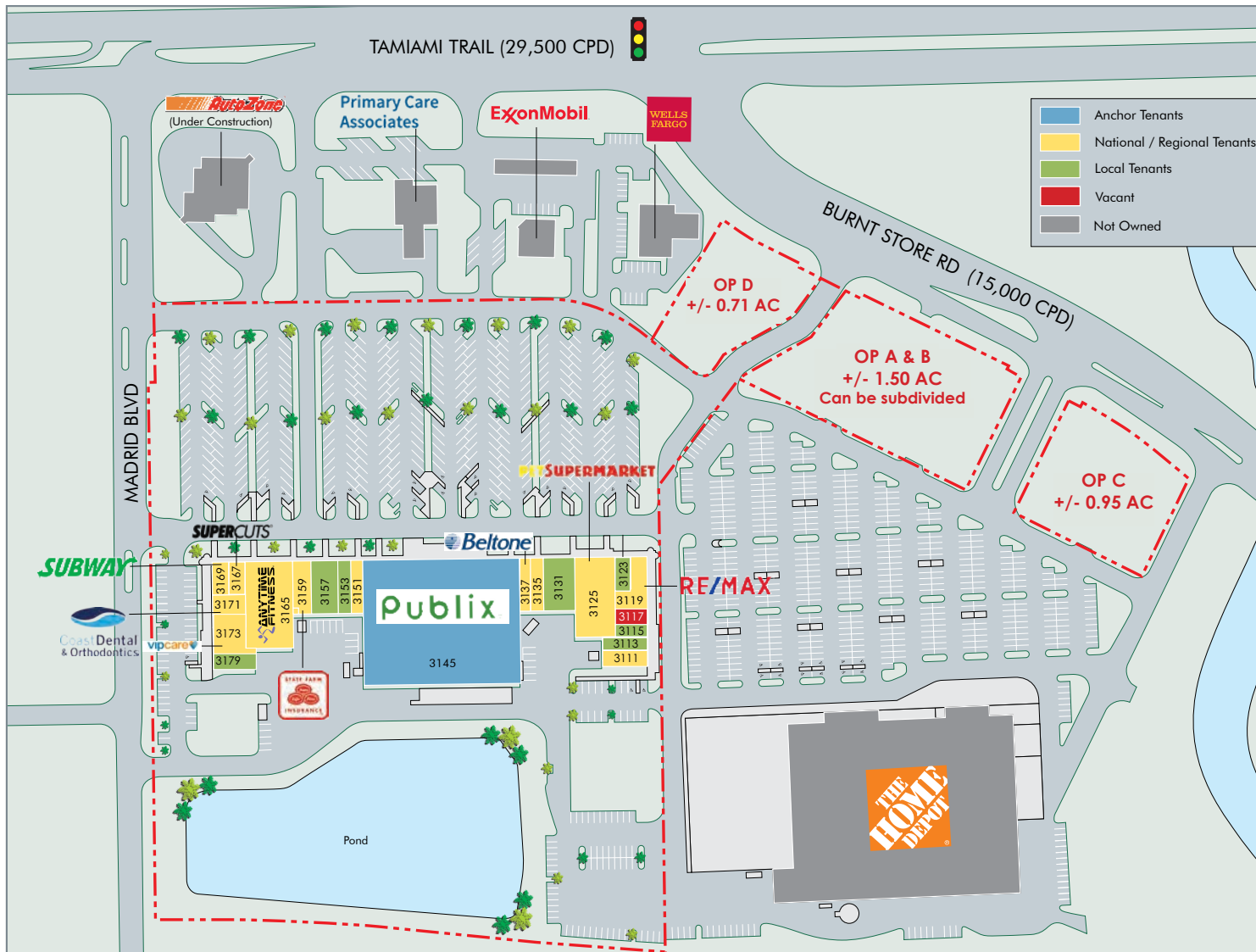
jhueting@northbridgecreg.com

4693 Van Dyke Rd.

Lutz, FL 33558

www.NorthbridgeCREG.com





TOTAL RSF: 95,625 SF

TENANT ROSTER

UNIT	TENANT	SF
3111	Interior by Design	1,638 SF
3113	Regional Homes of Punta Gorda	1,377 SF
3115	All About Hair	1,020 SF
3117	Available	1,007 SF
3119	RE/MAX	2,750 SF
3123	Certified Roofing Solutions	1,266 SF
3125	Pet Supermarket	7,467 SF
3131	Los Mariachis Bar & Grill	3,850 SF
3135	Yummy Asian Fusion	1,459 SF
3137	Beltone Hearing	1,307 SF
3145	Publix	45,600 SF
3151	Publix Liquors	1,477 SF
3153	Lovely Nails	1,637 SF
3157	The Shipping Post	3,275 SF
3159	State Farm Insurance	2,211 SF
3165	Anytime Fitness	9,700 SF
3167	SuperCuts	1,250 SF
3169	Subway	1,250 SF
3171	Coast Dental	1,500 SF
3173	VIP Care	3,090 SF
3179	Mumme Martial Arts	1,494 SF

OP A & B	AVAILABLE Can be subdivided	+/- 1.50 AC
OP C	AVAILABLE	+/- 0.95 AC
OP D	AVAILABLE	+/- 0.71 AC

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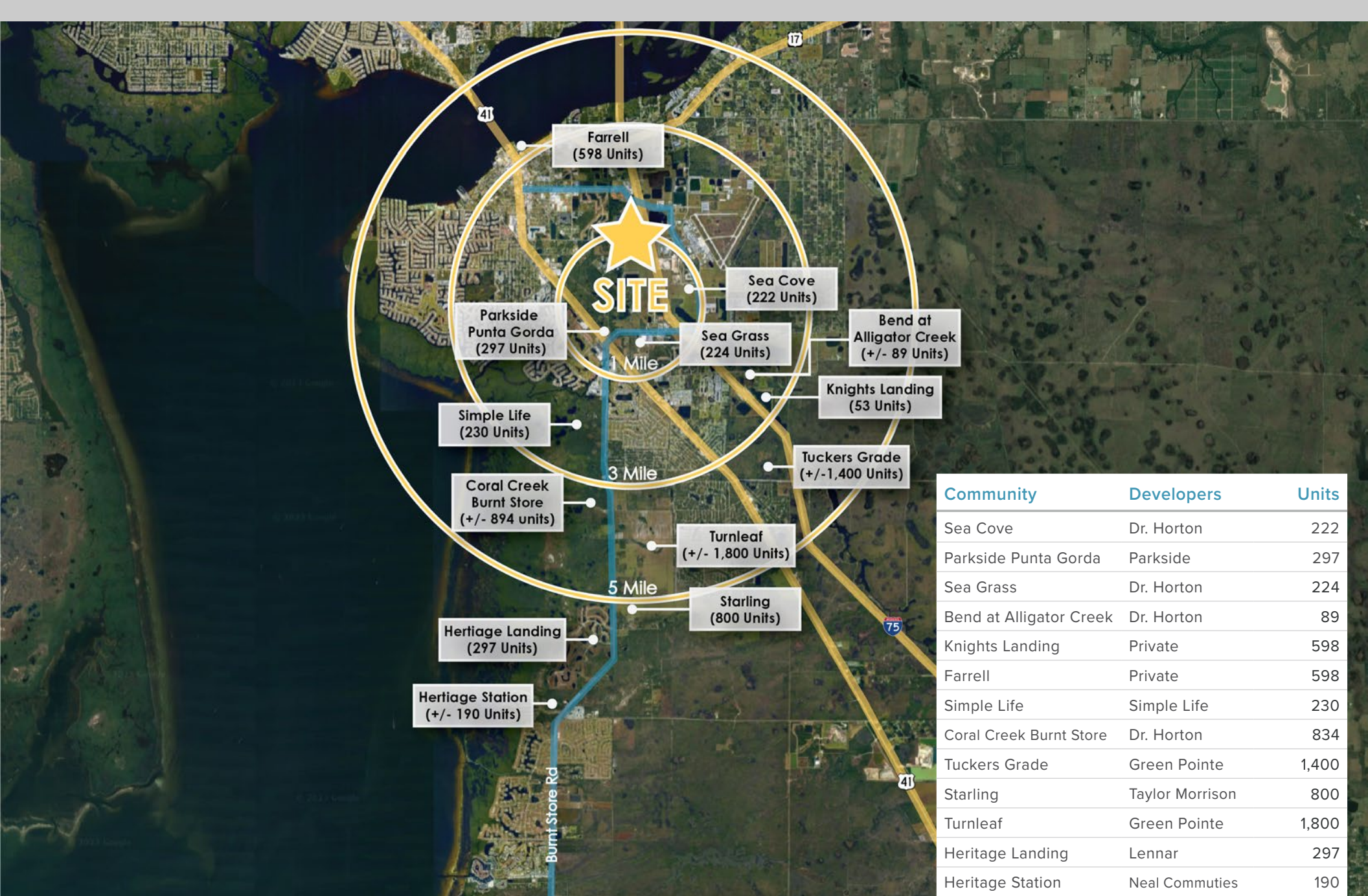
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