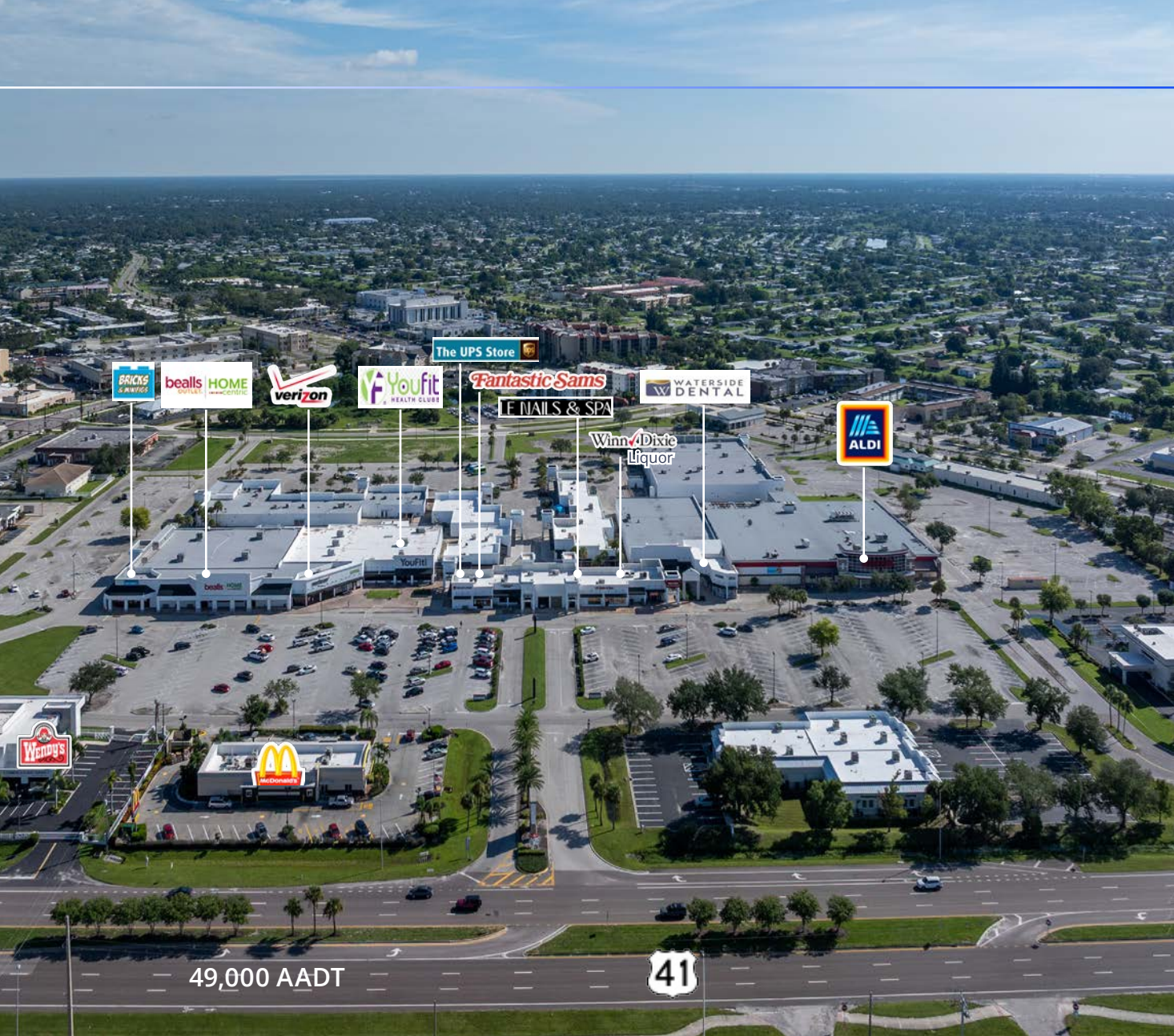


Promenades at Parkside for lease

Discover the New
Downtown of Port
Charlotte

Promenades at Parkside is being transformed into Port Charlotte's vibrant new downtown --a walkable urban village with retail, dining, and office spaces.

3280 Tamiami Trail
Port Charlotte, FL 33952



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Site Plan

Tenant Roster and Availability

UNIT	TENANT	SF
17	Fawcett Rehab	28,845
20	Heart & Sole Dance	2,400
23	Smash It Room	2,400
25	Available	3,400
27	Available	1,532
28	Available	1,500
29	Available	5,460
32	Available	1,740
33	Youfit	11,091
35	Beall's Outlet	41,290
36	UPS	2,000
37	Le Nails & Spa	1,800
38	WD Liquor	2,691
39	Fantastic Sams	1,409
41	Available	1,566
43	Available	4,626 Grey Shell
45	Hope Hospice	6,413
48	Kula Wellness	2,400
491	Fawcett Wound Care	3,060
50	Available	2,400
505	Charlotte County Utilites	15,000
51	Available	2,500
52	Aldi	24,811
52A	Available	27,605
53	Available	21,600
54	Bricks & Minifigs	2,000
55A	Available	1,120
55B	Verizon	1,120
56	Waterside Dental	2,270



[Inquire For Lease Rate](#)

Availability



Availability

3280 Tamiami Trail
Port Charlotte, FL

Promenades at Parkside is undergoing a transformative re-development to become the vibrant new downtown of Port Charlotte. This visionary project is reshaping the former Promenades Mall into a dynamic, walkable urban center that blends retail, dining, and office spaces in one thriving community hub.

Specifics

- Gross leasable area of 225,486 SF.
- Situated on Tamiami Trail, one of Port Charlotte's busiest corridors.
- 2,000 feet of frontage on Tamiami Trail and additional exposure on Aaron Street and Olean Boulevard.
- Easy access to major highways and thoroughfares, ensuring high foot and vehicle traffic.
- Over 1,300 parking spaces
- Home to national and international brands like Aldi, Verizon, Bealls, The UPS Store, and YouFit Gyms
- 1,120 SF to 27,605 SF Available
- Pylons and building signage
- Traffic on US 41: 49,000 AADT



Location

Situated on Tamiami Trail, one of Port Charlotte's busiest corridors. **Exceptional visibility with 2,000 feet of frontage on Tamiami Trail, with multiple access points into the property.** Easy access to major highways and thoroughfares, ensuring high foot and vehicle traffic. US 41 is the primary north-south commercial corridor connecting Punta Gorda to the south and North Port/Venice to the North.

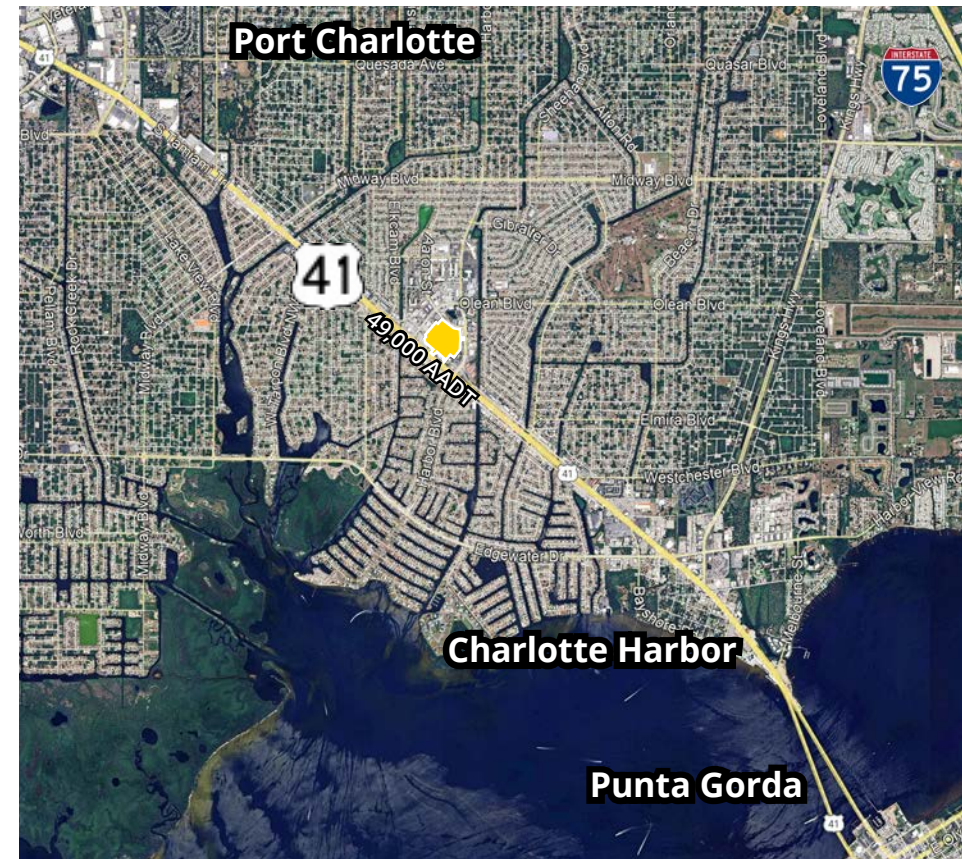
Port Charlotte and Punta Gorda economic expansion.

The area has seen a significant amount of new multi-family housing projects...

- Livano Charlotte Harbor, a 333-unit apartment complex at 100 Tamiami Trail, will be completed by early 2026
- Avery Port Charlotte is a five-story, 250-unit development
- Lennar Homes is building 360 townhomes in Tuckers Point Phase 1 at 11740 U.S. 41 and has approval for Webbs Reserve Phase 2 with 142 lots.
- Taylor Morrison is constructing 131 single-family homes in Starling Phase 2 at 14100 Burnt Store Road, a key growth area.
- Springs at Port Charlotte, a 276-apartment development at 24151 Beatrix Blvd.
- GreenPointe Developers: 1,300 home community
- Coral Creek: 894 lots

...and mixed used projects in development:

- City Marketplace: 17,000 sq ft, 60-room hotel, with 270 residential units
- Buc-ee's: 653 AC. 655,000 sq ft commercial space, hotels, office buildings, 3,600 residential units



Demographics (2025)



Total Population

- 3 mile: 53,453
- 5 mile: 91,772



Day Time Population

- 3 mile: 50,407
- 5 mile: 96,654



Ave. Household Income

- 3 mile: \$86,254
- 5 mile: \$94,513



Median Age

- 3 mile: 54.5
- 5 mile: 57.3



Contact

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[View All Listings](#)



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