



LEASING BROCHURE

For Lease | Retail & Office Space

2886 Tamiami Trail, Port Charlotte, FL

MSC | COMMERCIAL
REAL ESTATE

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

G. River West
Senior Commercial Advisor
863.202.0439
RiverWest@MSCCommercial.com

2886 TAMIAMI TRAIL, PORT CHARLOTTE, FL EXECUTIVE SUMMARY

2886 TAMIAMI TRAIL, PORT CHARLOTTE, FL



OFFERING SUMMARY

Available SF:	4,652 SF
Lease Rate:	\$15.00 SF/yr (MG)
Lot Size:	1.18 Acres
Year Built:	1986
Building Size:	14,277 SF
Renovated:	2022
Zoning:	Commercial General
Market:	Southwest Florida
Daily Traffic Count:	49,000 VPD

LEASING SUMMARY

Located within a vibrant strip center on Tamiami Trail (US-41), this property offers multiple leasing opportunities in a prime Port Charlotte location.

Suite #1 spans 4,652 SF and is designed with a functional office layout. This spacious suite features a welcoming lobby/waiting room, a dedicated receptionist desk area, 10+ executive offices, two bathrooms, a kitchenette, and a private conference room, making it ideal for professional offices or service-based businesses needing a client-focused environment.

2886 TAMIAMI TRAIL, PORT CHARLOTTE, FL LOCATION & SITE DESCRIPTION



LOCATION DESCRIPTION

Port Charlotte is a dynamic community strategically located along Florida's Gulf Coast, known for its appealing mix of residential charm and business vitality. As part of the greater Punta Gorda MSA, Port Charlotte attracts both locals and visitors seeking a high quality of life, with its proximity to beautiful Gulf beaches, lush parks, and the scenic Charlotte Harbor. The area's population is growing steadily, fueled by new developments such as Sunseeker Resort, affordable living options, and a strong influx of retirees, families, and seasonal residents.

With Tamiami Trail (US-41) serving as the primary commercial corridor, Port Charlotte boasts a wealth of retail options, restaurants, and entertainment venues that benefit from substantial daily traffic. Businesses in Port Charlotte enjoy a diverse clientele, thanks to its balanced demographic profile that combines local residents, tourists, and commuters.

SITE DESCRIPTION

This prime commercial property spans 1.18 acres with ample on-site parking and features 14,277 Square Feet of flexible retail and office space split between two well-maintained buildings. Positioned directly on Tamiami Trail (US-41), one of Port Charlotte's busiest and most prominent thoroughfares, this site provides excellent visibility and convenient ingress/egress for easy customer access.

2886 TAMIAMI TRAIL, PORT CHARLOTTE, FL PROPERTY DETAILS

2886 TAMIAMI TRAIL, PORT CHARLOTTE, FL

Lease Rate

**\$15.00 SF/YR MODIFIED
GROSS**

PROPERTY INFORMATION

Property Type Retail/Office

Property Subtype Strip Center

Zoning Commercial General

Lot Size 1.18 Acres

APN # 402215354004

Lot Frontage 200 ft

Lot Depth 260 ft

Daily Traffic Count 49,000 VPD

Traffic Count Street Tamiami Trail (US-41)

Traffic Count Frontage 200 Feet

Waterfront No

PARKING & TRANSPORTATION

Street Parking No

Parking Type Surface

UTILITIES & AMENITIES

Central HVAC Yes

LOCATION INFORMATION

Street Address 2886 Tamiami Trail

City, State, Zip Port Charlotte, FL 33952

County Charlotte

Market Southwest Florida

Cross-Streets Closest - Port Charlotte Blvd.

Side of the Street East

Signal Intersection No

Road Type Highway

Nearest Highway US-41

Nearest Airport Punta Gorda Airport - 9 Miles
Away

BUILDING INFORMATION

Building Size 14,277 SF

Tenancy Multiple

Number of Floors 1

Year Built 1986

Year Last Renovated 2022

Gross Leasable Area 14,277 SF

Number of Buildings 2

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2886 TAMIAMI TRAIL, PORT CHARLOTTE, FL ADDITIONAL PHOTOS

2886 TAMIAMI TRAIL, PORT CHARLOTTE, FL



Michael Saunders & Company
LICENSED REAL ESTATE BROKER

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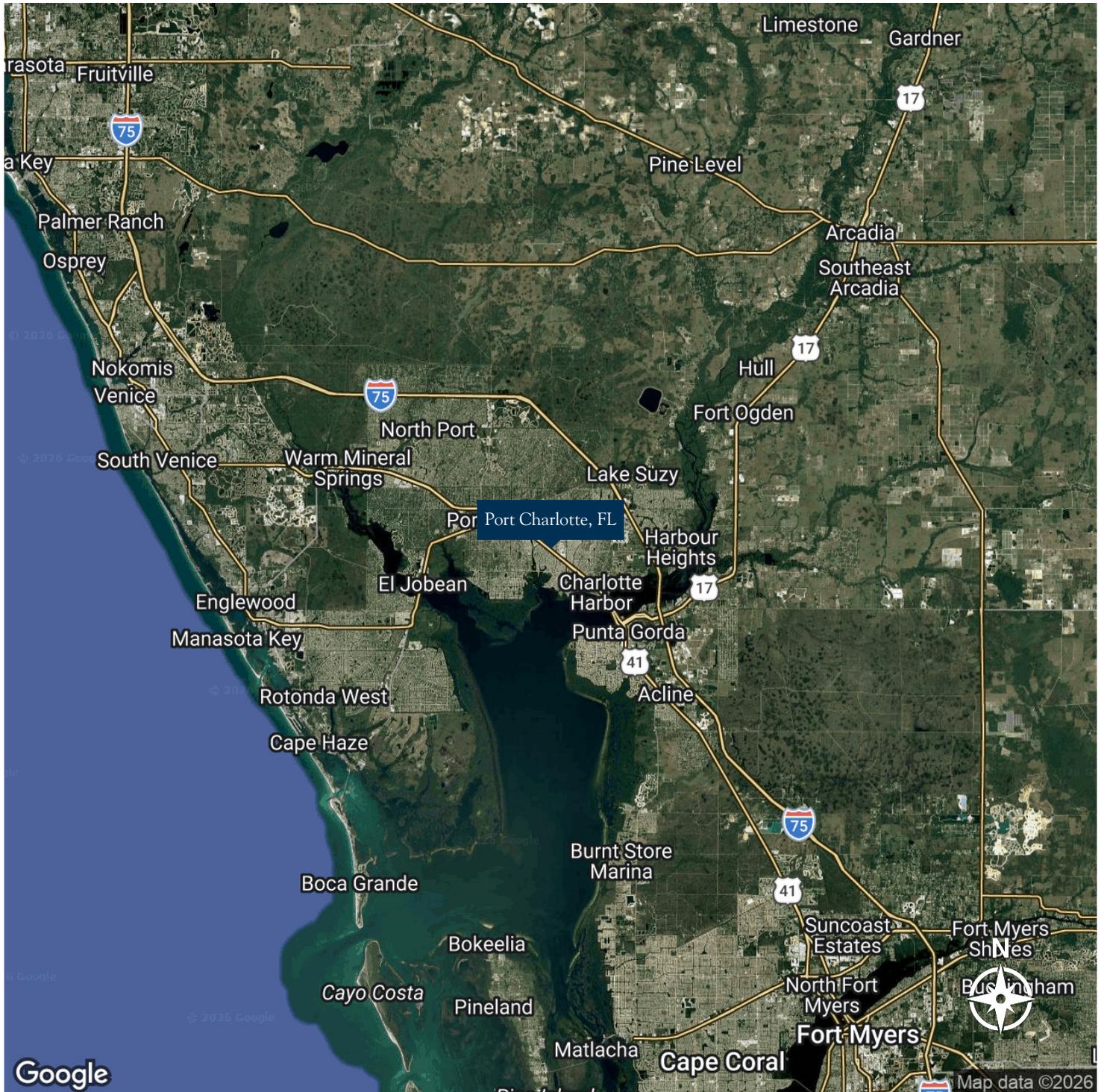
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2886 TAMIAMI TRAIL, PORT CHARLOTTE, FL REGIONAL MAP

2886 TAMIAMI TRAIL, PORT CHARLOTTE, FL



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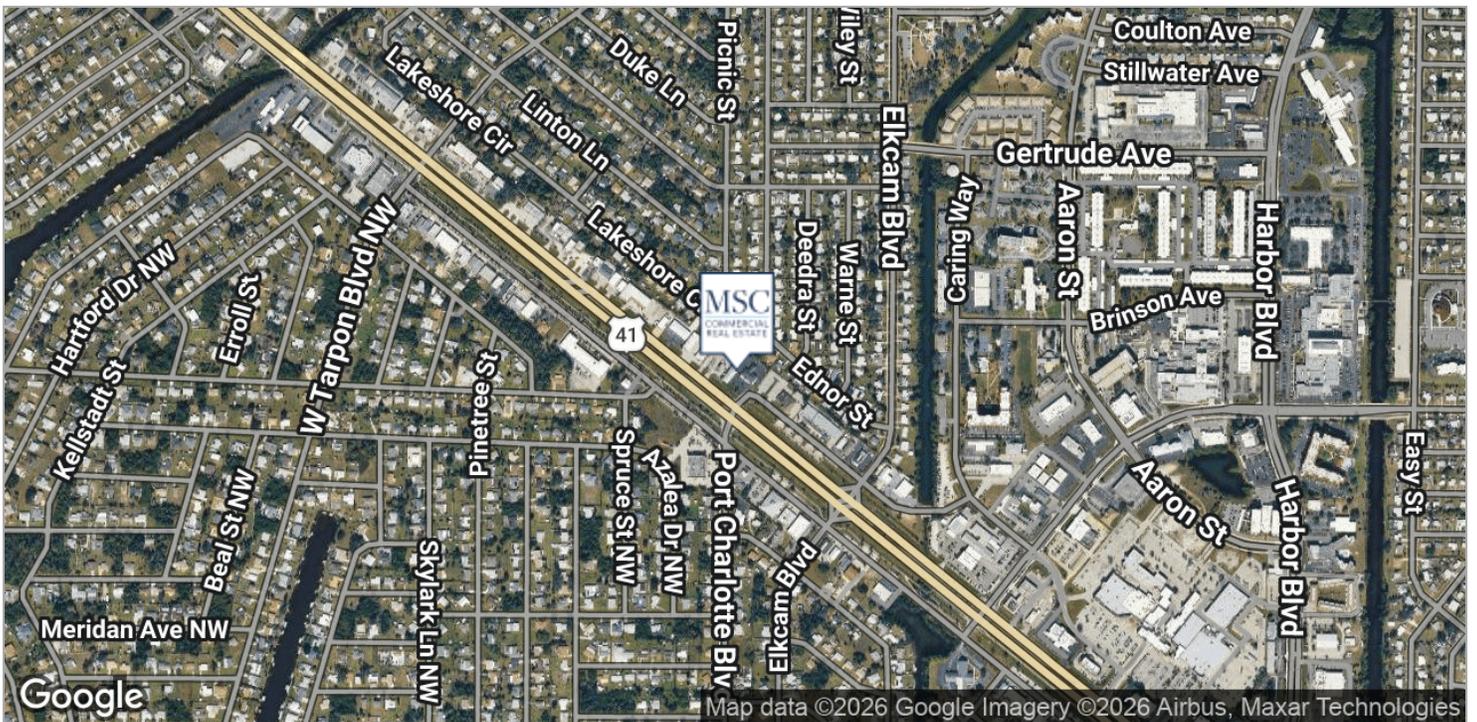
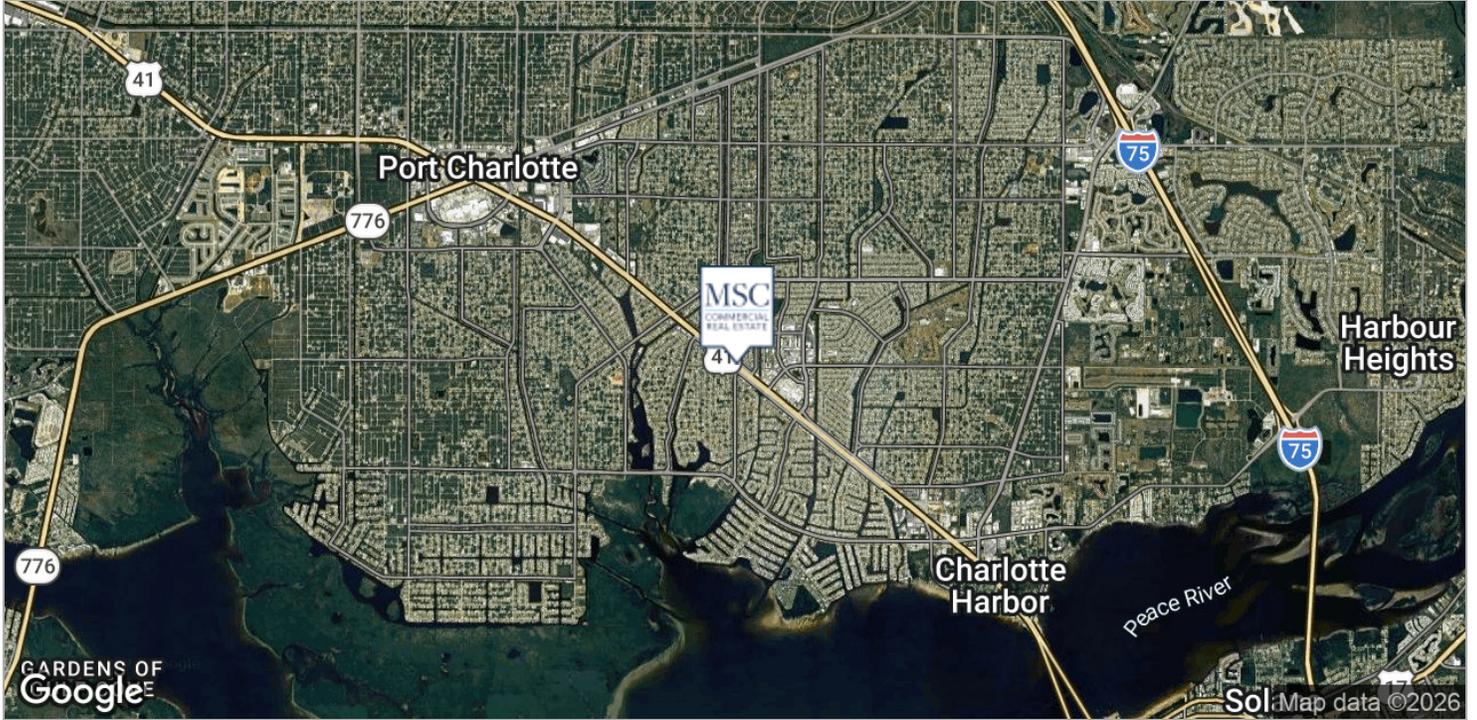
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2886 TAMIAMI TRAIL, PORT CHARLOTTE, FL LOCATION MAPS

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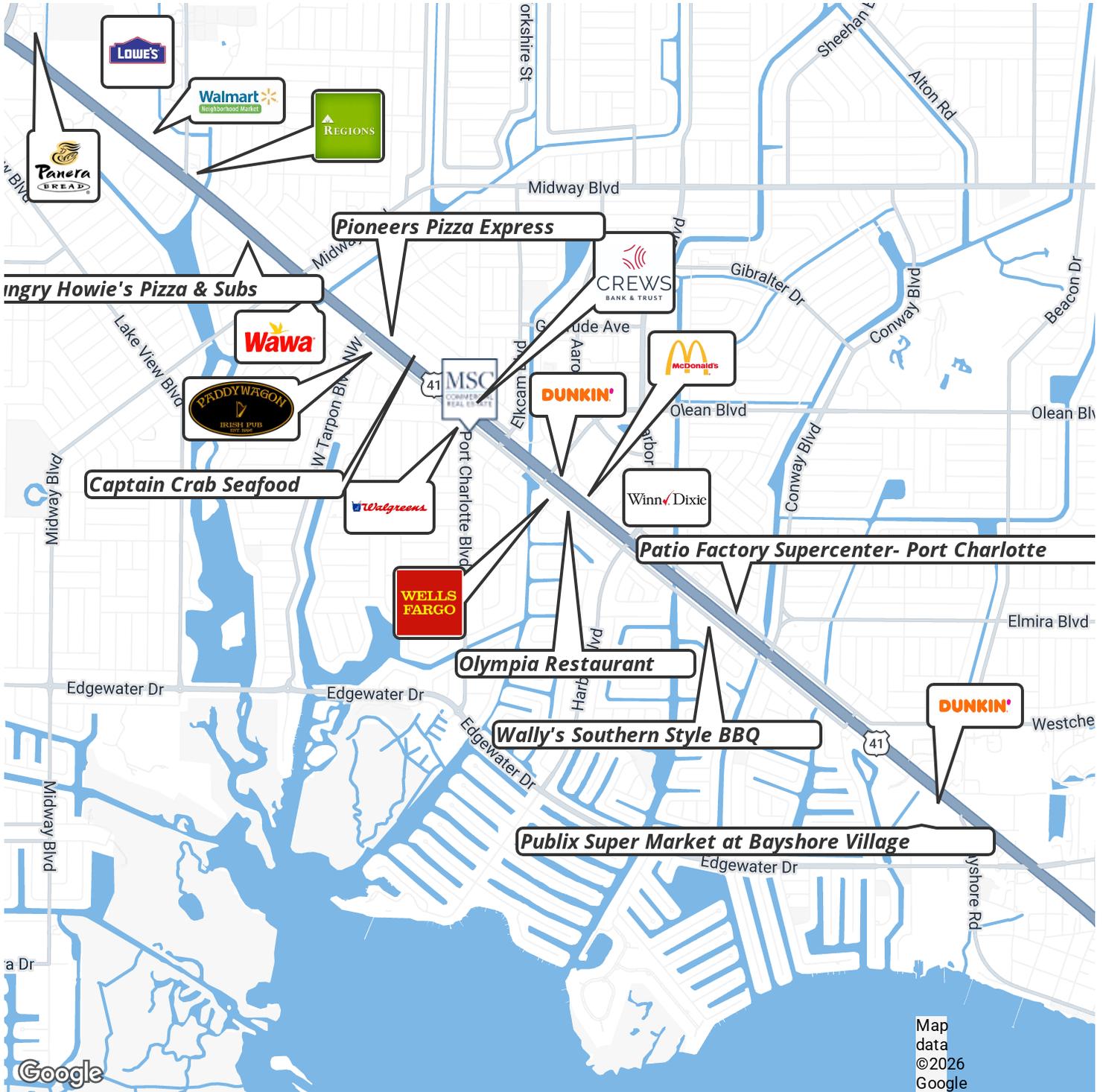
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2886 TAMIAMI TRAIL, PORT CHARLOTTE, FL RETAILER MAP

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**2886 TAMIAMI TRAIL, PORT CHARLOTTE, FL
RENT ROLL**

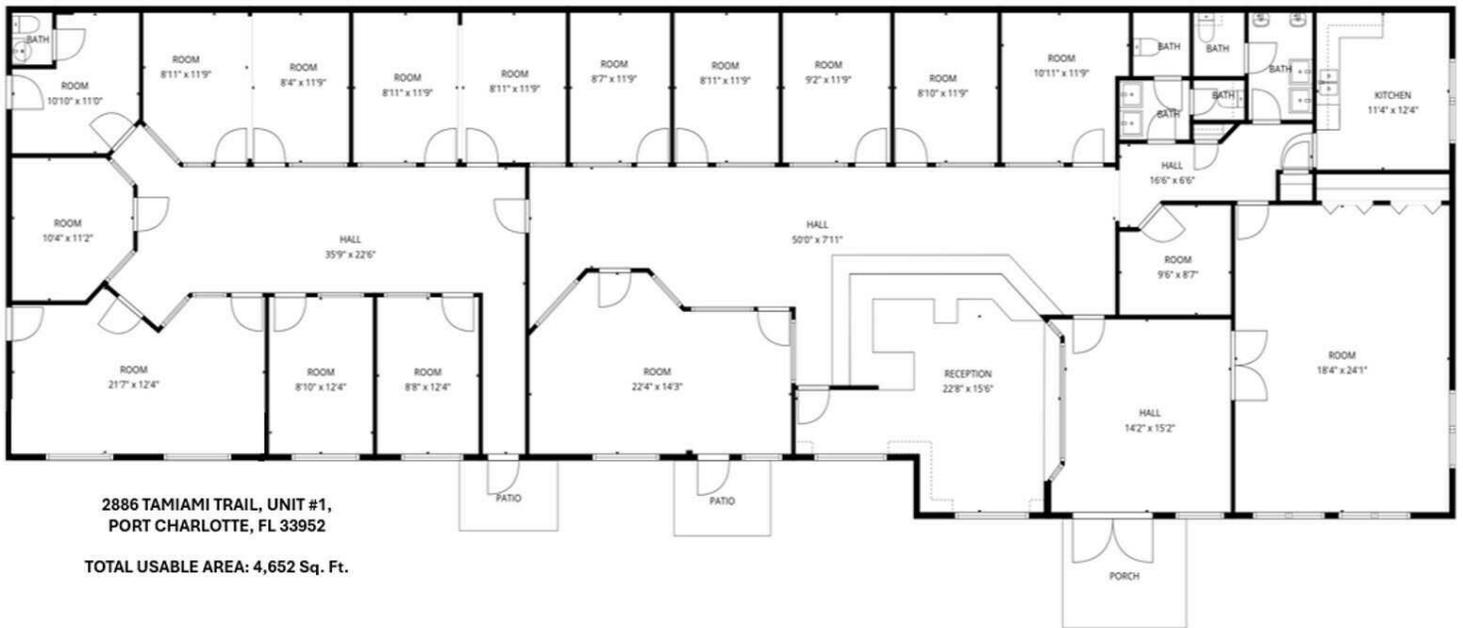
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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR
Suite #1	AVAILABLE	4,652 SF	32.58%	\$15.00
Suite #2	Tony's Legal Services	997 SF	6.98%	-
Suite #3	Global Supply & Automation	998 SF	6.99%	-
Suite #4	Brazilian Jiu-Jitsu Gym	1,200 SF	8.41%	-
Suite #5	The Candy Cafe	1,020 SF	7.14%	-
Suite #6	Chiropractor	960 SF	6.72%	-
Suite #7	Massage Spa	1,123 SF	7.87%	-
Suite #8	Technology Repair	987 SF	6.91%	-
Suite #9	Helen's Alterations	1,133 SF	7.94%	-
Suite #10	Mary Stewart CPA	1,207 SF	8.45%	-
TOTALS		14,277 SF	99.99%	

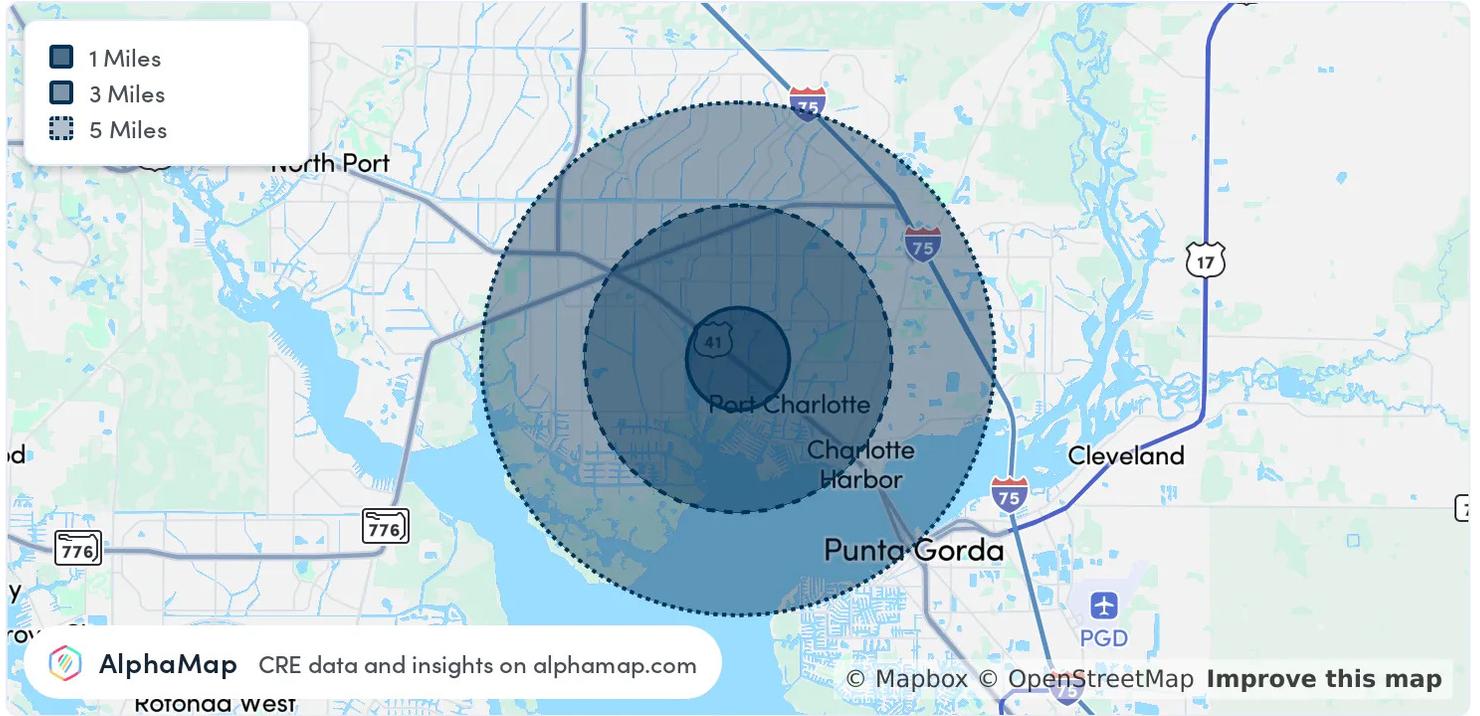
2886 TAMIAMI TRAIL, PORT CHARLOTTE, FL
SUITE #1 FLOOR PLAN

2886 TAMIAMI TRAIL, PORT CHARLOTTE, FL



2886 TAMIAMI TRAIL, PORT CHARLOTTE, FL DEMOGRAPHIC SUMMARY

2886 TAMIAMI TRAIL, PORT CHARLOTTE, FL



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,014	57,493	91,259
Average Age	49	50	52
Average Age (Male)	48	49	51
Average Age (Female)	51	51	53

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,945	24,851	40,107
Persons per HH	2.2	2.3	2.3
Average HH Income	\$57,346	\$75,825	\$80,782
Average House Value	\$233,076	\$290,522	\$316,756
Per Capita Income	\$26,066	\$32,967	\$35,122

**G. RIVER WEST**

Senior Commercial Advisor

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PROFESSIONAL BACKGROUND

River West is a dedicated commercial real estate agent with an academic background that provides a strong analytical foundation—insights he leverages to deliver value-driven results for his clients. Licensed in both Florida and Tennessee, River brings multistate experience and professionalism to every transaction. He has successfully completed numerous complex 1031 Exchange transactions, representing both buyers and sellers—including clients exchanging out-of-state assets into Florida investments.

Currently, he represents various developers and brands to assist with the successful site acquisition and execution of commercial developments via ground leasing and build-to-suits throughout the United States. He also manages the leasing of a variety of retail and office centers throughout Southwest Florida, along with providing exclusive tenant representation to select brands.

River is committed to ensuring every client's goals are met with precision, diligence, and a high level of service.

EDUCATION

University of Florida

-Bachelor's Degree in Business Administration, specialized in Business and Economic Geography

-Minor in Real Estate

MEMBERSHIPS

-International Council of Shopping Centers, Retailer Member

-University of Florida Finance Group, Alumni

-University of Florida Real Estate Society, Alumni

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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.