

SALE

3057 TAMAMI TRL

3057 Tamiami Trl Port Charlotte, FL 33952



PROPERTY DESCRIPTION

Do not miss your chance to own this free-standing multi-tenant building on Tamiami Tr in Port Charlotte!

This building consists of 6,200 rentable SF and 6,640 SF total.

Annual Average Daily Traffic Count (AADT) 49,000!

Unit A is leased until Septmeber 30, 2026 at \$2,100 per month + tax. Tenant has 1 12-month renewal option.

Unit B is leased until September 30, 2026 at \$2,100 per month + tax. Tenant has 1 12-month renewal option.

Unit C&D is currently vacant - the seller has rented these units previously for \$4,200 per month for the 2 units.

Please do not disturb the tenants.

Call Kayla Weiss-Bohnstedt with any questions/to schedule a showing 941-268-4423.

PROPERTY HIGHLIGHTS

- Free-standing multi-tenant building for sale!

OFFERING SUMMARY

Sale Price:	\$928,000
Lot Size:	15,000 SF
Building Size:	6,640 SF
Rentable SF:	6,200 SF
Year Built:	1973 & 1974
Year Conditioned:	1994

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,729	25,251	40,107
Total Population	10,470	58,271	91,259
Average HH Income	\$56,663	\$75,696	\$80,782

Kayla Weiss-Bohnstedt
(941) 268-4423



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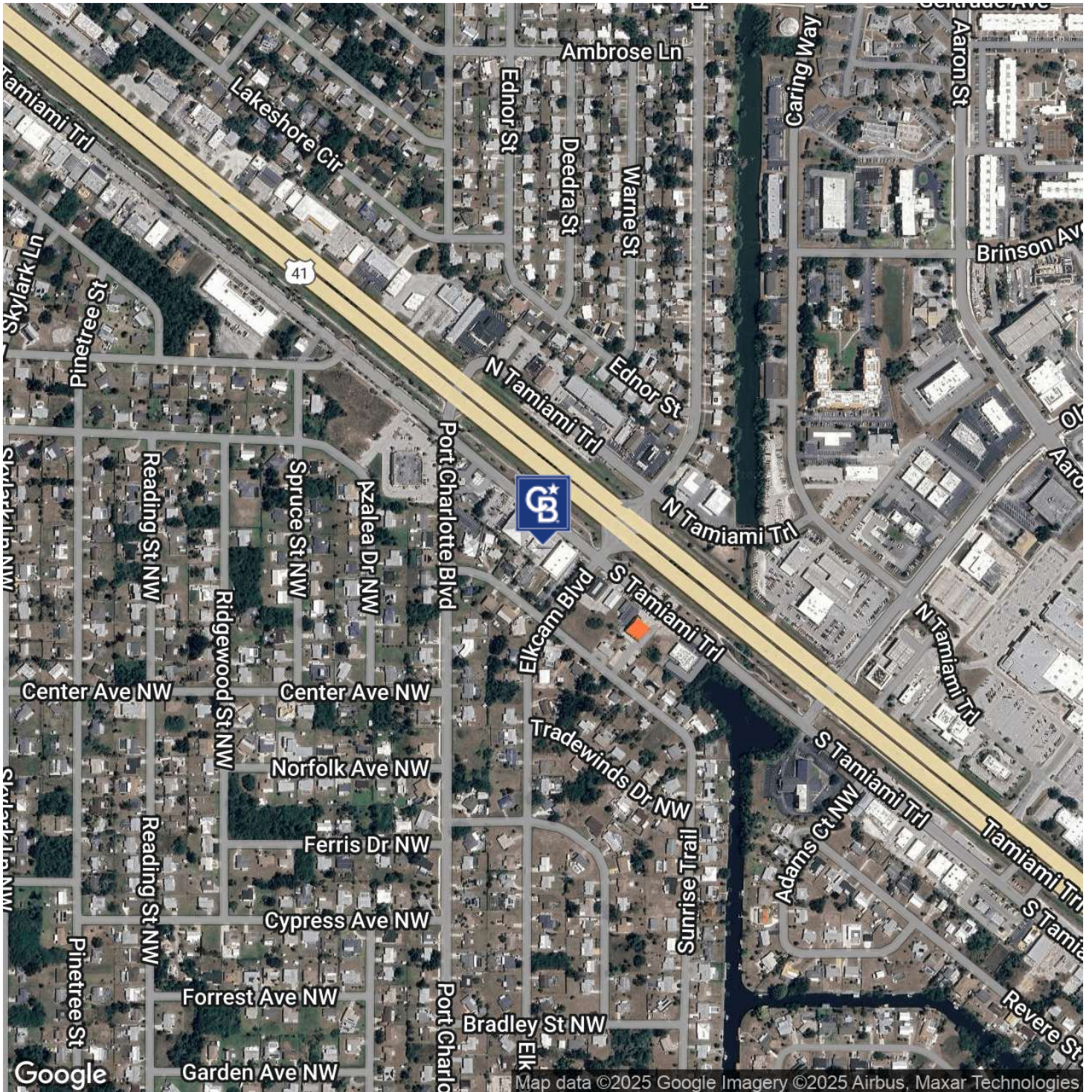


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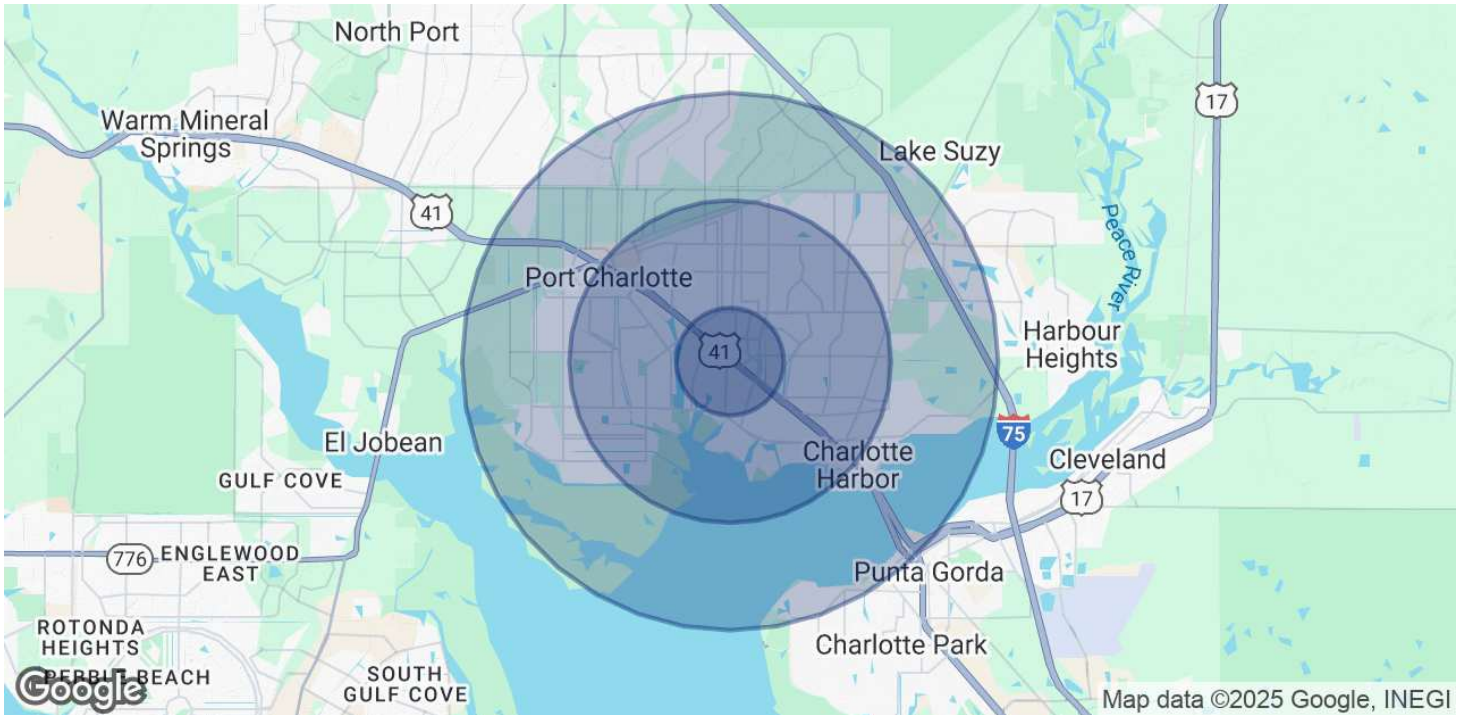


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,470	58,271	91,259
Average Age	50	50	52
Average Age (Male)	48	49	51
Average Age (Female)	51	52	53

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,729	25,251	40,107
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$56,663	\$75,696	\$80,782
Average House Value	\$232,180	\$291,419	\$316,756

Demographics data derived from AlphaMap

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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 \$20,000,000 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

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**Coldwell Banker Commercial Realty
200 W. Marion Ave., Punta Gorda, FL
(941) 268-4423**