



FOR LEASE

3524 Tamiami Trail, Port Charlotte, FL

# Silvestre Professional Center

Medical, Office, & Retail Space Available

**Michael Saunders & Company**  
LICENSED REAL ESTATE BROKER

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

PRESENTED BY:

**G. RIVER WEST**

Senior Commercial Advisor

863.202.0439

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# EXECUTIVE SUMMARY

3524 TAMAMI TRAIL, PORT CHARLOTTE, FL



## EXECUTIVE SUMMARY

Available SF:	1,465 - 1,890 SF
Lease Rate:	\$8.00 - 18.00 SF/yr (MG)
Lot Size:	1.20 Acres
Year Built:	1963
Building Size:	15,451 SF
Renovated:	1987
Zoning:	CG (Commercial General)
Market:	Southwest Florida
Submarket:	Charlotte County
Traffic Count:	45,500 VPD

## PROPERTY OVERVIEW

Silvestre Professional Center offers excellent visibility and direct access from Tamiami Trail (US-41), with approximately 45,500 vehicles passing the site daily. The center features a mix of tenants, primarily consisting of medical and professional office users, along with select retail space. Tenants benefit from strong exposure, nearby residential density, and proximity to two of Port Charlotte’s major medical facilities—Bayfront Health and Fawcett Memorial Hospital, both located less than a mile away.

This property offers leasing opportunities designed to accommodate professional, medical, and service-based users. Spaces are available on both the first and second floors.

## PROPERTY & LOCATION INFORMATION

3524 TAMAMI TRAIL, PORT CHARLOTTE, FL



### PROPERTY DESCRIPTION

This commercial property spans 1.20 Acres and offers 15,451 Square Feet of space across two buildings, best suited for office, medical, or retail uses. The building includes a staircase and elevator lobby, providing easy access to the second floor for tenants and customers. Located on an access road running alongside Tamiami Trail (US-41), the property maintains excellent visibility and is easily accessible, making it a strong fit for businesses seeking a prominent and functional location.

### 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.

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## SILVESTRE PROFESSIONAL CENTER

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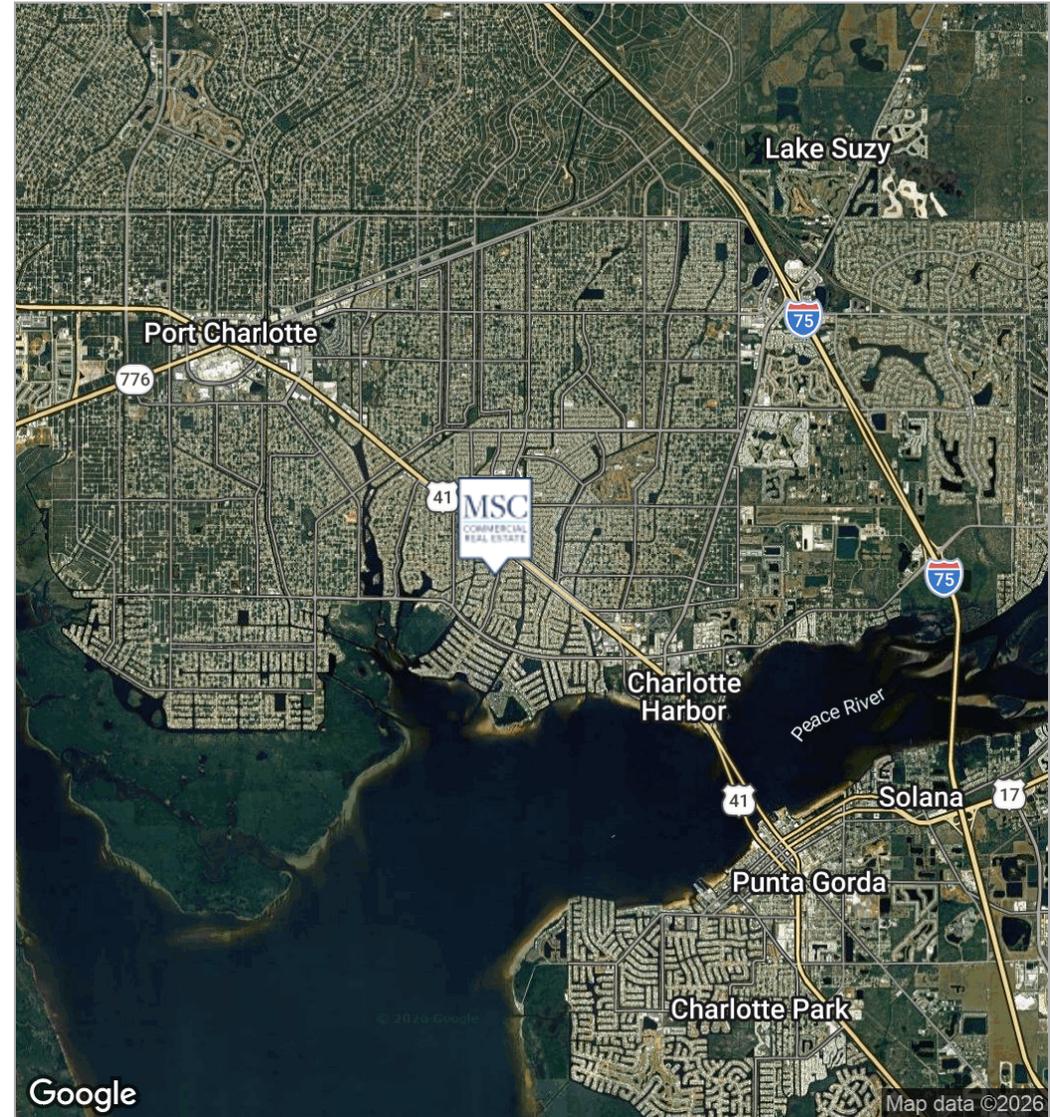
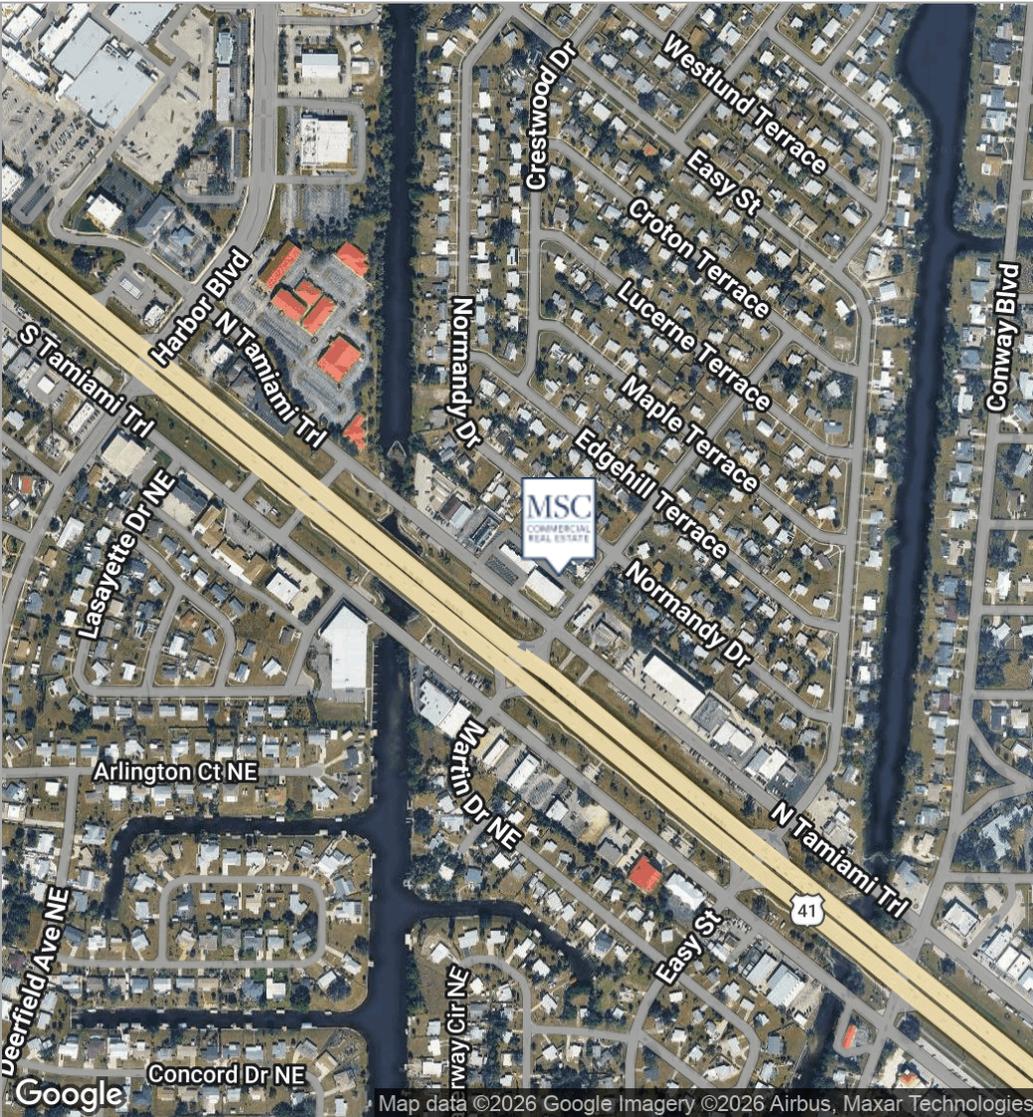
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## LOCATION MAPS

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## AVAILABLE SPACES

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### LEASE INFORMATION

Lease Type:	Modified Gross	Lease Term:	Negotiable
Total Space:	1,465 - 1,890 SF	Lease Rate:	\$8.00 - \$18.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit #106J	Available	1,627 SF	Modified Gross	\$18.00 SF/yr	1,627 SF first-floor suite featuring an efficient and well-appointed office layout. The space includes a dedicated waiting area, reception desk, six private rooms suitable for offices and/or dry exam rooms, and two restrooms. Ideal for professional, medical, or administrative users seeking a functional turnkey layout. Can be reconfigured for retail purposes.
Unit #202	Available	1,890 SF	Modified Gross	\$8.00 - \$16.00 SF/yr	Located on the second floor, includes 1,465 SF of dedicated medical office space plus a 425 SF shared waiting room. This second generation medical suite features a receptionist area, two bathrooms, and 5+ exam rooms equipped with sinks—making it ideal for medical, wellness, or beauty services use.

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## UNIT #106J - PHOTOS

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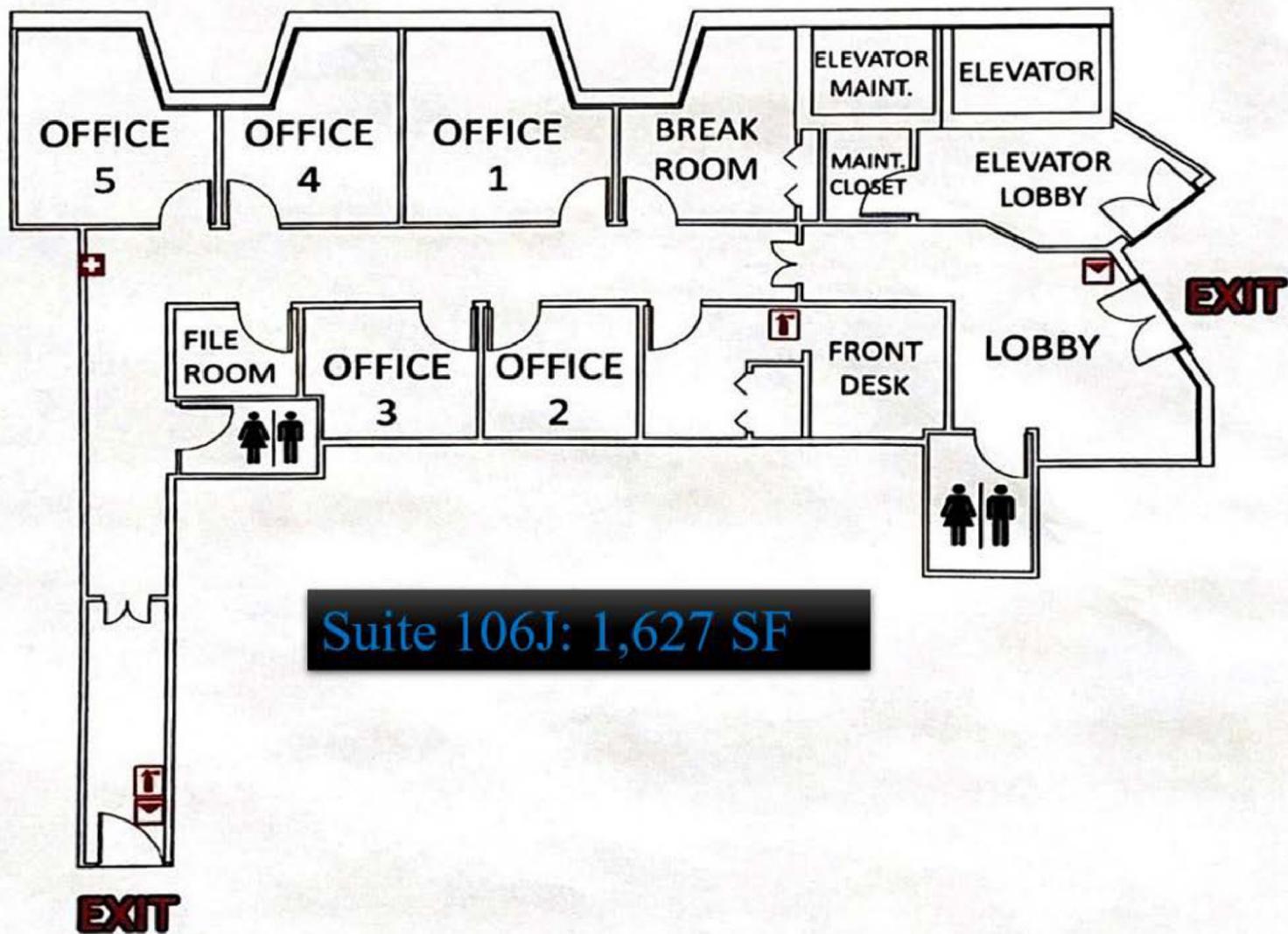
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# UNIT #106J - FLOOR PLAN

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## UNIT #202 - PHOTOS

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# UNIT #202 - FLOOR PLAN

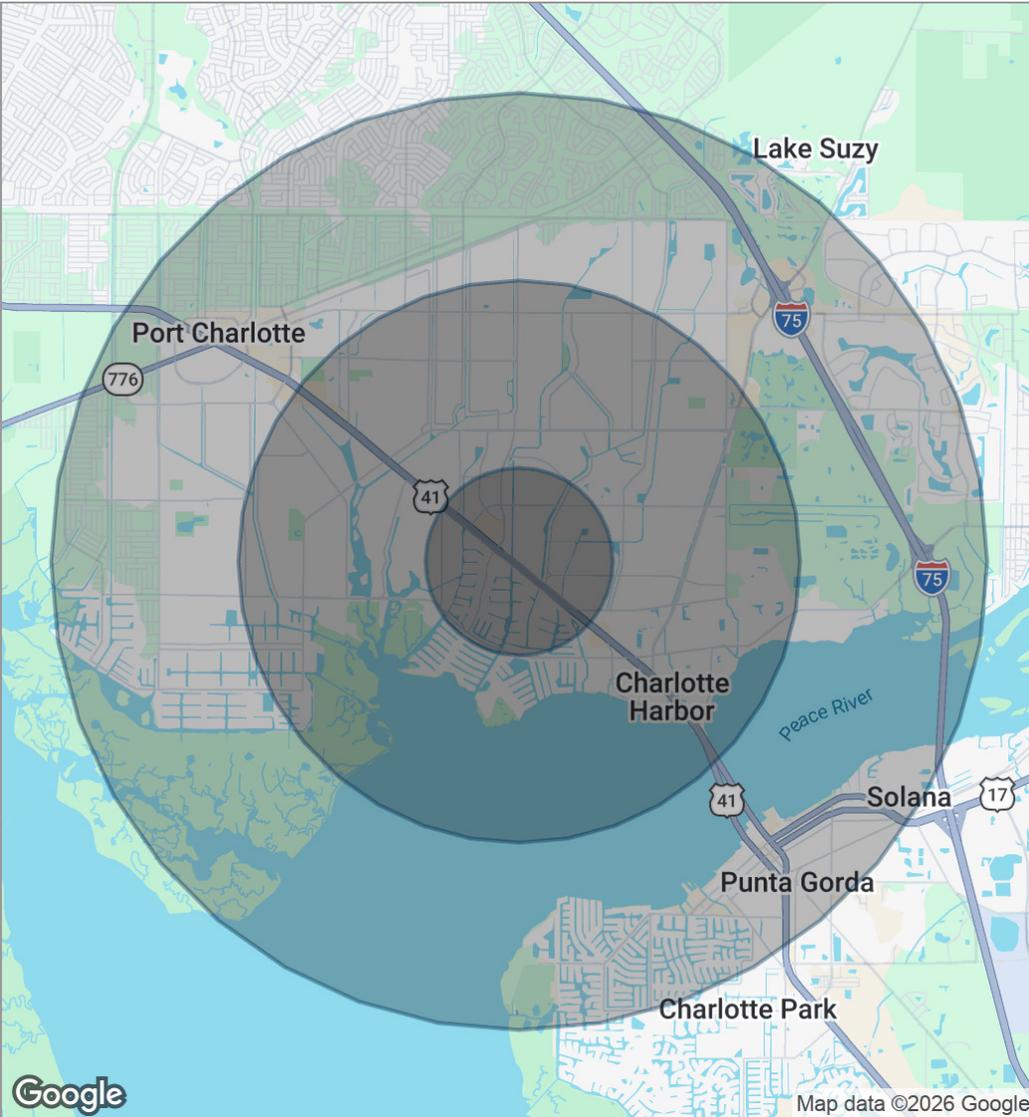
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Suite 202: 1,465 SF + 425 SF  
of Shared Lobby Space



# DEMOGRAPHIC SUMMARY

3524 TAMAMI TRAIL, PORT CHARLOTTE, FL



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,561	52,723	101,541
Median age	50	51	53
Median age (male)	48	50	52
Median age (Female)	51	52	54
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,701	23,139	45,576
# of persons per HH	2.2	2.3	2.2
Average HH income	\$61,780	\$75,112	\$83,355
Average house value	\$217,614	\$283,310	\$337,745

\* Demographic data derived from 2020 ACS - US Census

## MEET YOUR ADVISOR

### BIOGRAPHY

#### G. RIVER WEST

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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 & AFFILIATIONS

- Past University of Florida Finance Group Member
- Past University of Florida Real Estate Society Member