



Offering Memorandum

3859/3871 Tamiami Trail

PORT CHARLOTTE, FL 33952

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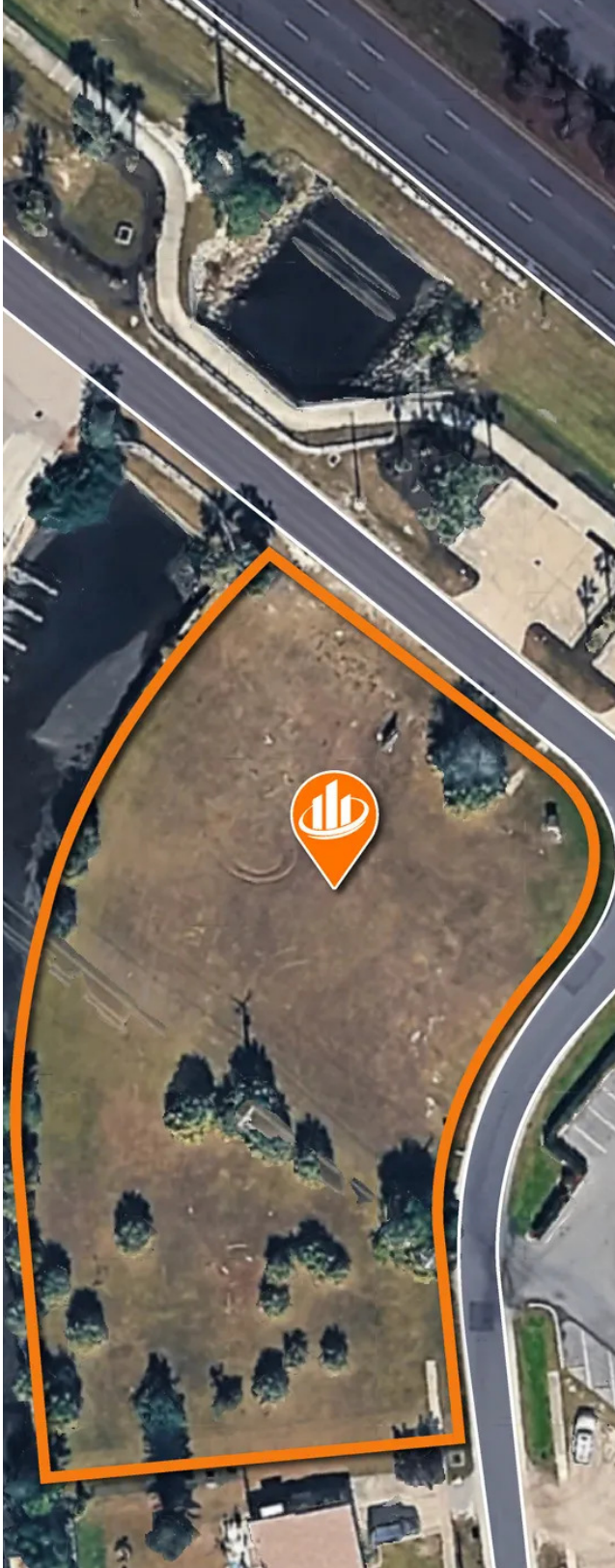
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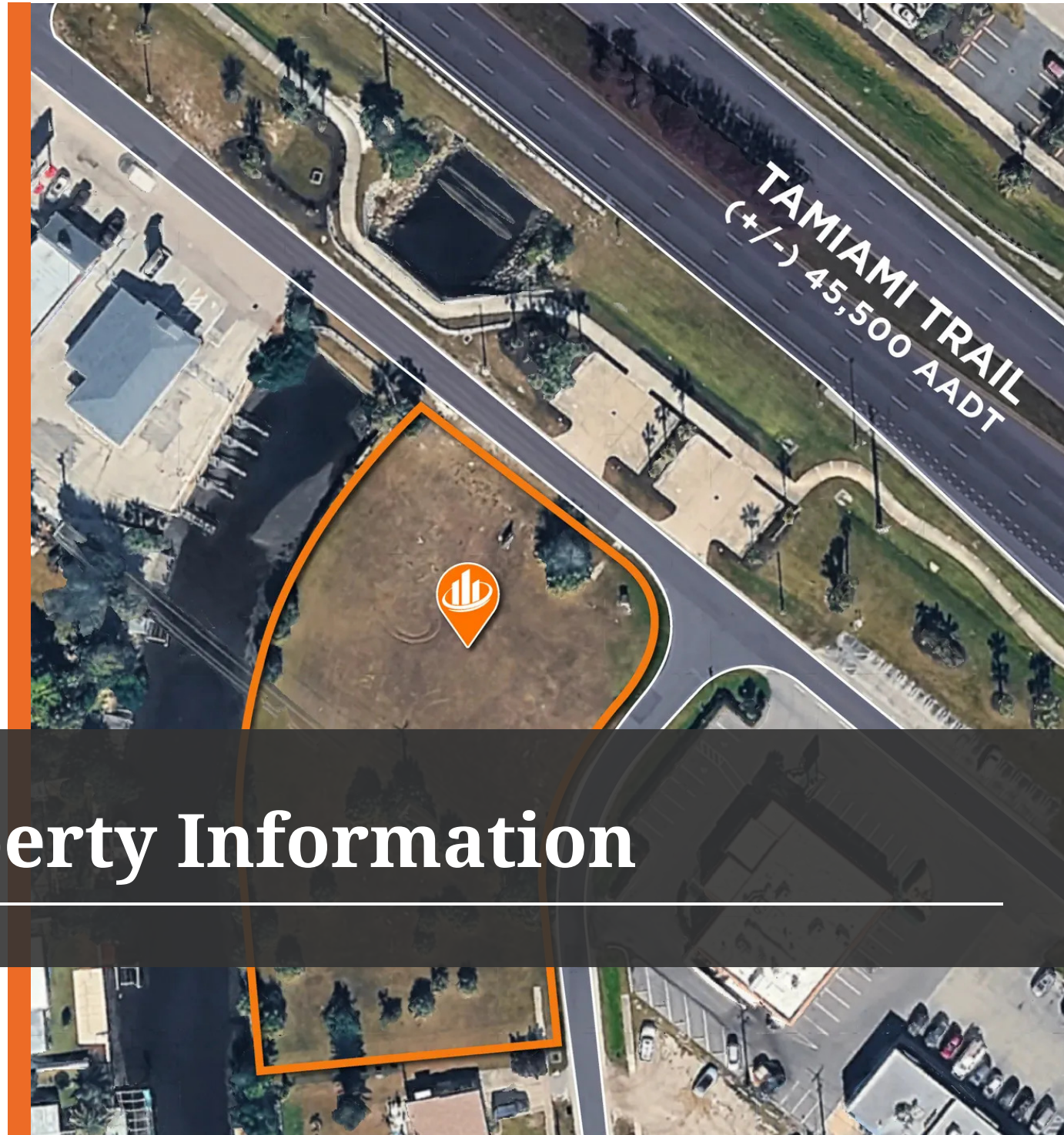
TAMIAMI TRAIL (+/-) 45,500 AADT

Google Earth

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Property Information

PROPERTY SUMMARY

3859/3871 TAMIAMI TRAIL

PORT CHARLOTTE, FL 33952

OFFERING SUMMARY

SALE PRICE:	\$995,000
LOT SIZE:	1.1 Acres
PRICE / ACRE:	\$904,545
ZONING:	PD
FRONTAGE:	180 Ft.
TRAFFIC COUNTS:	45,500 AADT

PROPERTY SUMMARY

This expansive land parcel at 3859 South Tamiami Trail offers a rare opportunity for a thoughtful investor seeking unrestricted visibility along one of Port Charlotte's most prominent commercial corridors. Featuring generous frontage on the highway, the site is ideally suited for retail, hospitality, or mixed-use development. With direct access to Tamiami Trail, the site capitalizes on steady traffic volume and exceptional exposure, laying the groundwork for a marquee commercial destination in one of Southwest Florida's most steadily growing markets.



PROPERTY HIGHLIGHTS

- Prime frontage on Tamiami Trail for maximum visibility
- Corner Lot with Canal Waterfront
- Development potential for a variety of commercial uses
- All Utilities available at the site
- Planned Development Zoning
- High traffic counts ensure consistent market exposure
- High-growth area with ongoing expansion of the commercial and residential developments



US-41 FRONTAGE



HIGH GROWTH AREA



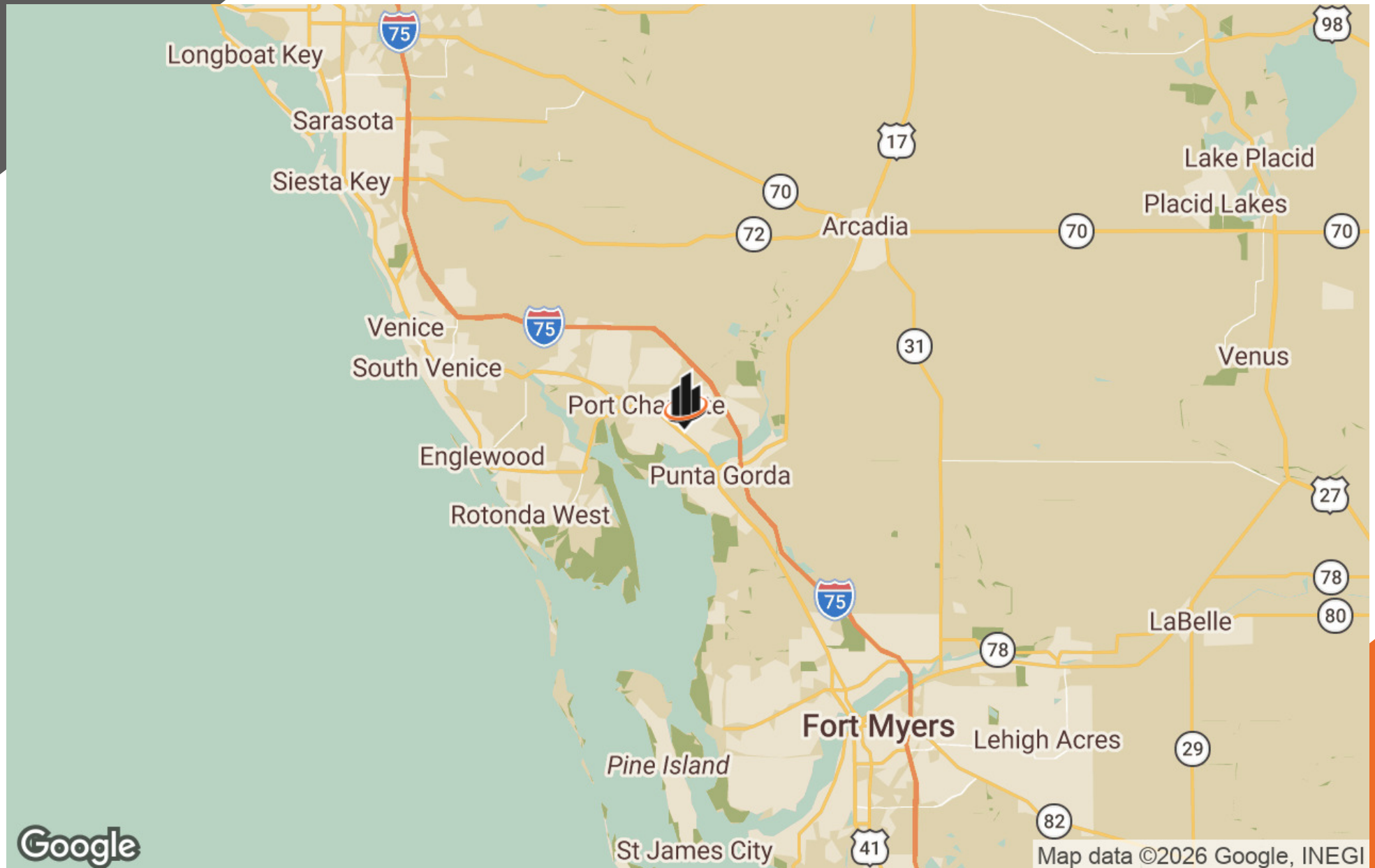
Location Information

LOCATION DESCRIPTION

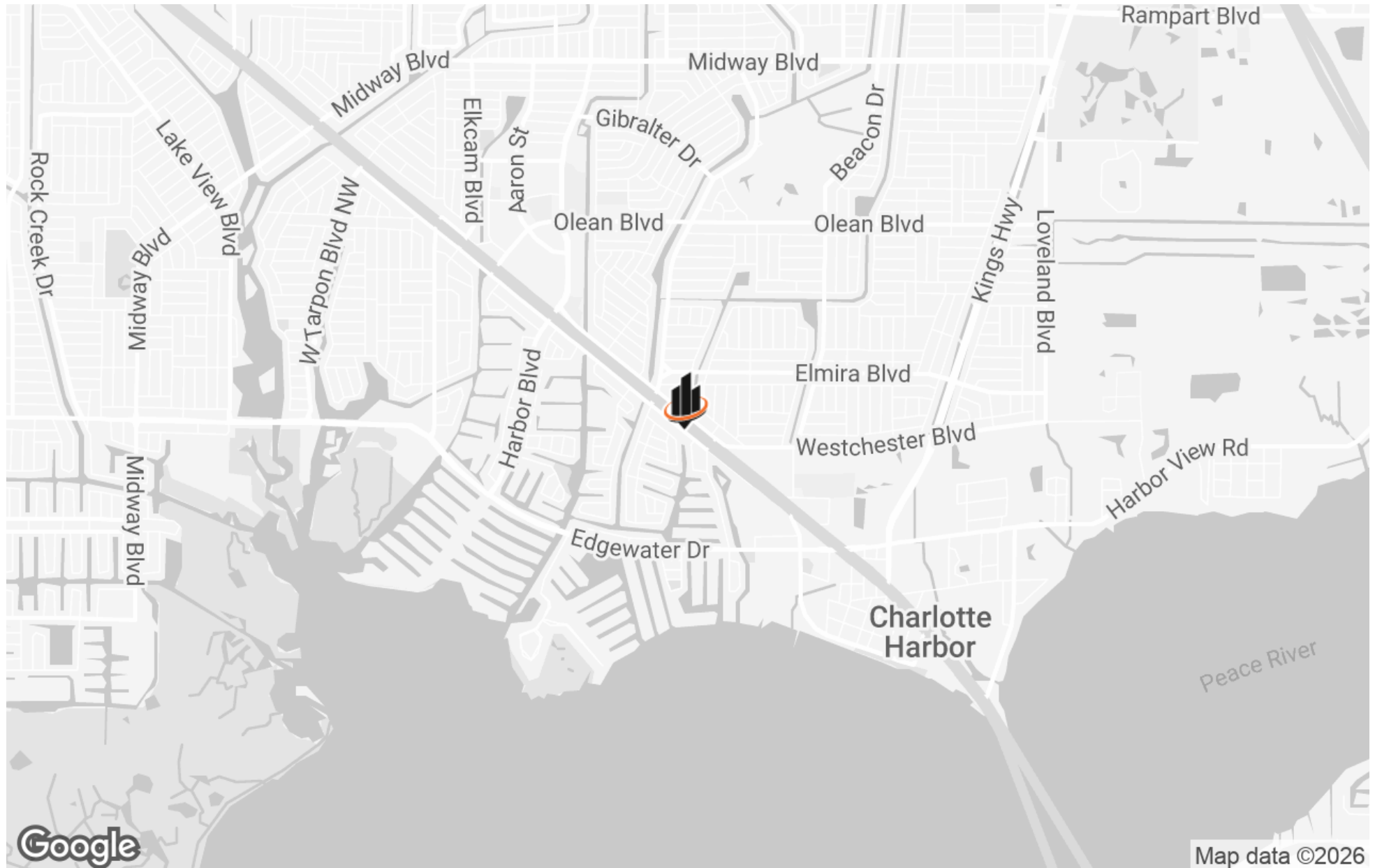
Discover the ideal investment opportunity in the thriving Southwest Florida market. Located in Port Charlotte, the property offers access to a vibrant commercial district and a rapidly growing business community. Situated along the bustling South Tamiami Trail, the area provides prime exposure and convenient access for office and retail tenants. Nearby points of interest include the Charlotte Harbor Event and Conference Center, providing excellent networking and conference opportunities for potential tenants. With its strategic location and proximity to dining, shopping, and entertainment options, the property presents a compelling opportunity for land or office investors looking to capitalize on the dynamic Southwest Florida market.

(+/-) 45,500 AADT

REGIONAL MAP



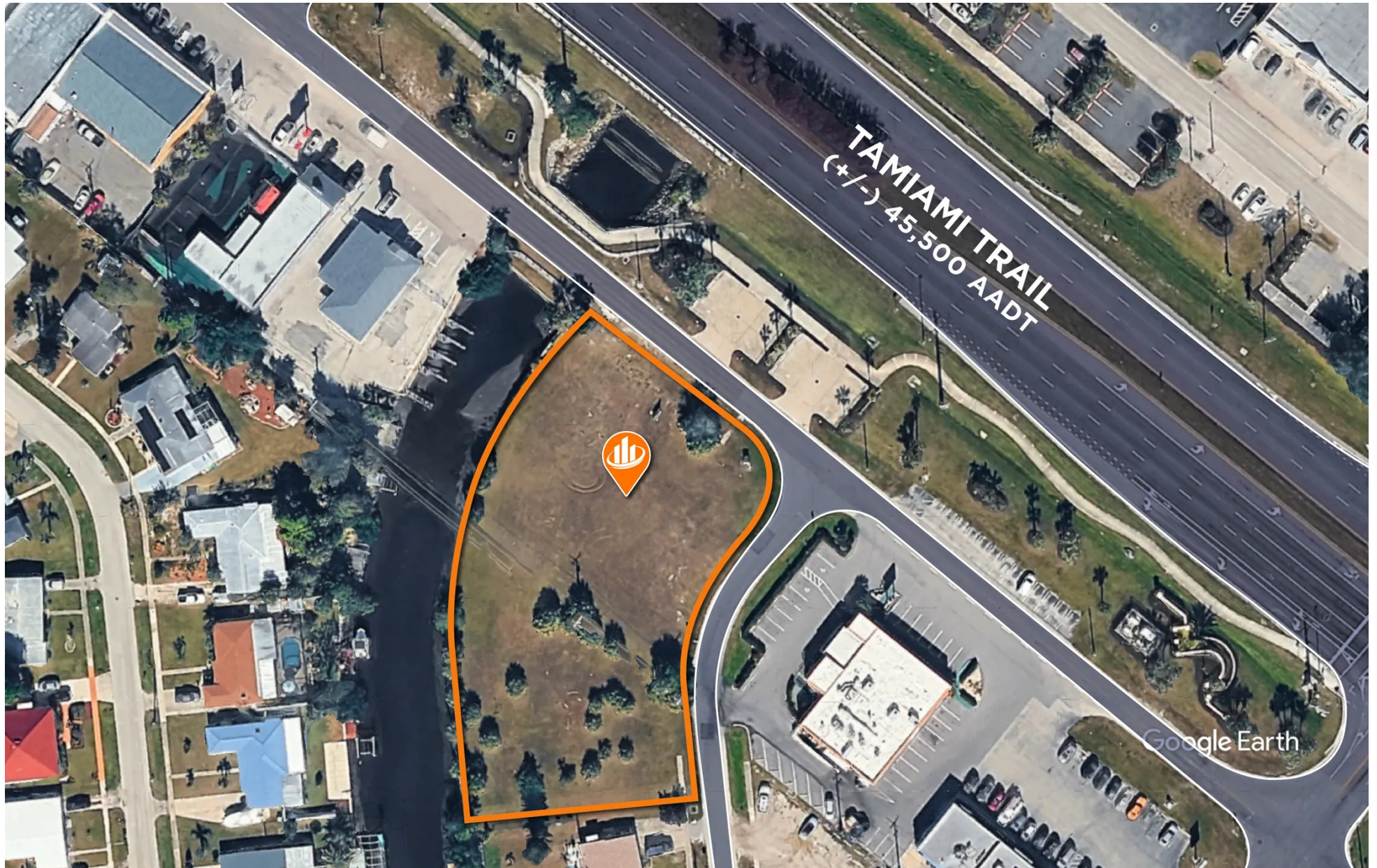
LOCATION MAP

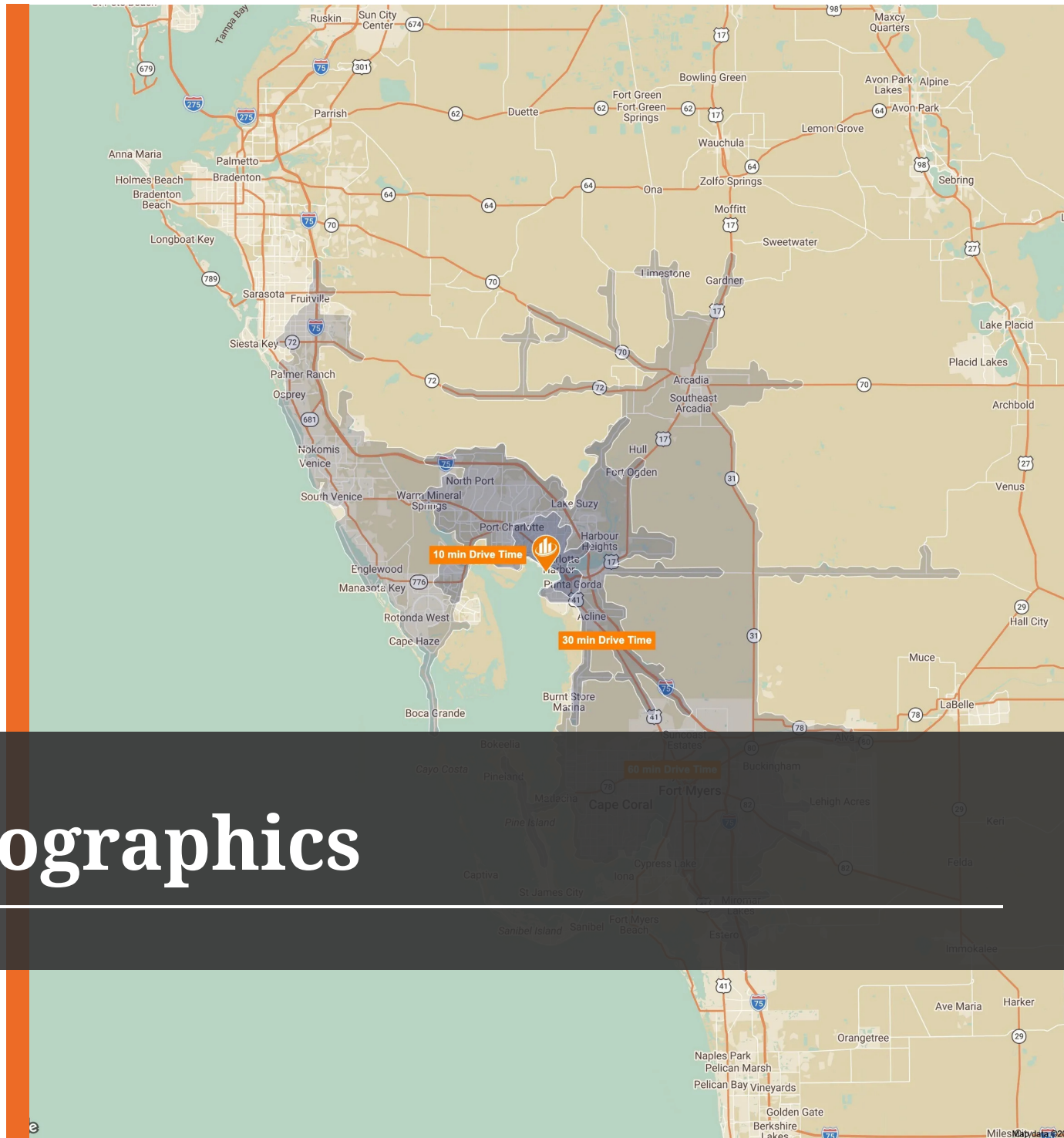


RETAIL MAP



AERIAL MAP



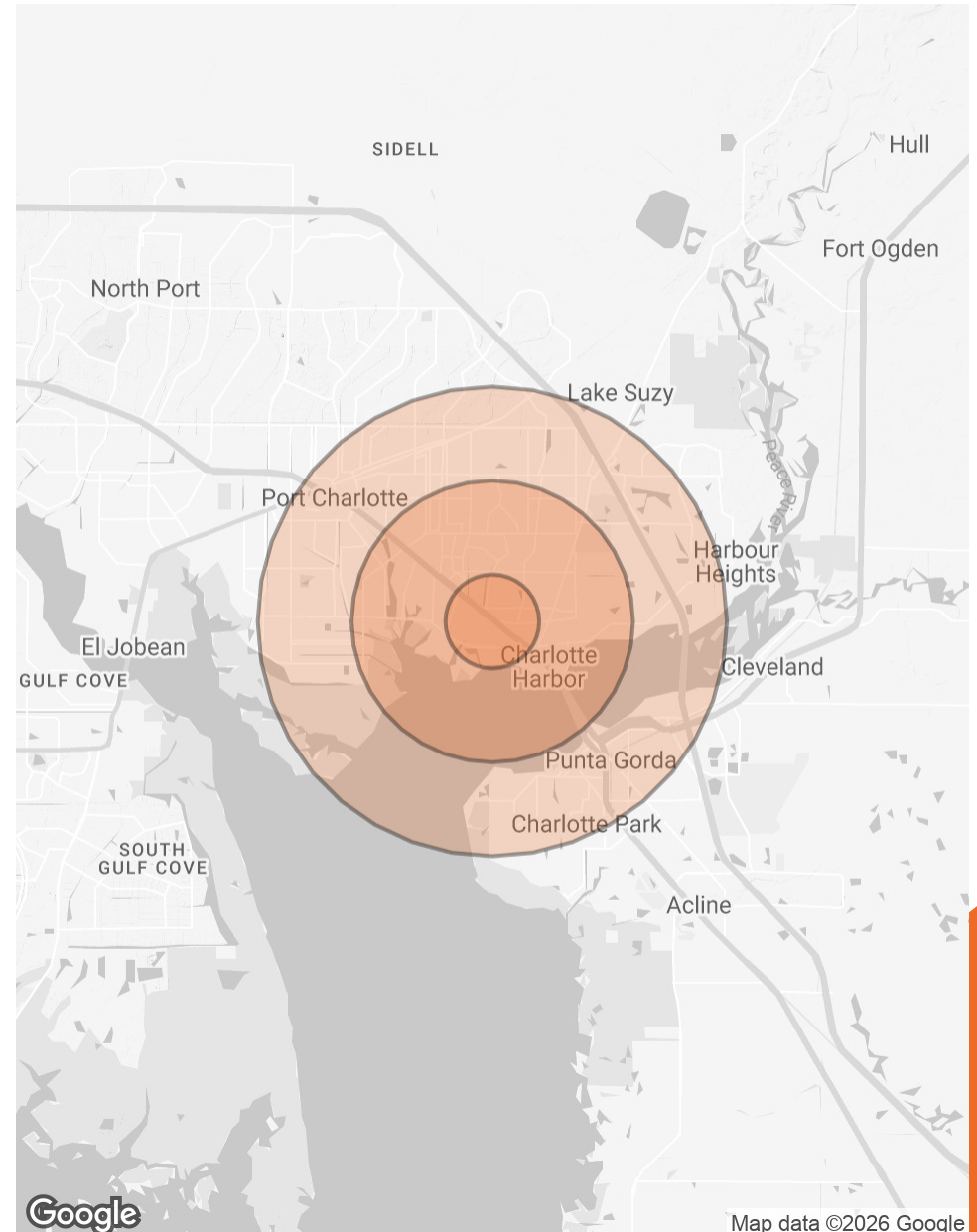


Demographics

DEMOGRAPHICS MAP & REPORT

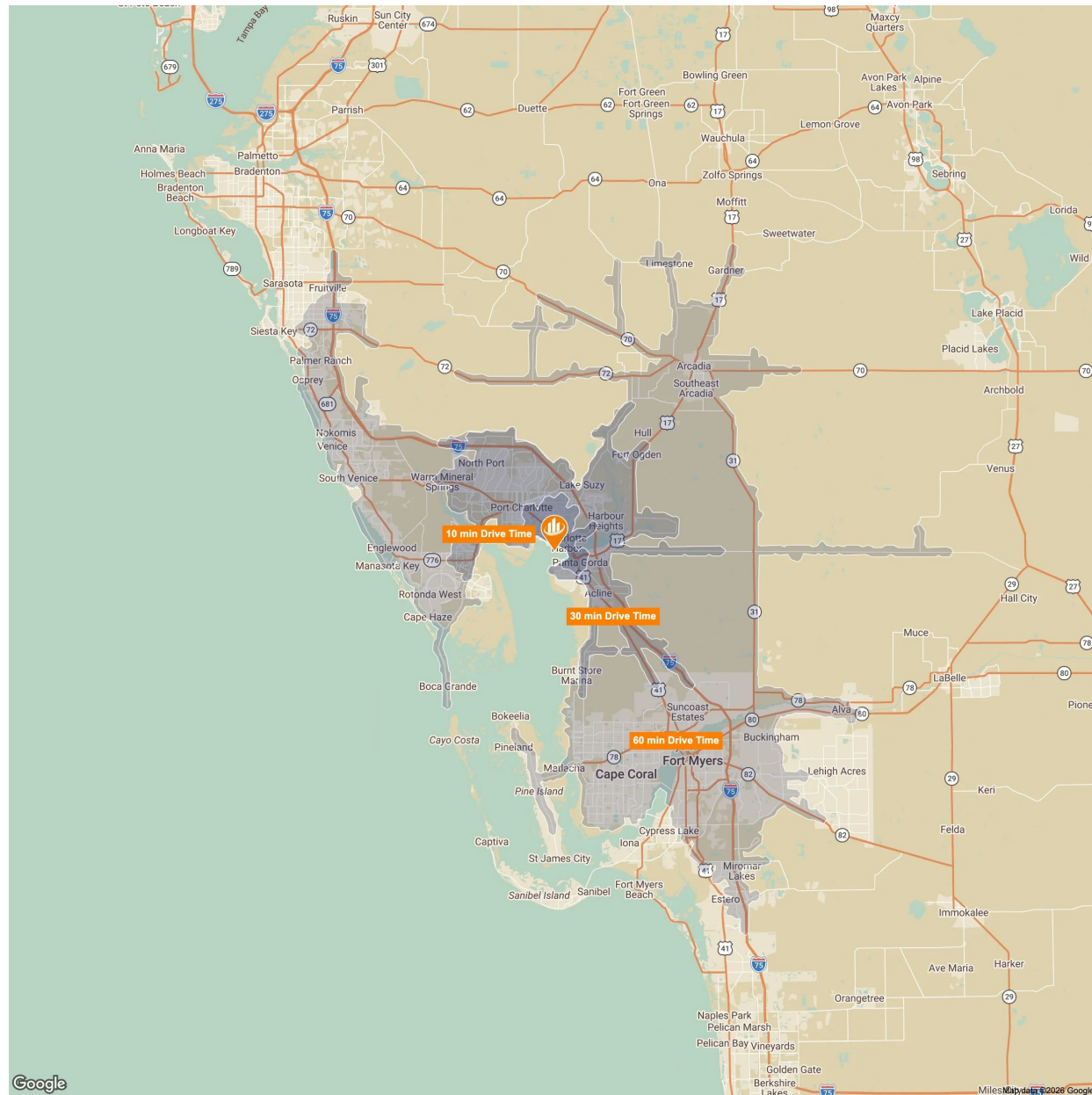
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,861	44,513	98,539
AVERAGE AGE	57.5	54.3	56.6
AVERAGE AGE (MALE)	58.3	53.7	55.4
AVERAGE AGE (FEMALE)	56.5	54.4	57
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,672	19,050	43,482
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$78,230	\$74,469	\$82,376
AVERAGE HOUSE VALUE	\$269,436	\$270,456	\$308,642

2023 American Community Survey (ACS)



Map data ©2026 Google

DRIVE TIME MAP





The Team

MEET THE TEAM



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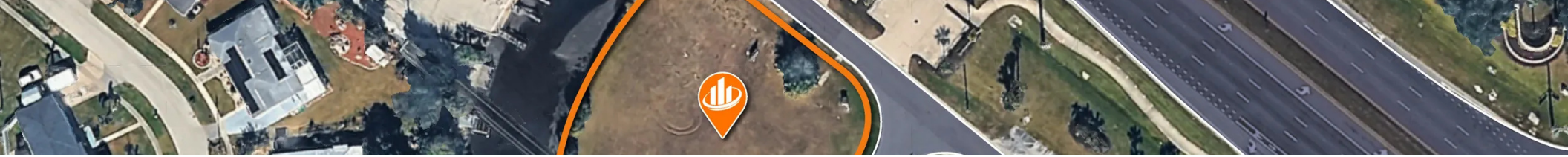


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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk. **SOME PHOTOS MAY HAVE BEEN ENHANCES BY ARTIFICIAL INTELLIGENCE (AI).**



Collective Strength, Accelerated Growth

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