

SUN WONDER OFFICE PLAZA

4120 South Tamiami Trail | Port Charlotte, FL 33952
Office For Lease



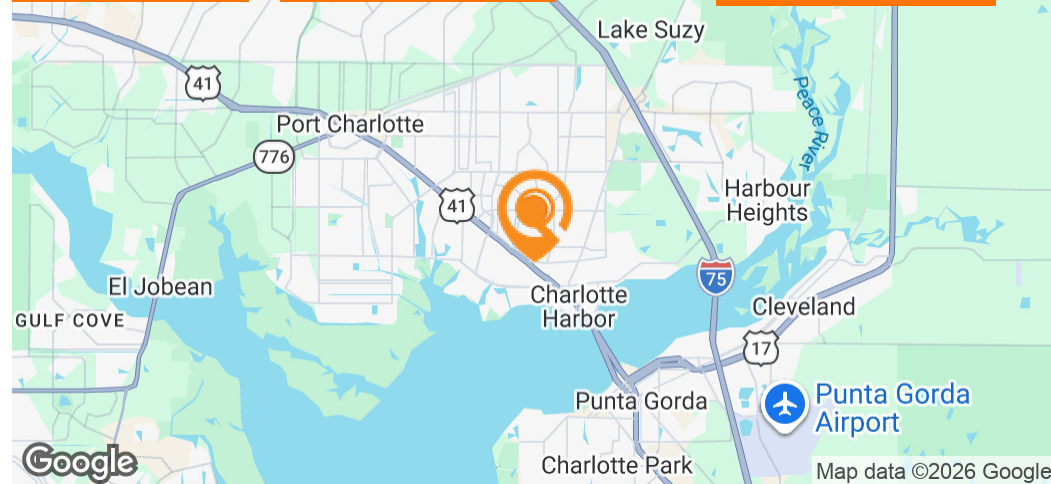
LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



[GOOGLE TOUR](#)

[CG ZONING CODE](#)



**\$18.00/SF (NNN)
RATE**



**\$4.96/SF
CAM**



**1,000-1,100 SF
AVAILABLE SPACE**

- 1,000 - 1,100 SF office for lease in Port Charlotte, FL
- Within 'Sun Wonder Office Plaza'
- Lighted marquee signage included
- Ample parking for employees and visitors
- Ready for immediate occupancy



5-MILE POPULATION

95,212



5-MILE AVG HH INCOME

\$92,256



5-MILE HOUSEHOLDS

44,072



5-MILE EMPLOYEES

38,734

[PROPERTIES.LQCRE.COM/SUN-WONDER-OFFICE](https://properties.lqcre.com/sun-wonder-office)



Tampa, FL 33609
5440 Mariner St #112
LQCRE.COM

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Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

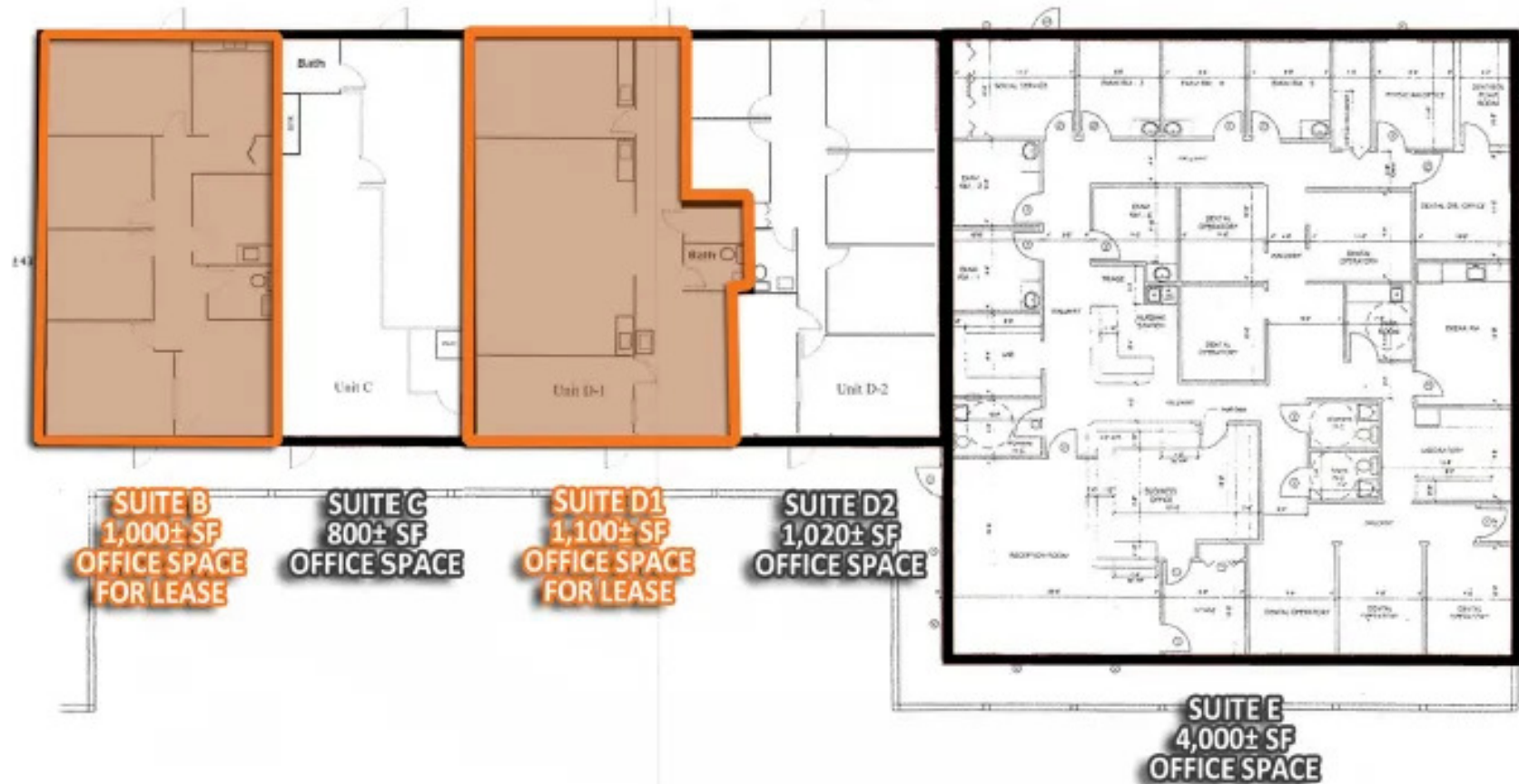
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This 1,100 square foot unit, situated at the rear of the plaza, is ready for immediate occupancy. It features a lighted marquee for your business signage and provides plenty of parking for both employees and visitors. Suite B is 1,000 SF and is also available for lease @ \$18/SF plus \$4.96/SF (CAM).



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West Port: West Port is poised to add 3,500+ new residences, from retirees seeking tranquility to growing families desiring space and modern amenities. West Port also promises thousands of square feet of new commercial space.

Centennial Park: 103.3 AC within the Murdock Village CRA and funded by Sales Tax, Parks/Rec Impact Fees and by the FL Recreation Development Assistance Program. The park is home to a College Baseball Tournament and a Disc Golf course.

West Port Marketplace: Publix-anchored shopping center, projected delivery early 2027. Located at the NE corner of El Jobean Rd and Flamingo Blvd. Flamingo Blvd will be extended to connect to US 41 and serves the West Port community.

Huntington Project: Initial construction is planned for two 5,000-sf multi-tenant quick serve restaurant tenants.



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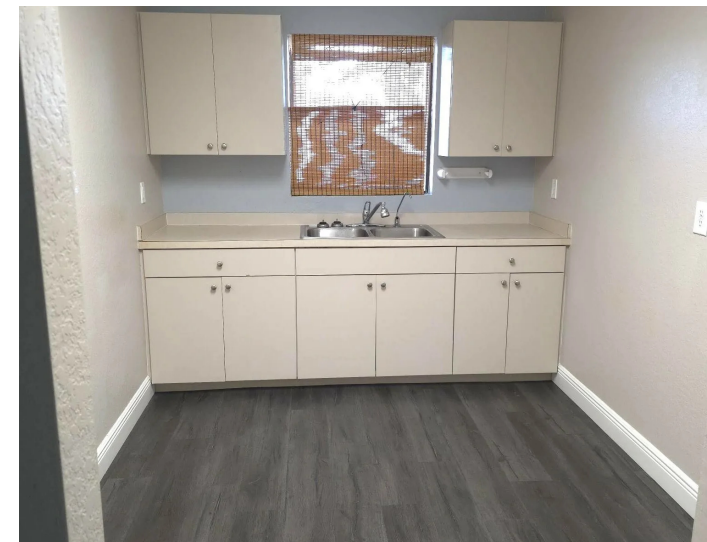
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