



3601 TAMIAMI TRAIL

PORT CHARLOTTE, FL 33952

TAMMY SHAW

SENIOR COMMERCIAL ADVISOR | BROKER ASSOCIATE

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MSC | COMMERCIAL
REAL ESTATE

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

Sale Price	\$288,000
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LOCATION INFORMATION

Street Address	3601 Tamiami Trail
City, State, Zip	Port Charlotte, FL 33952
County	Charlotte

BUILDING INFORMATION

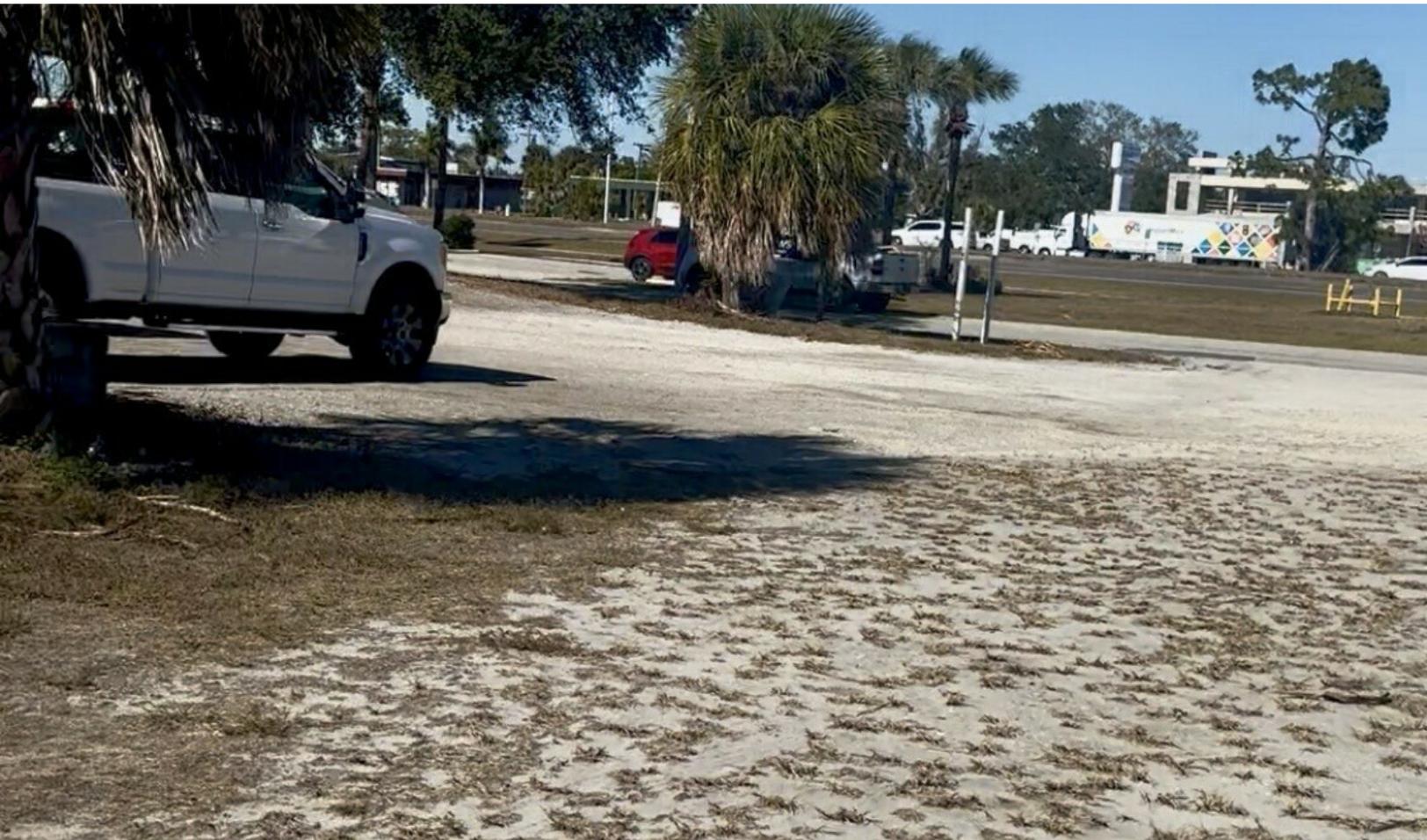
Number of Lots	2
Best Use	Parking Lot or Development

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Retail
Zoning	Commercial General
Lot Size	16,050 SF
APN #	402222435013

PARKING & TRANSPORTATION

UTILITIES & AMENITIES



PROPERTY DESCRIPTION

Commercial Development Opportunity
 3601 South Tamiami Trail | Port Charlotte, Florida
 Located along the highly traveled U.S. Highway 41 (South Tamiami Trail) corridor, this ±16,050 SF commercial parcel presents an excellent opportunity to acquire a well-positioned property in one of Port Charlotte’s primary retail and service corridors. The site offers strong visibility and convenient access and is located adjacent to Millennium Medical Office and Wally’s Barbecue Restaurant, placing it among established neighborhood businesses that generate consistent daily traffic.

The property provides flexibility for a variety of commercial uses including professional office, medical services, retail, or service-oriented businesses.

In addition to traditional commercial uses, the property may also be well suited for a number of low-improvement concepts, including:

- Support parking for nearby businesses
- Fleet or service vehicle parking
- Vehicle display lot
- Membership dog park
- Food truck court or rotating food truck location
- Farmers market or outdoor vendor market
- Garden center or plant nursery
- Contractor or material storage yard
- Mini outdoor recreation area or pickleball courts
- Community gathering space

With continued growth throughout Charlotte County and strong demand for well-located commercial sites, 3601 South Tamiami Trail offers investors, owner-users, and developers the opportunity to capitalize on a highly visible parcel in an established commercial market.

There is currently a concrete pad located on the property. The owner is willing to consider a purchase price adjustment or credit for buyers who prefer to remove the pad, allowing the site to be redeveloped or reconfigured to accommodate a variety of commercial concepts.

PROPERTY HIGHLIGHTS

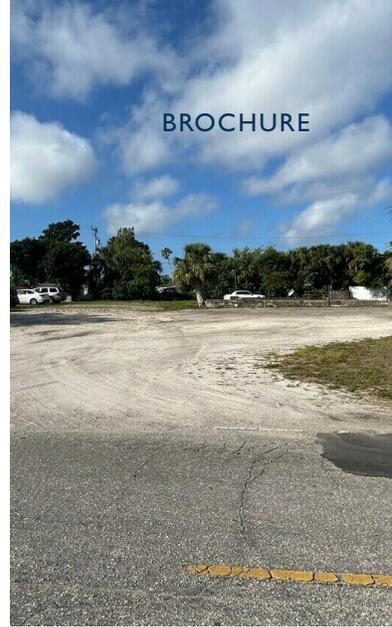
- • Prime U.S. Highway 41 Location
- • Flexible Development Opportunity
- • ±16,050 SF Cleared Site with Existing Concrete Pad
- • Ideal for Low-Improvement Uses
- • Prime Visibility and Accessibility
- • Low-priced commercial vacant land site

OFFERING SUMMARY

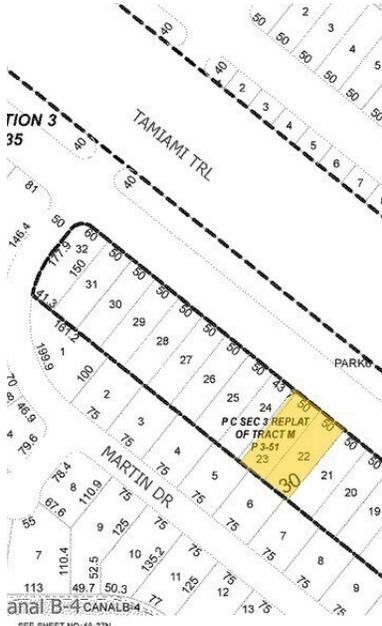
Sale Price:	\$288,000
Lot Size:	16,050 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	258	1,080	4,225
Total Population	645	2,643	9,941
Average HH Income	\$66,794	\$69,305	\$72,863

ADDITIONAL PHOTOS

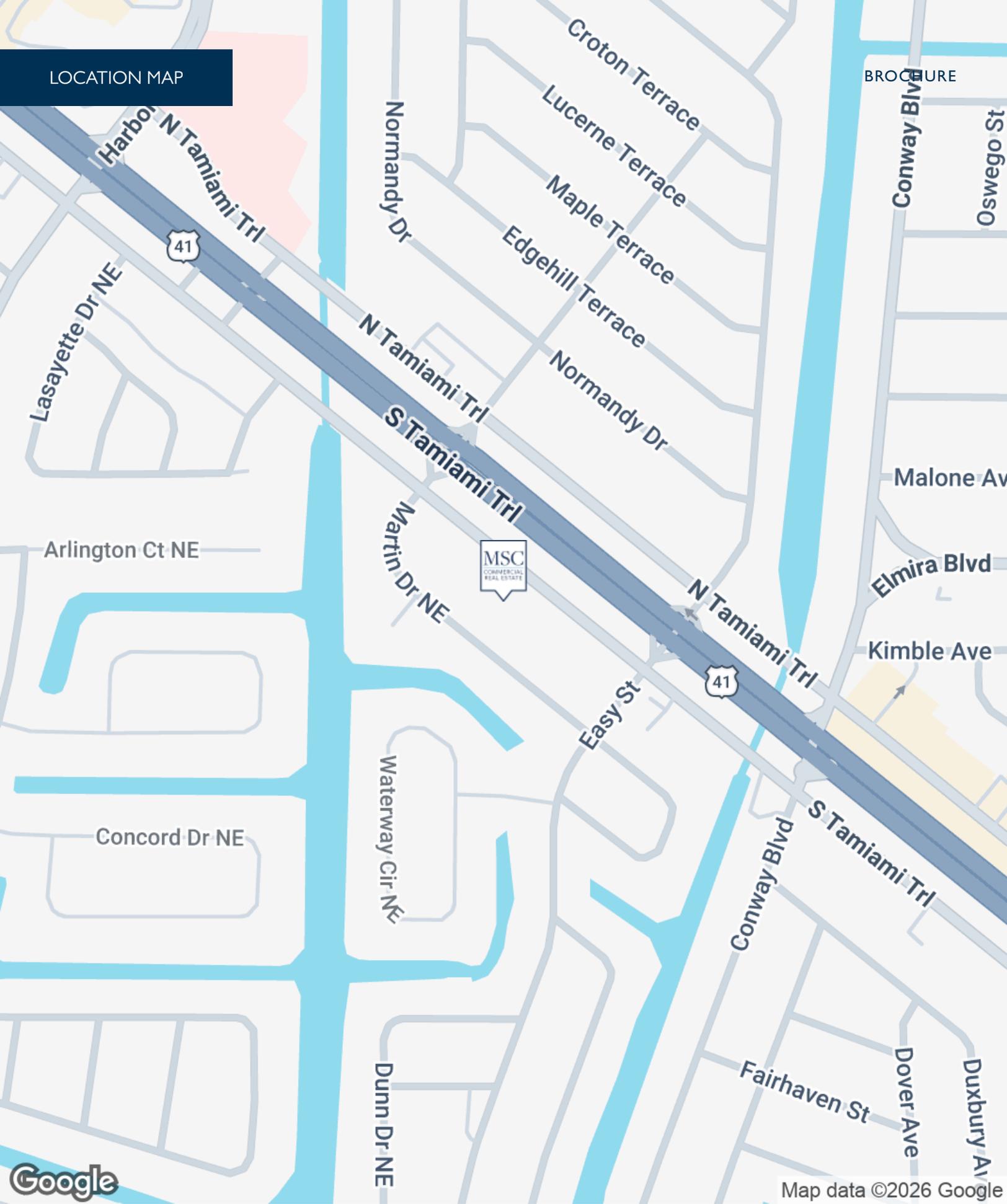


BROCHURE



LOCATION MAP

BROCHURE



RETAILER MAP



Kula Coffee

Promenades Mall

Wally's Southern Style BBQ

Los Mariachis Bar & Grill

Millennium Physician Group - Port Charlotte Endocrinology

Luigi's Pizzeria of SWFL

7 Brew Coffee

Gatorz Bar and Grill

Kava Culture Kava Bar

Map data ©2026 Google



TAMMY SHAW

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PROFESSIONAL BACKGROUND

Tammy Shaw epitomizes integrity, energy, hard work, and creative service in every detail of your real estate transaction. Tammy grew up in Carrollton, Ohio and started cultivating her sales drive at the age of 16, selling advertising. She has continued to be a rising star and has since built a successful career in her own business for over 32 years. She has useful experience in every aspect of transactions, for the buyers, sellers, investors, and banks. She has been trained and inspired in sales by some of the best from Dale Carnegie to Tom Hopkins and many more. Five words you can count on from Tammy Shaw are love, integrity, commitment, passion, and fun from the first phone call to the close. Contact her today and get started. My mission statement is, my promise to you

- * To provide the most accurate and up-to-date information, skilled analysis and sound real estate advice.
- * To make the buying and selling of real estate as cost effective as possible while maintaining the highest level of service.
- * To be known as the most professional team of Real Estate Agents whose goals are positive, team oriented, solution based, and with a clear focus on commercial investing, developing, and leasing in retail, office, industrial, multifamily, hotel and special purpose real estate.
- * To act responsibly both in the community and civically; providing updated content and responding to community needs on an ongoing basis; while maintaining the highest standards of quality, customer convenience and satisfaction

EDUCATION

Broker Real Estate License Florida

Certified Commercial Investment Member CCIM Completed courses:

Commercial Real Estate Negotiations

Financial Analysis for Commercial Investment Real Estate

Investment Analysis for Commercial Investment Real Estate

User Decision Analysis for Commercial Investment Real Estate

Market Analysis for Commercial Investment Real Estate

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COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.