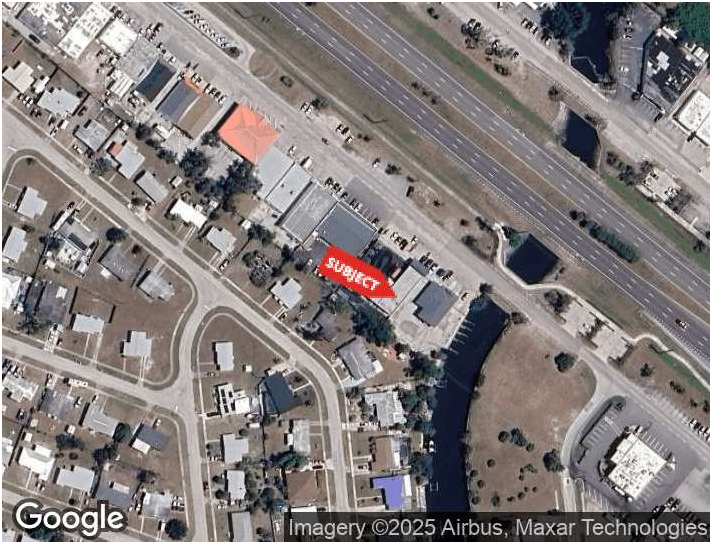


3835 TAMIAMI TRL
PORT CHARLOTTE, FLORIDA 33952

PROPERTY HIGHLIGHTS

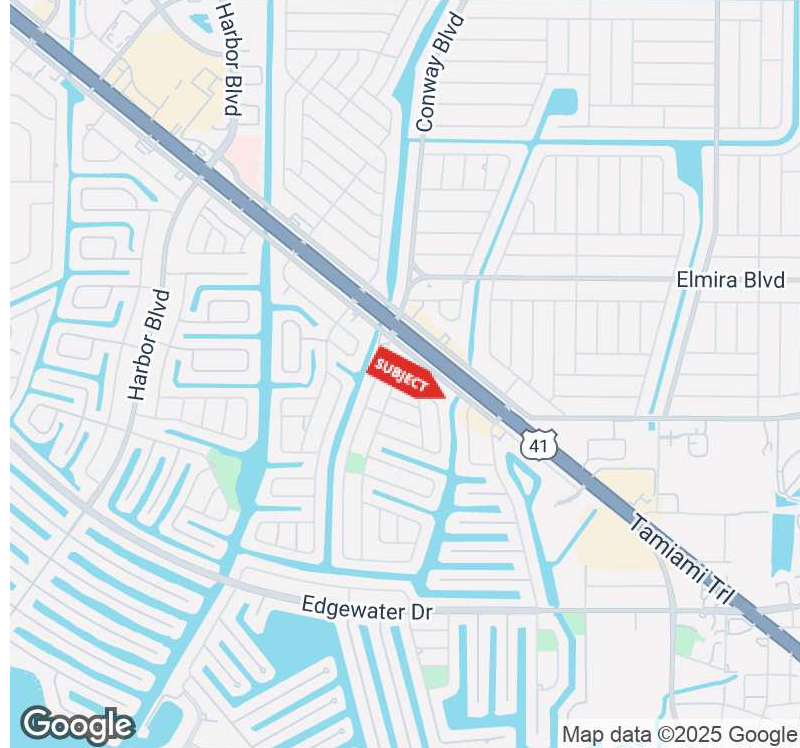
- High-traffic location on Tamiami Trail
- Large fenced yard for truck parking or storage
- Open floor plan with versatile retail space
- CAP rate of 7.51%
- Tenant pays property taxes
- New roof (2022)
- Pylon sign for excellent visibility



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	335	1,041	3,834
Total Population	781	2,410	8,631
Average HH Income	\$68,372	\$67,423	\$67,475

For More Information
ADAM SEIDEL
941 923 0535
adam@americanpropertygroup.com

PORT CHARLOTTE, FL 33952



OFFERING SUMMARY

Sale Price:	\$599,000
Building Size:	3,847 SF
Lot Size:	14,995 SF
Number of Units:	1
Price / SF:	\$155.71
Cap Rate:	6.38%
NOI:	\$38,245
Year Built:	1958
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 3835 Tamiami Trail, Port Charlotte

Property Type: Retail with Fenced Yard

Currently a busy hobby store, this freestanding retail building offers a fantastic opportunity for both investors and owner-users. Featuring an open floor plan with ample space for product displays, the property also includes a large fenced-in yard, ideal for truck parking, secure storage, or various other uses.

Situated in a high-traffic area of Port Charlotte, just north of Charlotte Harbor and the Sunseeker Resort, this location benefits from excellent visibility and a huge pylon sign to attract customers. The property is surrounded by well-established businesses and enjoys strong local foot traffic.

With a CAP rate of 7.51%, this property is an excellent investment opportunity. Tenant is responsible for property taxes, providing an added benefit for the new owner. Additionally, the roof was redone in 2022, ensuring long-term durability and reduced maintenance costs.

Property is occupied – please do not approach tenant or employees.

Visit us online at AmericanPropertyGroup.com to see all our listings or call (941) 923-0535 at your convenience.

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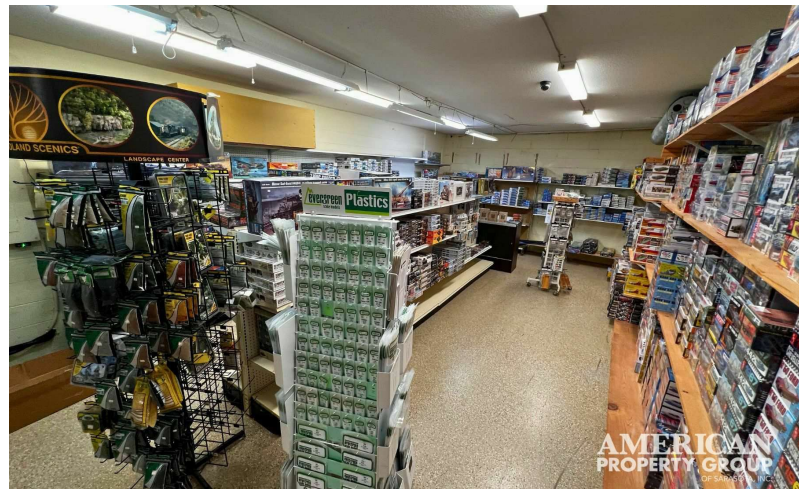
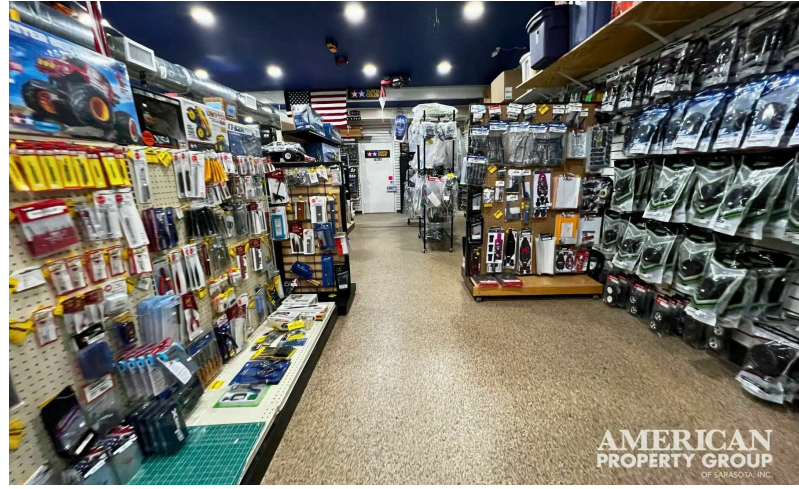
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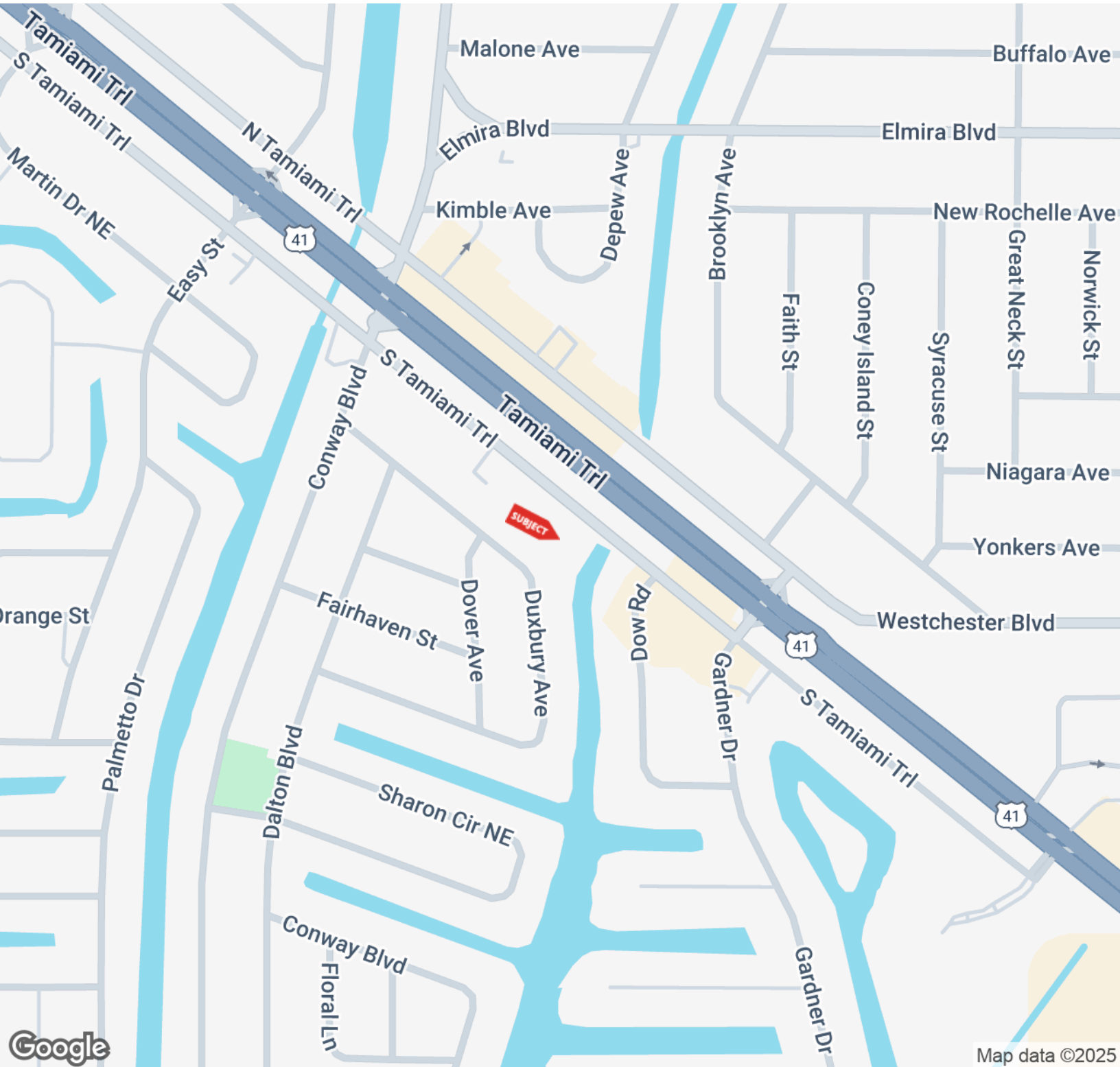
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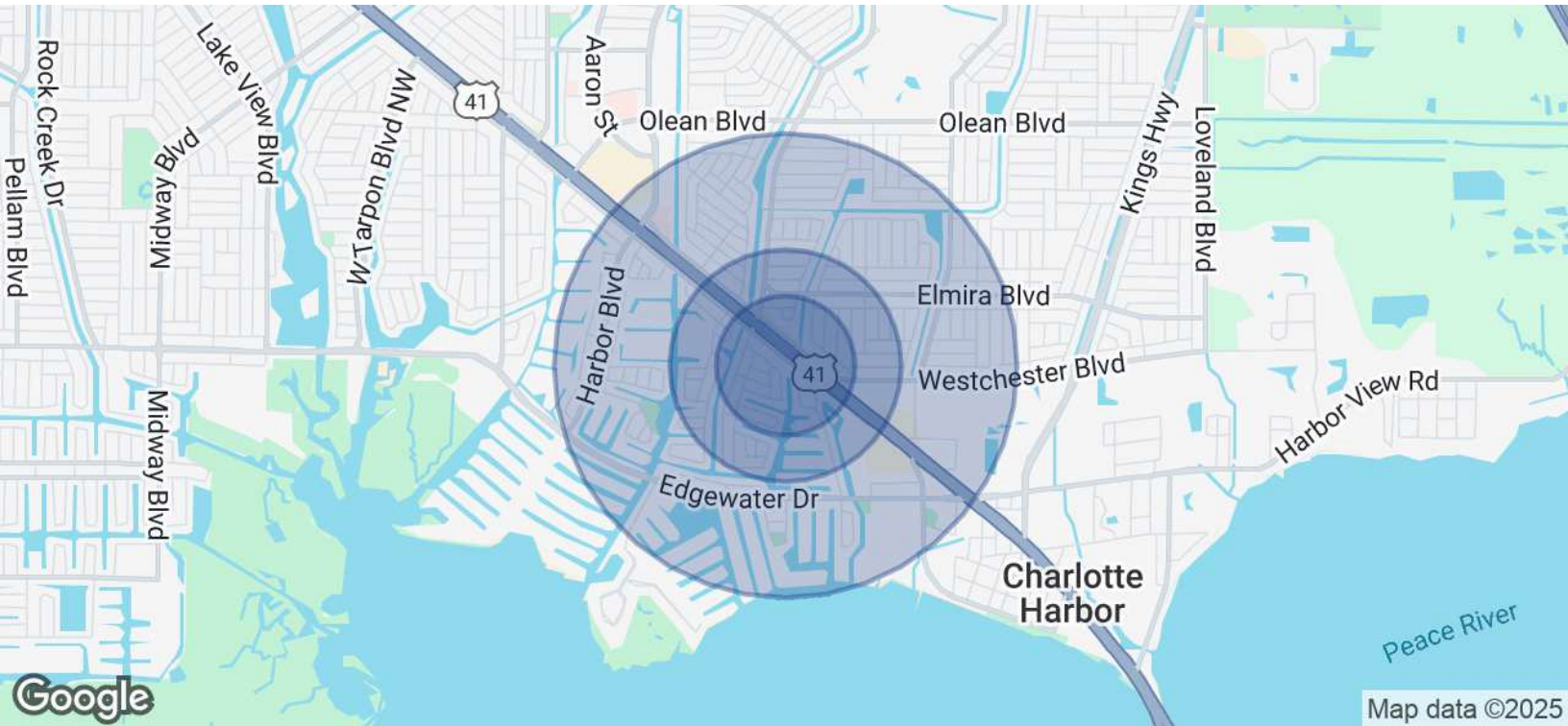
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	781	2,410	8,631
Average Age	48	49	51
Average Age (Male)	46	48	50
Average Age (Female)	49	51	52
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	335	1,041	3,834
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$68,372	\$67,423	\$67,475
Average House Value	\$233,754	\$230,254	\$254,261

Demographics data derived from AlphaMap

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