

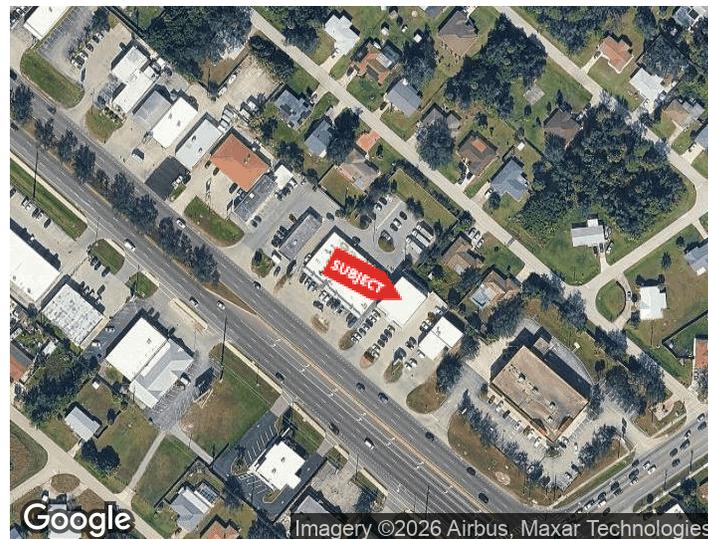


2450 SOUTH TAMIAMI TRAIL

PORT CHARLOTTE, FLORIDA 33952

PROPERTY HIGHLIGHTS

- ±7,110 SF two-story medical office building
- Configured for multi-tenant use (1 unit first floor, 2 units second floor)
- Ideal for owner-user with additional rental income
- Zoned CG (Commercial General)
- High-visibility location on S Tamiami Trail
- Strong accessibility in central Port Charlotte



DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	212	932	4,139
Total Population	559	2,332	9,832
Average HH Income	\$67,744	\$65,934	\$66,842

For More Information

GEOFFREY PAUL

Commercial Specialist

941 923 0535

geoffrey@americanpropertygroup.com

PORT CHARLOTTE, FL 33952



OFFERING SUMMARY

Sale Price:	\$1,755,500
Building Size:	7,110 SF
Lot Size:	14,783 Acres
Price / SF:	\$246.91
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 2450 S Tamiami Trl, Port Charlotte, FL

Property Type: Medical Office Building for Sale
Property Size: ±7,110 SF | Two-Story

This well-located two-story medical office building offers a strong opportunity for investors or owner-users along the highly trafficked S Tamiami Trail corridor in Port Charlotte. The property benefits from excellent visibility, accessibility, and proximity to surrounding medical, retail, and residential developments.

The building features a flexible layout that can easily accommodate multiple users, making it ideal for an owner-user looking to occupy a portion while generating income from additional tenants. The current configuration allows for one unit on the first floor and two units on the second floor, providing built-in leasing potential.

Zoned CG (Commercial General), the property supports a wide range of medical and professional office uses, offering long-term flexibility and value.

Please do not disturb employees. Showings by appointment only.

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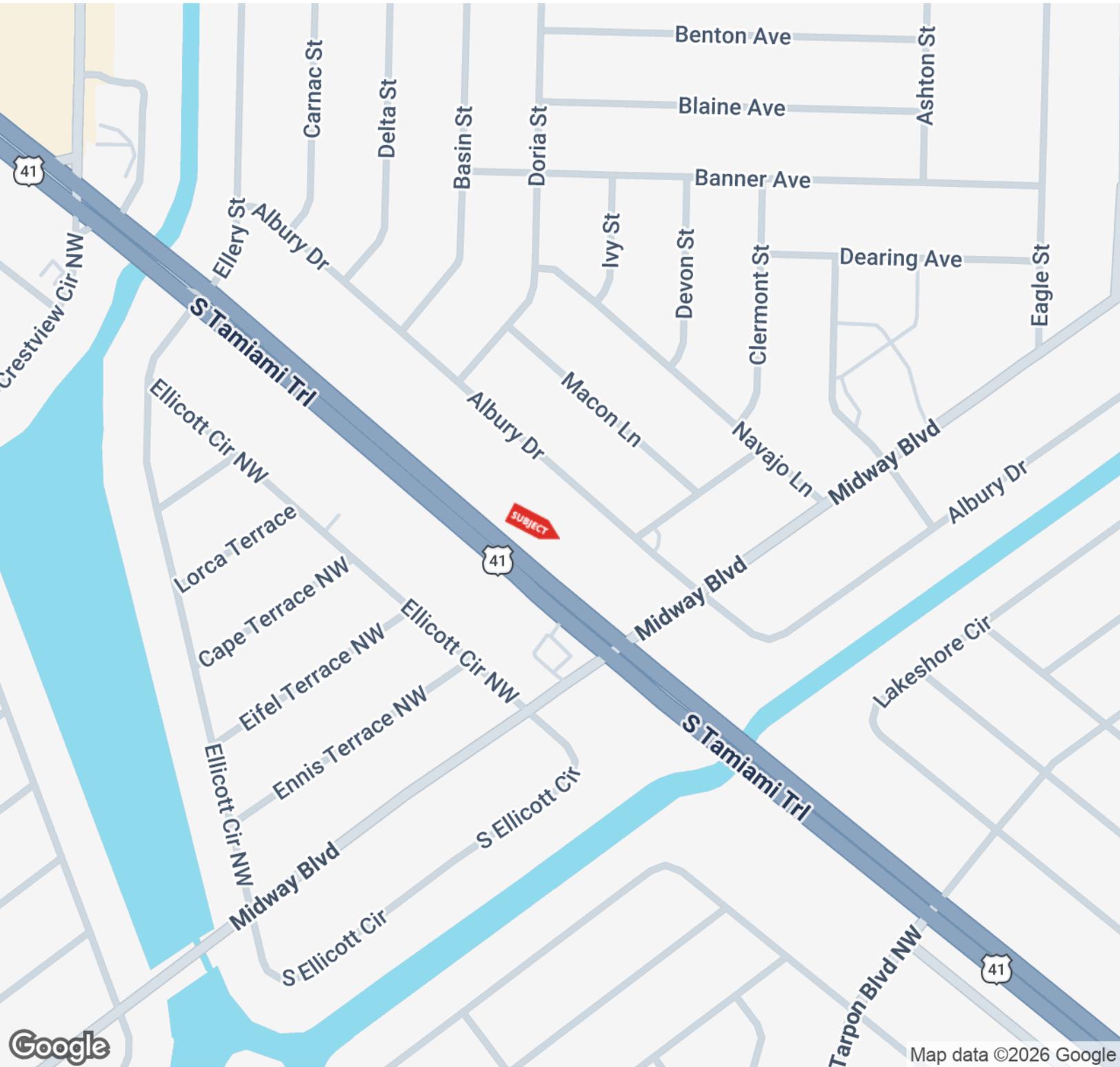


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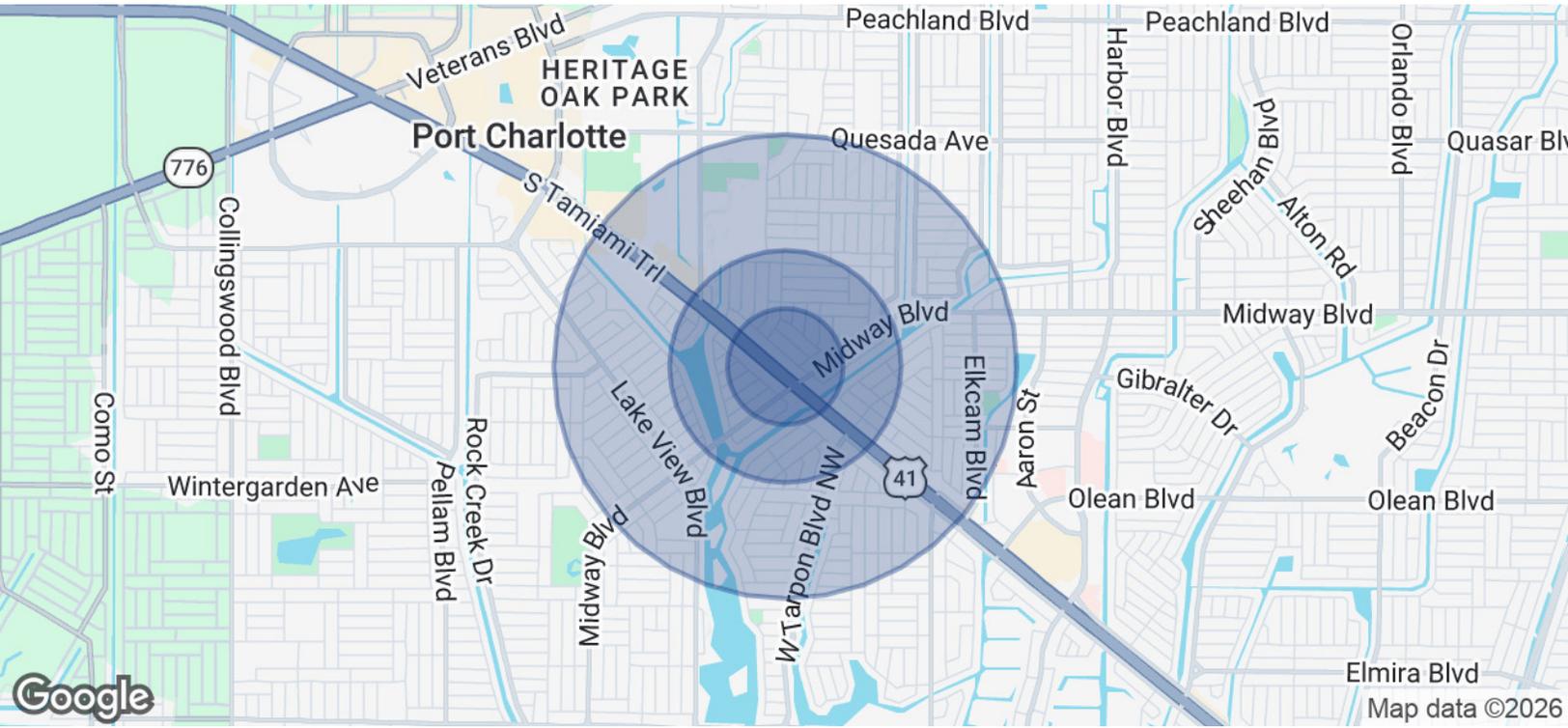


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	559	2,332	9,832
Average Age	42.7	46.2	51.4
Average Age (Male)	37.3	40.1	46.6
Average Age (Female)	49.8	52.0	55.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	212	932	4,139
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$67,744	\$65,934	\$66,842
Average House Value	\$230,681	\$221,875	\$217,366

2023 American Community Survey (ACS)

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