

SALE / LEASE

3762 TAMiami TR UNIT H

3762 Tamiami Tr unit H, Port Charlotte, FL 33952



PROPERTY DESCRIPTION

Retail condo for sale or lease on Tamiami Trail in Port Charlotte! This unit consists of 2,280 SF and has a nice open floor plan, storage room, office and 2 restrooms. This property is zoned Commercial General (CG) allowing for many uses.

Call Kayla Weiss-Bohnstedt to schedule a showing at 941-268-4423.

Strong traffic counts - 45,500 AADT(annual average daily traffic)
Metal roof was put on post-hurricane lan!

The association does not allow like-kind businesses.

PROPERTY HIGHLIGHTS

- 2,280 SF retail condo zoned CG allowing for many uses
- There was at 1 time a drive through window in this unit
- Retail condo for sale or lease!

OFFERING SUMMARY

Sale Price:	\$500,000
Lease Rate:	\$15 PSF/yr + \$7.75 PSF Pass-Through Expenses (NNN)
Available SF:	2,280 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,109	20,427	46,117
Total Population	9,380	46,772	102,386
Average HH Income	\$67,169	\$73,985	\$82,204

Kayla Weiss-Bohnstedt
(941) 268-4423

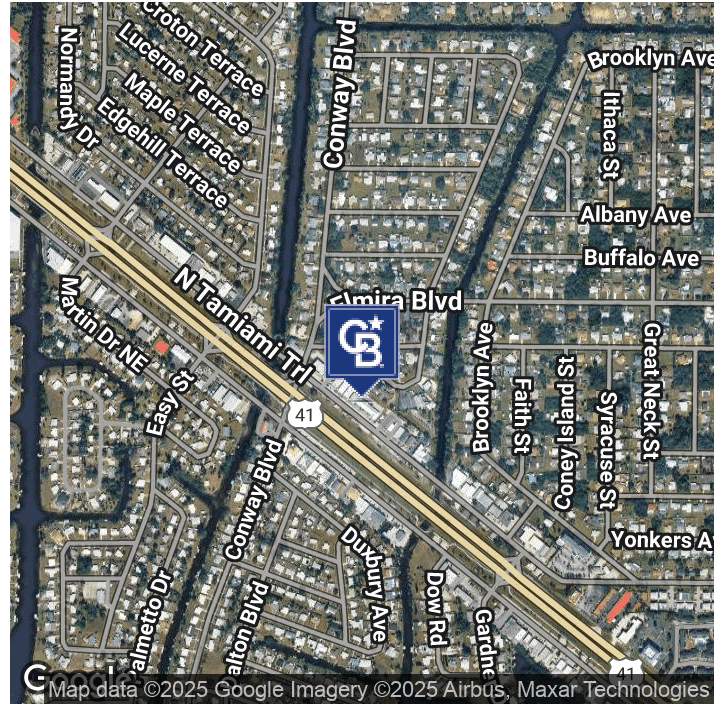


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OFFERING SUMMARY

Sale Price:	\$500,000
Lease Rate:	\$15 PSF/yr + \$7.75 PSF Pass-Through Expenses (NNN)
Available SF:	2,280 SF
Price / SF:	\$219.30
Year Built:	1974
Zoning:	CG

PROPERTY OVERVIEW

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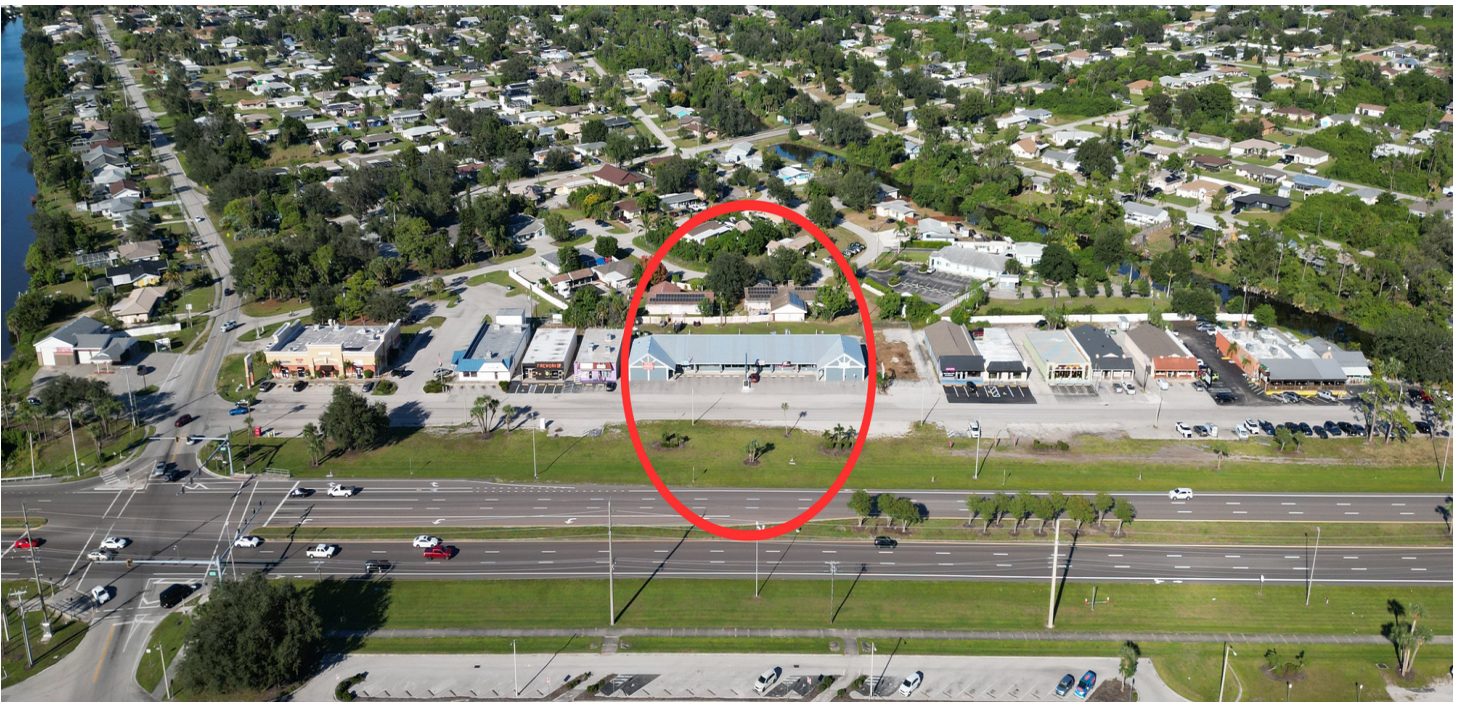


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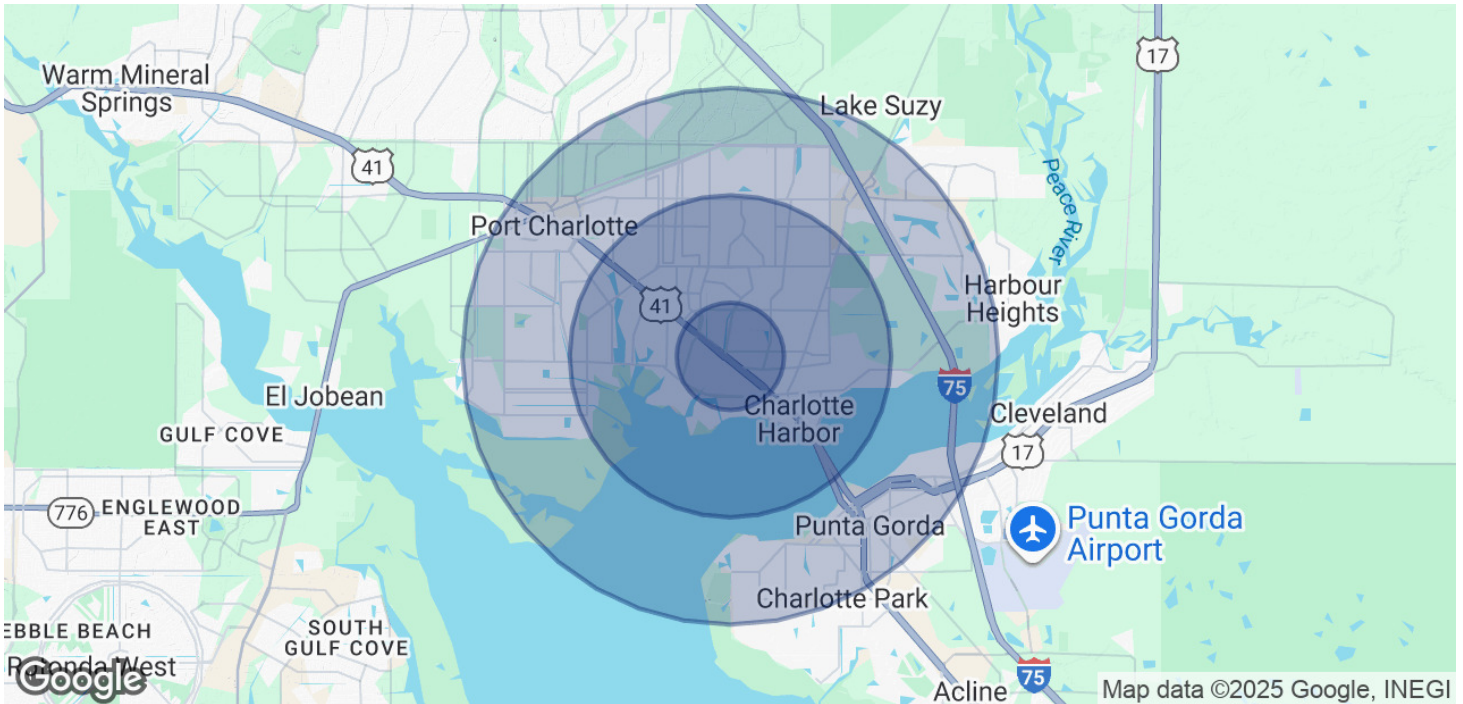


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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	9,380	46,772	102,386
Average Age	50	50	53
Average Age (Male)	49	49	52
Average Age (Female)	51	52	54

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	4,109	20,427	46,117
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$67,169	\$73,985	\$82,204
Average House Value	\$245,679	\$279,083	\$337,535

Demographics data derived from AlphaMap

Kayla Weiss-Bohnstedt
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Kayla Weiss-Bohnstedt

Dedicated to sharing my education and experience to maximize my clients' return on their commercial real estate investments.



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KAYLA WEISS-BOHNSTEDT | COMMERCIAL ASSOCIATE



Kayla Weiss-Bohnstedt earned her Florida real estate license when she was 18 years old. Kayla joined Coldwell Banker Commercial in 2018. Kayla has participated in transactions exceeding \$30,000,000 working with investors and tenants in the community. To enhance her commercial real estate education, Kayla has enrolled in the CCIM Designation Curriculum Program which consists of a general Foundations course and three one-week core CRE segments. Kayla has successfully completed the Foundations course, Negotiations course, and CCIM 101, 102, 103 & 104: Financial Analysis for Commercial Investment Real Estate with plans to earn her designation in 2025.

Contact Kayla: (941) 268-4423 | Kayla.Weiss@CommercialRealtyFl.com



2024: PCPGNP Association of Realtors Commercial Committee Chair

2025: PCPGNP Association of Realtors Commercial Committee Chair

Awards:

2017: Rookie Of The Year

2023 : International Diamond Society

2023: Circle of Distinction Bronze

2024 : Internation Sterling Society

2024 : Circle of Distinction Bronze

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