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OFFERING MEMORANDUM

3880 TAMAMI TRAIL

100% OCCUPIED RETAIL BUILDING - PORT CHARLOTTE, FL

PROPERTY SUMMARY

Property Address: 3880 Tamiami Trail
Port Charlotte, FL 33952

County: Charlotte

Property Size: 15,000± Sq. Ft. | 0.35± Acres

Zoning: Commercial General (CG)

Building: 5,640± Rentable Square Feet

Number of Units: 5 Units

Parking: 23 Surface Spaces

Parcel ID Number: 402223379006

Building Elevation: 9'1" (above the base flood elevation)

Year Built: 2005

Tax Information: \$12,787 (2025)

LIST PRICE:

\$1,189,000

\$210 PSF | CAP RATE 6.72%

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SALES EXECUTIVE



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OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

THE OPPORTUNITY

- Fully occupied, multi-tenant commercial building with high visibility and traffic exposure on US-41
- The 2005 single-story building is well constructed. Materials include concrete block walls, metal trusses, studs, and metal decking. The building has never flooded
- Comprised of five units and 5,640 Sq. Ft. of rentable floor area
- Parking includes 8 spaces in the front, 15 spaces in the rear of the building and a public lot with 8 additional spaces immediately across the street
- Utilities provided by County central water and sewer systems
- Located 1.5± miles north of the new 785-room Sunseeker Resort & Convention Center
- Planned capital improvements include a new roof in 2026. This will be an overlay with GAF TPO



TENANT INFORMATION & EXPENSES

The leases are mostly “modified gross,” with the tenants being responsible for all expenses except insurance and ad valorem taxes. The Landlord is also liable for any HVAC repairs on units B/C/D that exceed \$1,000 per unit. These leases ideally should be converted to triple net leases at renewal to avoid a reduction in net operating income due to rising operating expenses.

UNIT	Rentable Floor Area	Tenant	Occupied Space	Occupancy	Lease Term Expiration	Rent PSF	Effective Rent	Rent Escalator
A	1,077	PriceyPoo Bakery	1,077	19.1%	MTM/60-day notice	\$21.37	\$23,015	3% - CPI
B	1,162	JM Wireless	1,162	20.6%	8/31/27	\$17.60	\$20,415	3% - CPI
C	1,162	JM Wireless	1,162	20.6%	8/31/27	\$17.60	\$20,415	3% - CPI
D	1,162	Cuban Taste Restaurant	1,162	20.6%	12/31/34	\$19.84	\$23,054	3% - CPI
E	1,077	Cuban Taste Restaurant	1,077	19.1%	12/31/34	\$19.84	\$21,368	3% - CPI
Total	5,640		5,640 SF	100%		\$19.25	\$108,340	

Estimated Operating Expenses

Real Estate Taxes	\$12,787
Property Insurance	\$9,258
Cleaning and Maintenance	\$1,114
Legal & Professional Fees	\$849
Repairs	\$1,670
Management Fee	\$2,500
Utilities	\$177
Total	\$28,355

2025 Capital Improvements

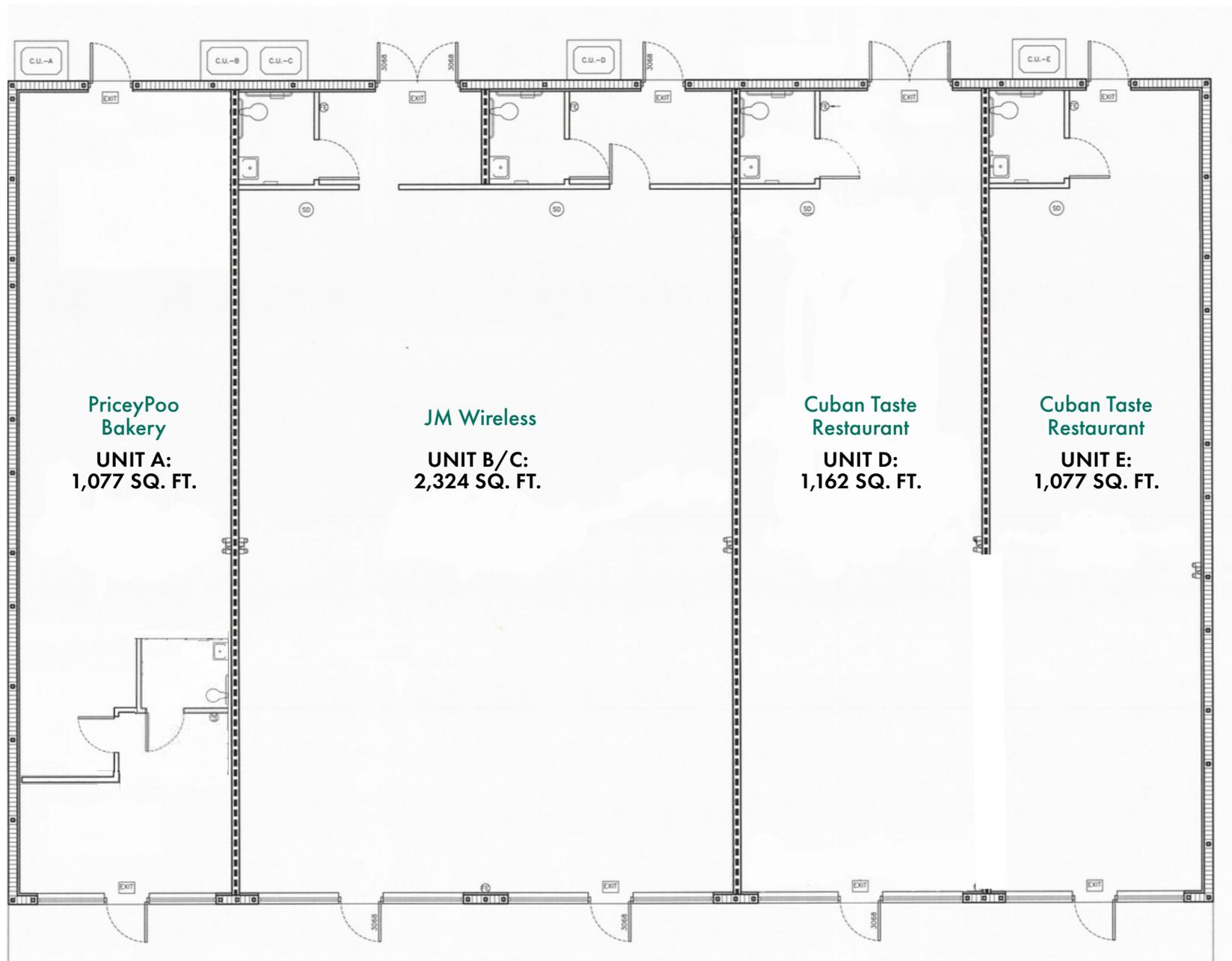
New HVAC - Unit D	\$8,550
Parking Lot Overlay	\$18,402
Total	\$ 26,952

Planned 2026 Capital Improvements

Roof Overlay with GAF TPO (Spring 2026)	\$38,000
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BUILDING LAYOUT



BUILDING EXTERIOR



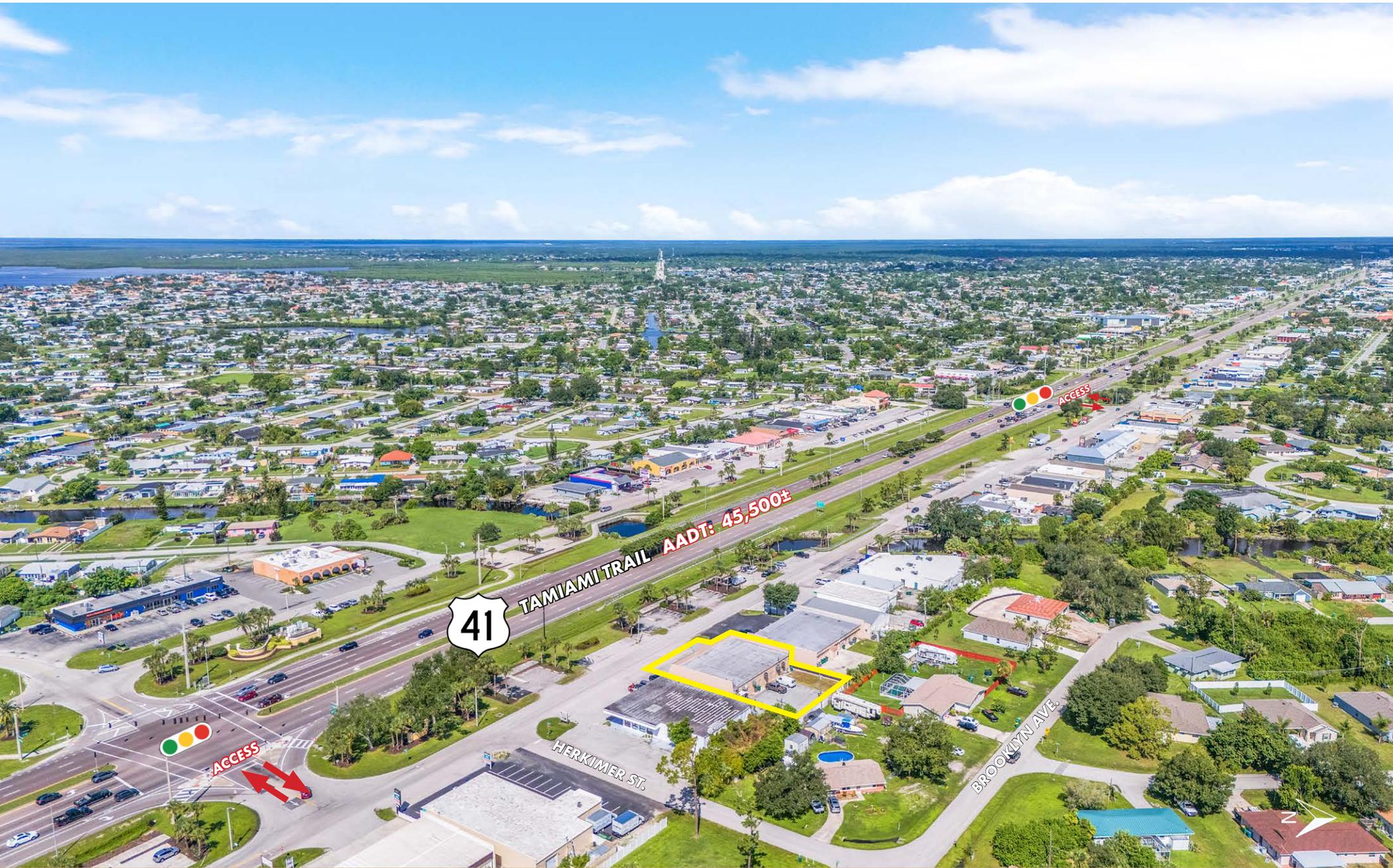
BUILDING EXTERIOR



PROPERTY AERIAL



PROPERTY AERIAL



PROPERTY AERIAL



DOWNTOWN
PUNTA GORDA



WESTCHESTER BLVD.

BROOKLYN AVE.

HICKEY ST.



TAMIAMI TRAIL
AADT: 45,500±

AREAS OF INTEREST



LOCATION MAP

VENICE

ENGLEWOOD

ROTONDA

CAPTIVA

SANIBEL

PINE ISLAND

CAPE CORAL

FORT MYERS BEACH

FORT MYERS

PORT CHARLOTTE

PUNTA GORDA

41

INTERSTATE
75

Caloosahatchee River

LOCATION HIGHLIGHTS

- 1.5± miles to SunSeeker Resort
- 3± miles to Downtown Punta Gorda
- 4.5± miles to I-75
- 6.5± miles to Punta Gorda Airport (PGD)





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