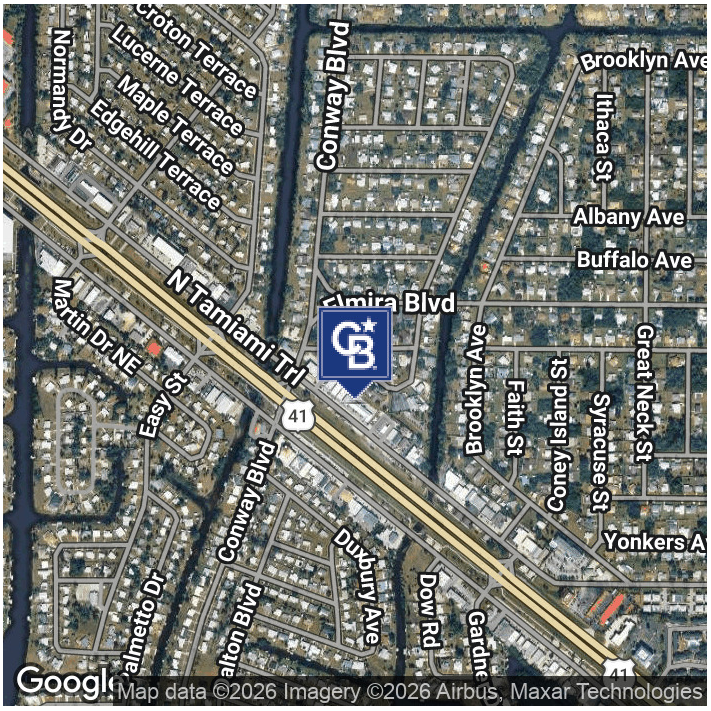
SALE / LEASE

3762 TAMIAMI TR UNIT H

3762 Tamiami Tr unit H Port Charlotte, FL 33952



OFFERING SUMMARY

Sale Price:	$500,000
Lease Rate:	$10.67 PSF/yr + $7.75 PSF Pass-Through Expenses (NNN)
Association Dues:	$450.00 Per Month
Available SF:	2,280 SF
Price / SF:	$219.30
Year Built:	1974
Zoning:	CG

PROPERTY OVERVIEW

Retail condo for sale or lease on Tamiami Trail in Port Charlotte!
This unit consists of 2,280 SF and has a nice open floor plan, storage room, office and 2 restrooms.
This property is zoned Commercial General (CG) allowing for many uses.

Call Kayla Weiss-Bohnstedt to schedule a showing at 941-268-4423.

Strong traffic counts - 45,500 AADT(annual average daily traffic)
Metal roof was put on post-hurricane Ian!

The association does not allow like-kind businesses.

PROPERTY HIGHLIGHTS

- 2,280 SF retail condo zoned CG allowing for many uses
- There was at 1 time a drive through window in this unit
- Retail condo for sale or lease!

Kayla Weiss-Bohnstedt
(941) 268-4423

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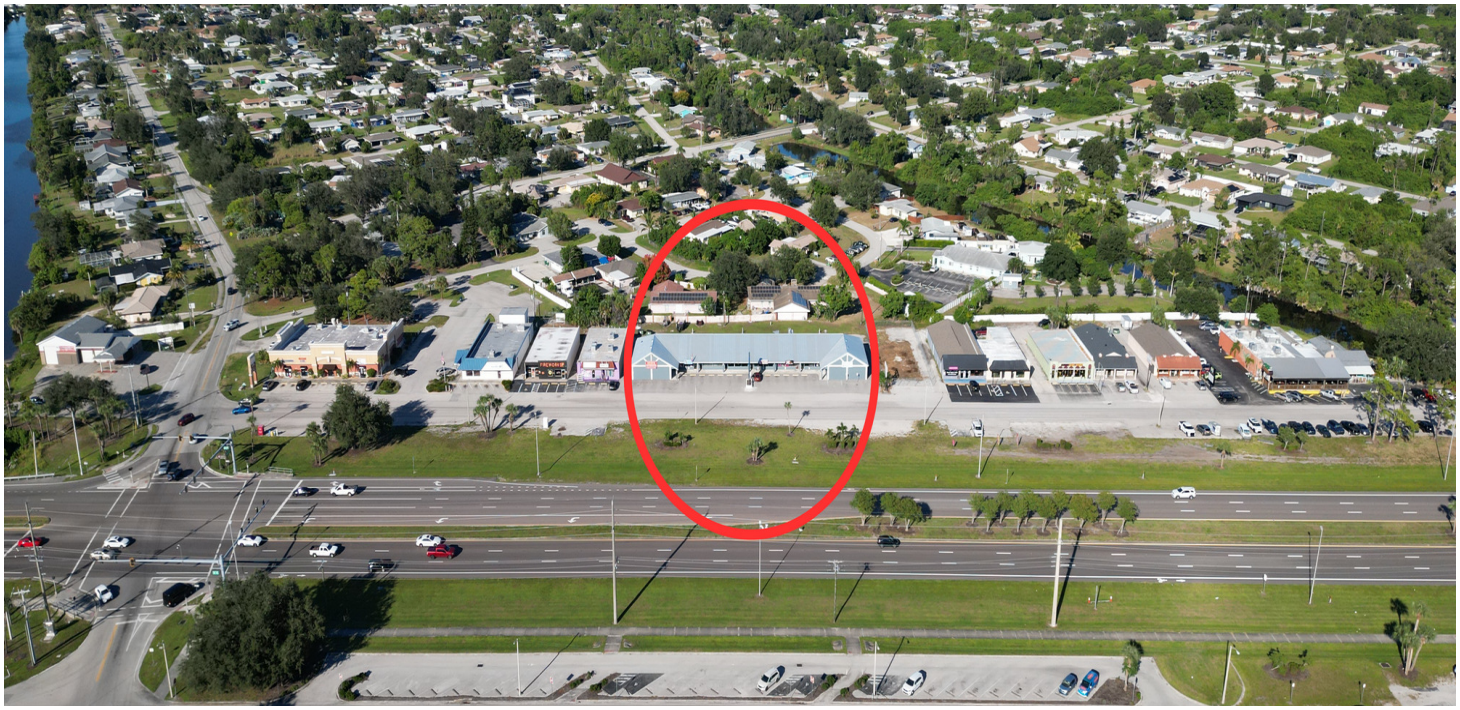

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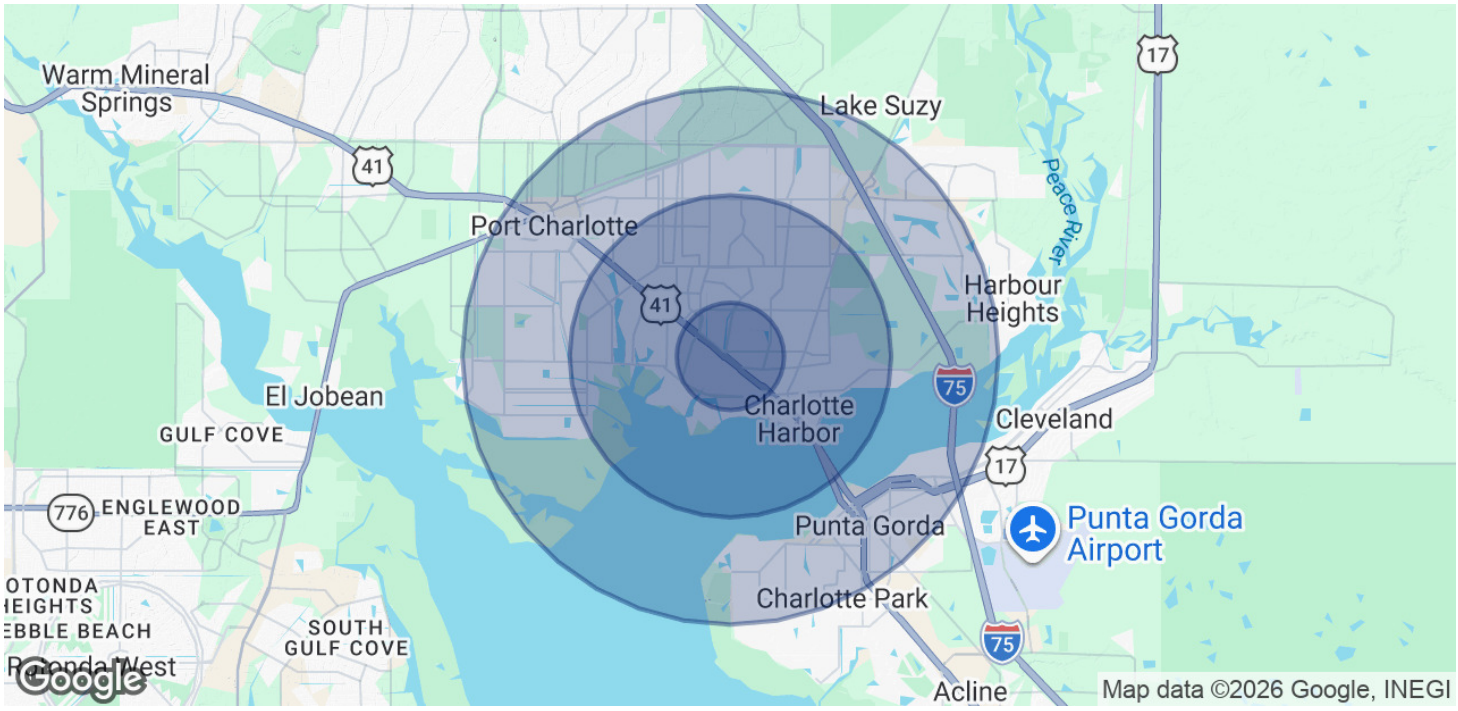

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,380	46,772	102,386
Average Age	50	50	53
Average Age (Male)	49	49	52
Average Age (Female)	51	52	54

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,109	20,427	46,117
# of Persons per HH	2.3	2.3	2.2
Average HH Income	$67,169	$73,985	$82,204
Average House Value	$245,679	$279,083	$337,535

2020 American Community Survey (ACS)

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Kayla Weiss-Bohnstedt, CCIM

Dedicated to sharing my education and experience to maximize my clients' return on their commercial real estate investments.

COLDWELL BANKER COMMERCIAL REALTY

KAYLA WEISS-BOHNSTEDT, CCIM | COMMERCIAL ASSOCIATE

Kayla Weiss-Bohnstedt began her real estate career early, obtaining her Florida real estate license at just 18 years old. She joined Coldwell Banker Commercial in 2018 and has since built an impressive track record, closing transactions totaling more than $30,000,000 while serving investors and tenants throughout the community.

Committed to the highest standards of professional excellence, Kayla pursued the prestigious CCIM Designation — a rigorous curriculum encompassing a Foundations course, a Negotiations course, and four core financial analysis modules (CCIM 101–104: Financial Analysis for Commercial Investment Real Estate). She successfully completed the full program and proudly earned her CCIM designation in 2026.

Contact Kayla: (941) 268-4423 | Kayla.Weiss@CommercialRealtyFl.com

REALTOR®

Proud to be #1 in deals with Coldwell Banker Commercial Realty in Florida!

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

2024 : Internation Sterling Society

2024 : Circle of Distinction Bronze

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