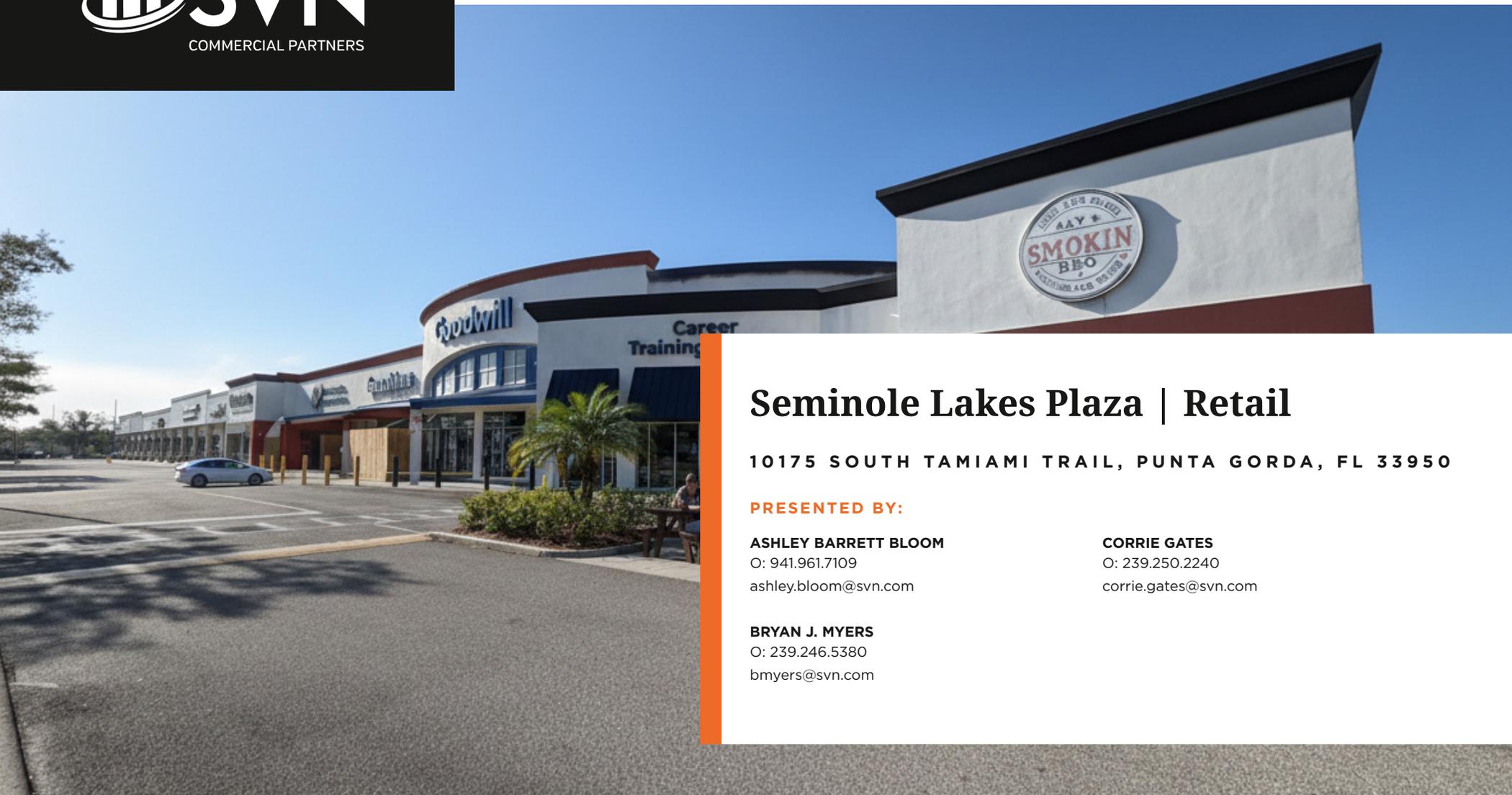




# Offering Memorandum | Lease



## Seminole Lakes Plaza | Retail

10175 SOUTH TAMiami TRAIL, PUNTA GORDA, FL 33950

**PRESENTED BY:**

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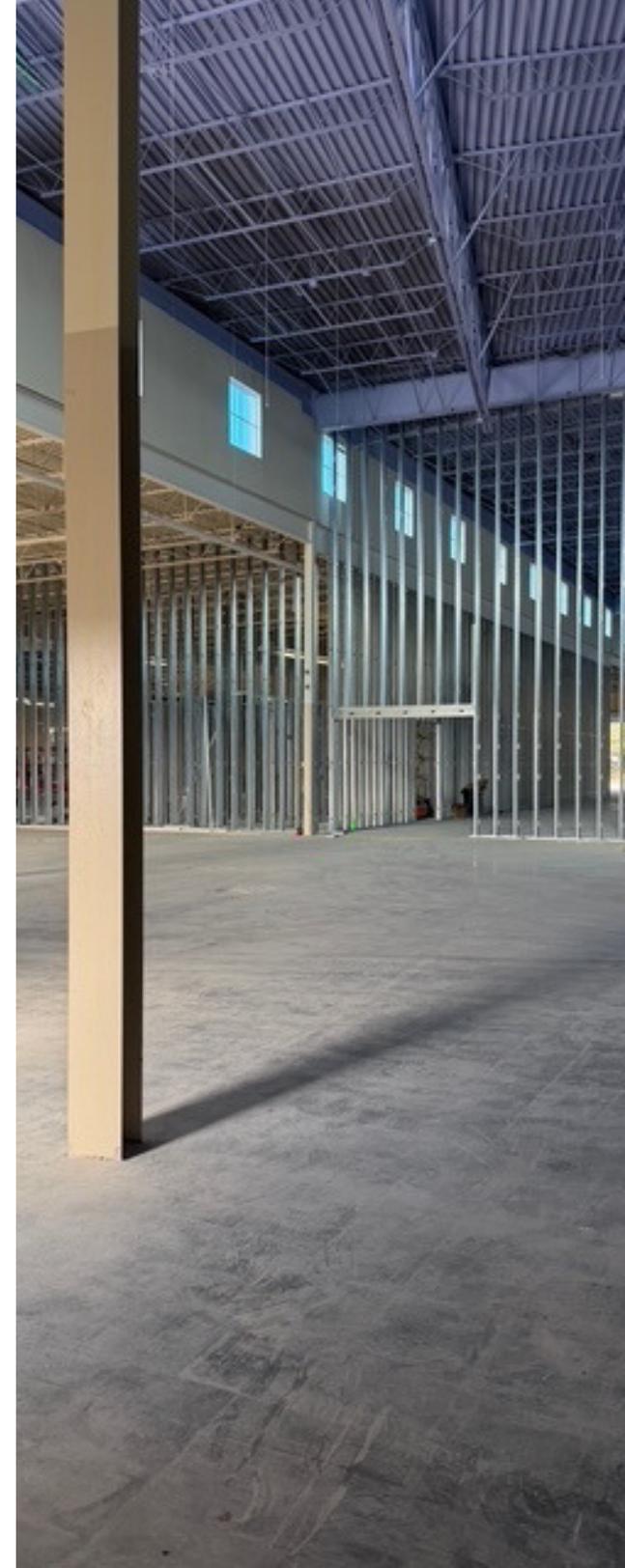
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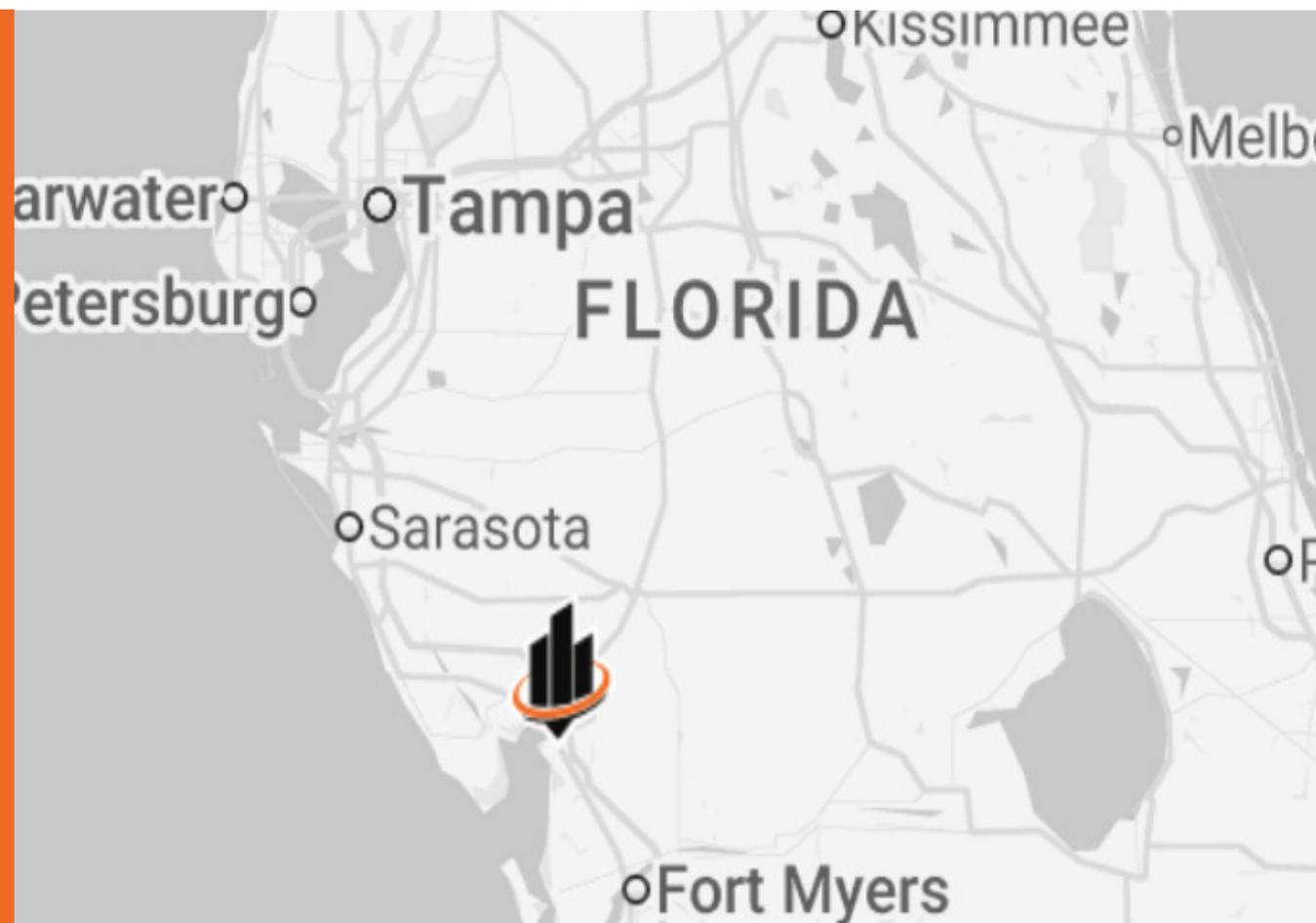
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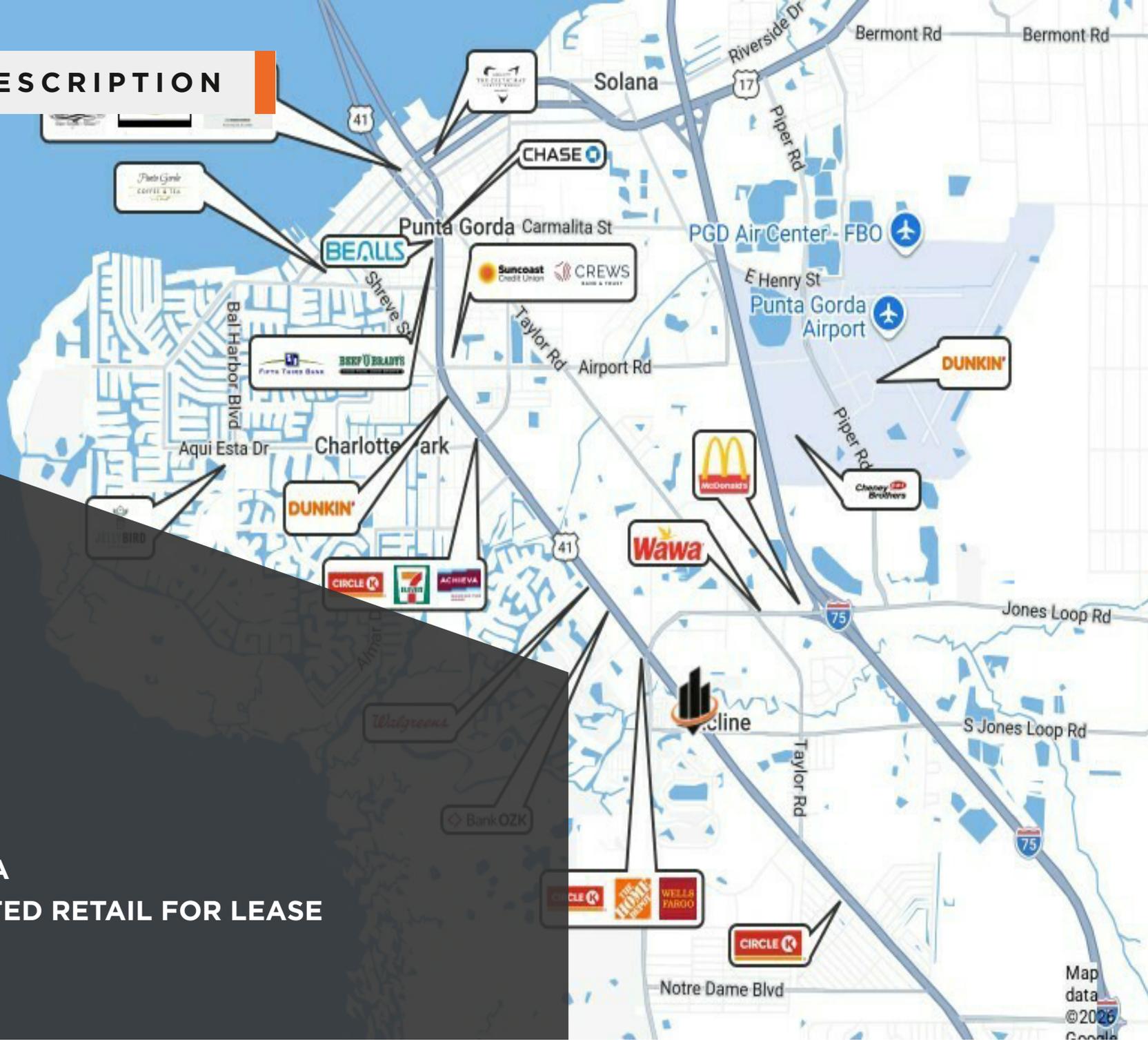




# Location Information

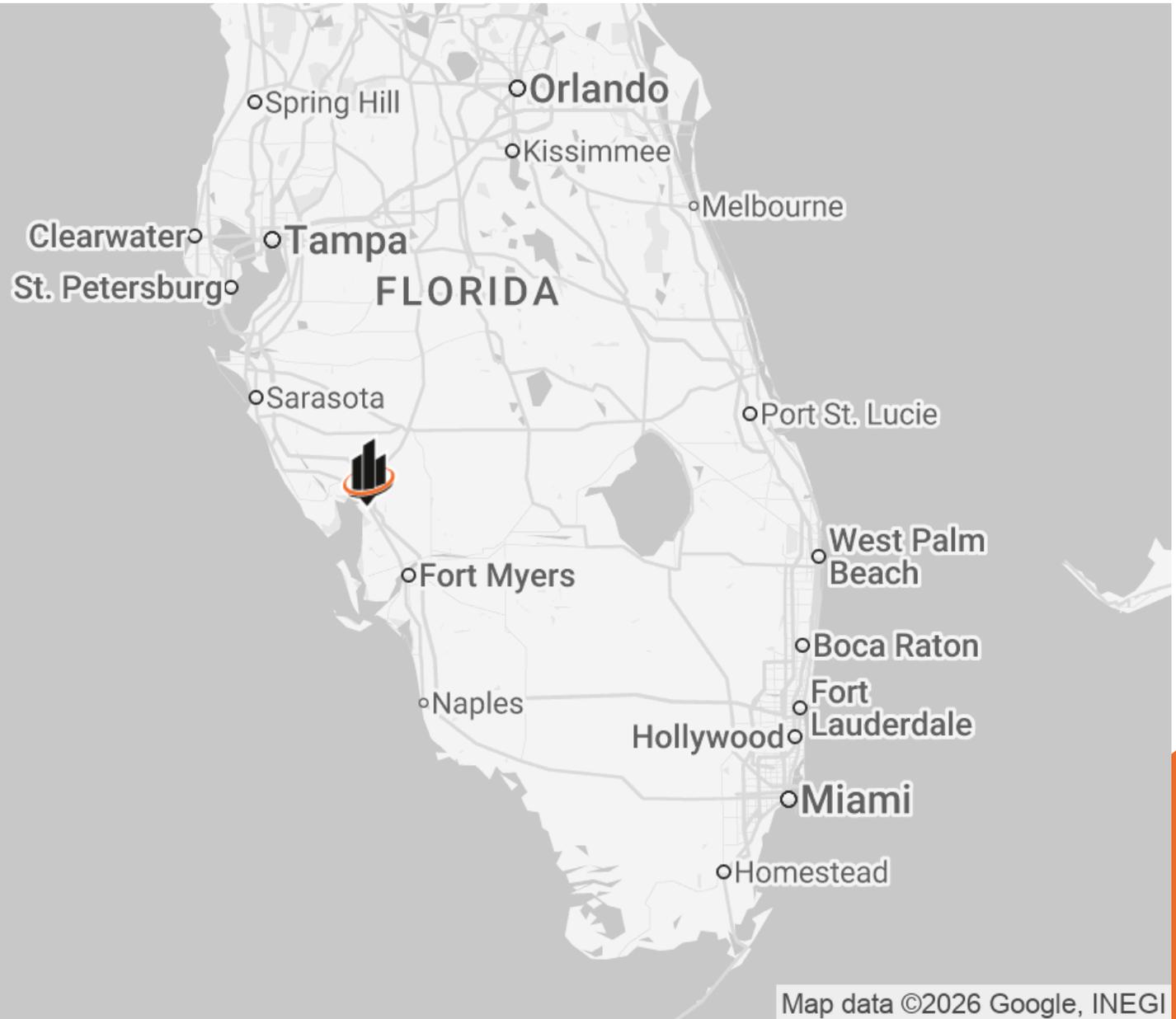
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# LOCATION DESCRIPTION

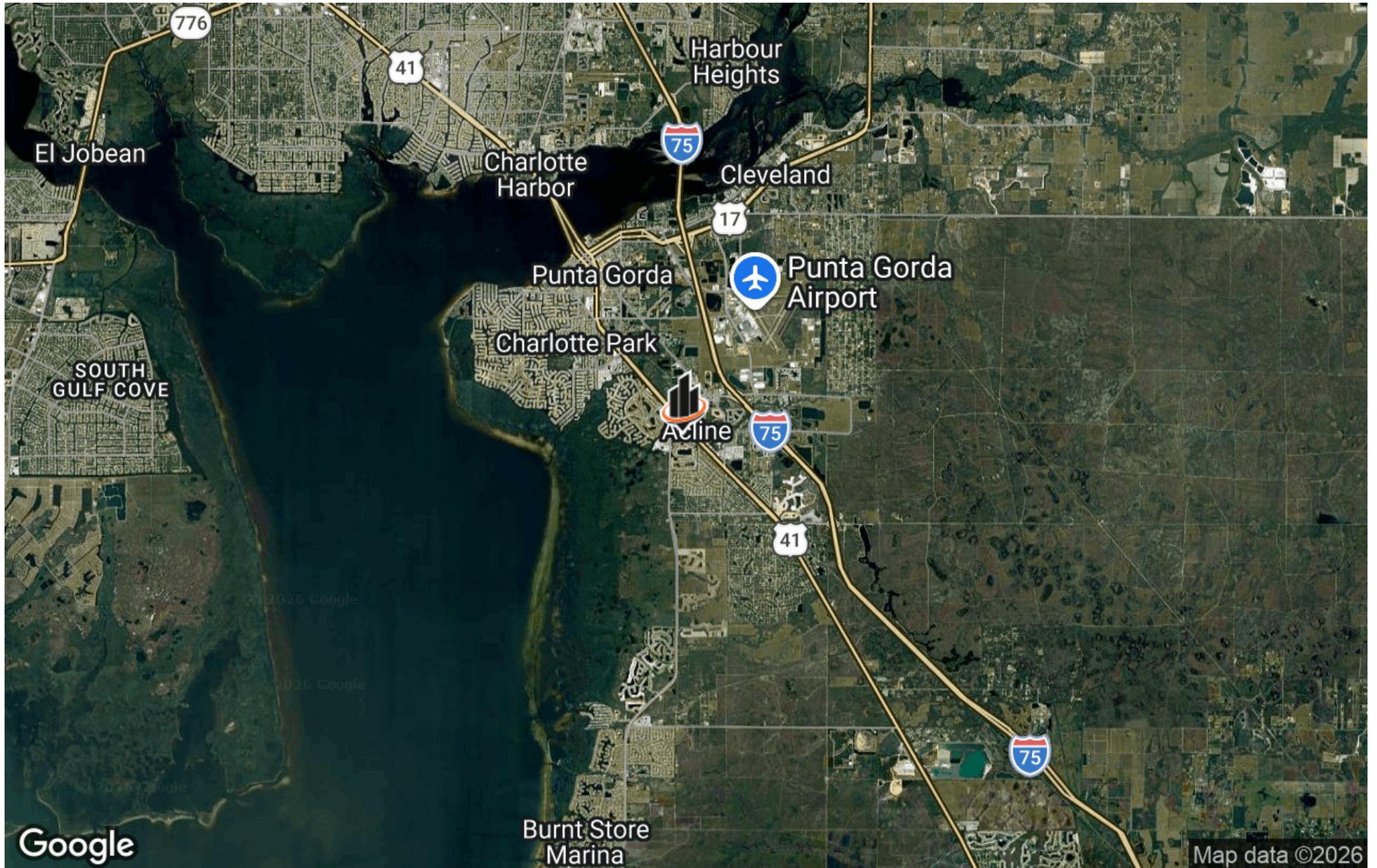


**SEMINOLE PLAZA  
NEWLY RENOVATED RETAIL FOR LEASE**

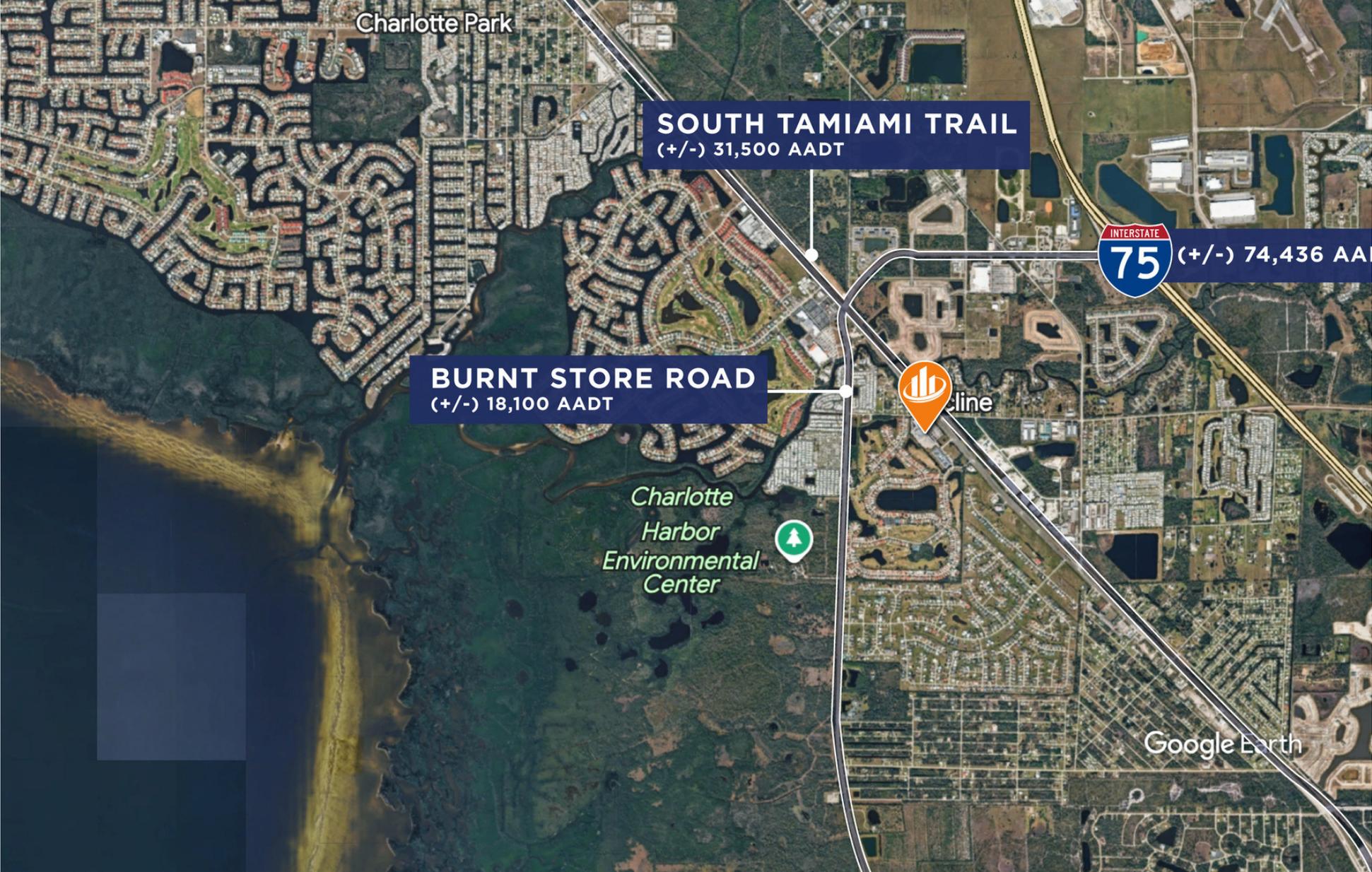
# REGIONAL MAP



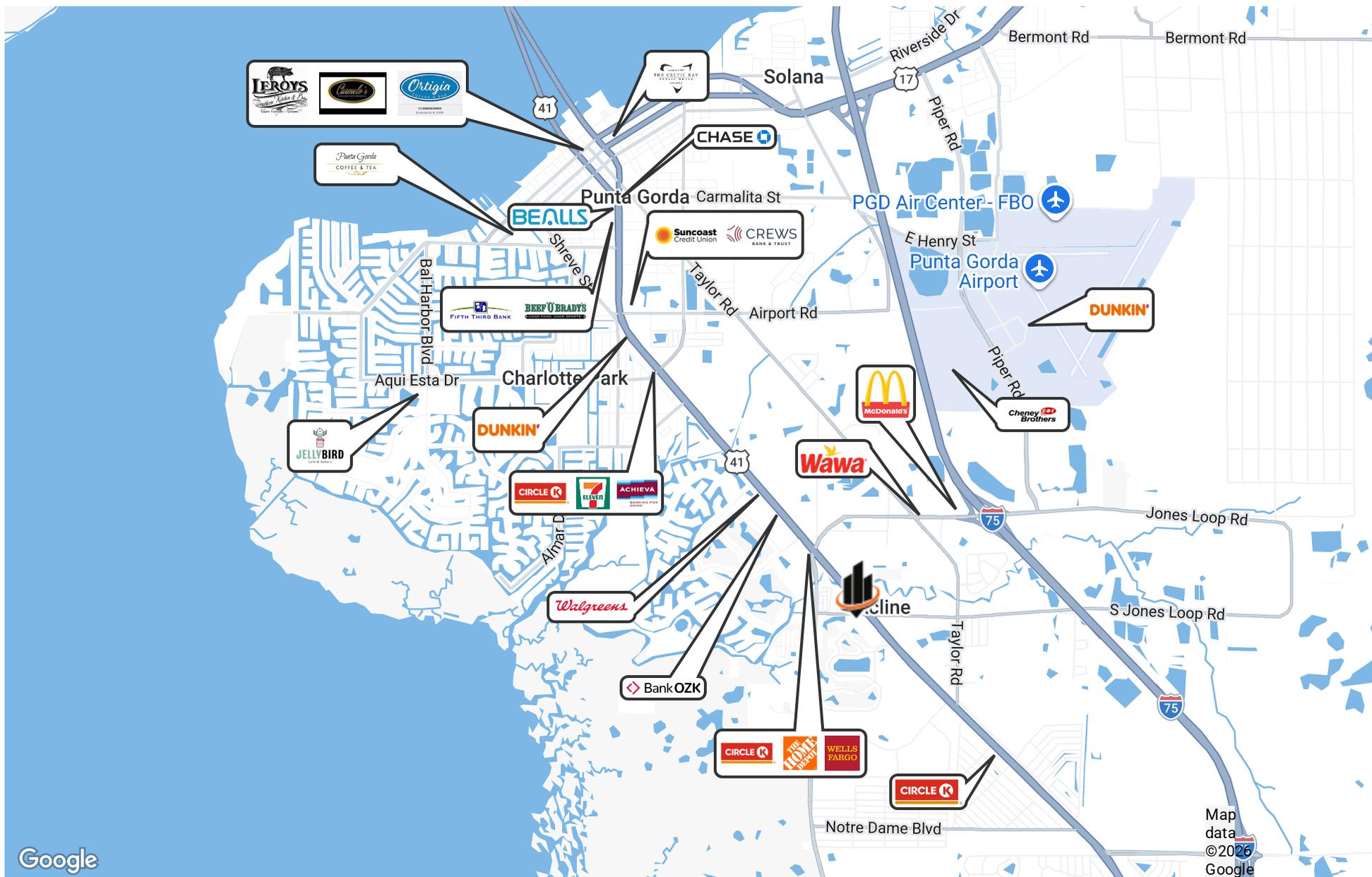
# LOCATION MAP



# DIRECTIONAL AERIAL MAP



# RETAILER MAP



Google

Map data © 2026 Google

# PROPERTY AERIAL MAP





# Property Information

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# PROPERTY SUMMARY

## SEMINOLE LAKES PLAZA

10175 SOUTH TAMIAMI TRAIL  
PUNTA GORDA, FL 33950

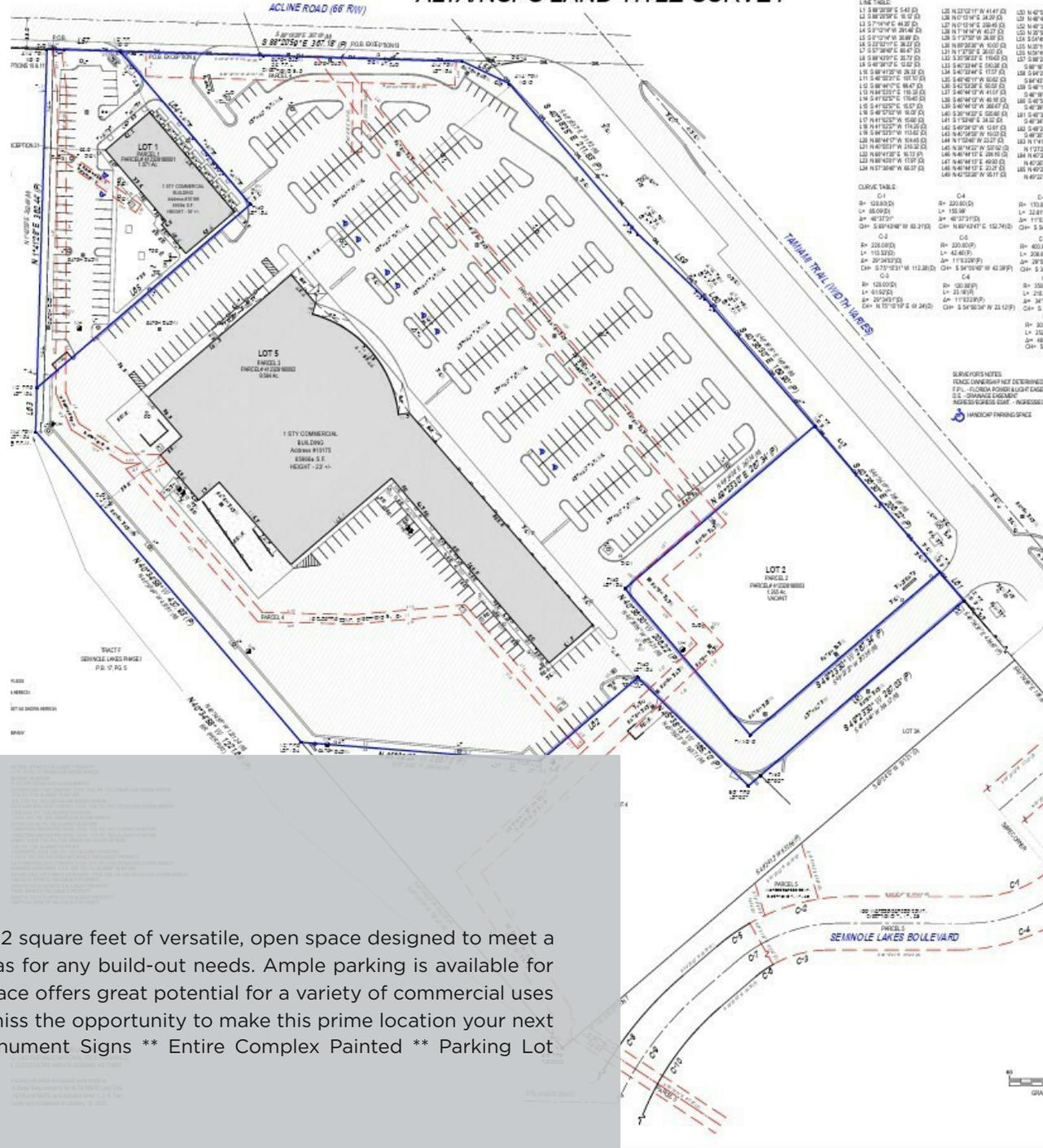
### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$15.00 SF/yr (NNN)
<b>CAM EXPENSE (EST.):</b>	\$4.00 PSF
<b>BUILDING SIZE:</b>	77,052 SQ FT
<b>AVAILABLE SF:</b>	1,700 - 14,432 SF
<b>LOT SIZE:</b>	10.6 AC
<b>ZONING:</b>	HC - Highway Commercial
<b>OUTPARCEL:</b>	Possible to Add Outparcel

# PROPERTY SUMMARY

This spacious commercial property offers approximately 14,432 square feet of versatile, open space designed to meet a variety of business needs. This property can be a blank canvas for any build-out needs. Ample parking is available for both employees and customers, ensuring easy access. This space offers great potential for a variety of commercial uses and is near Interstate 75 and the Punta Gorda Airport. Don't miss the opportunity to make this prime location your next business address. Major Upgrades Coming Soon: **\*\*New Monument Signs \*\* Entire Complex Painted \*\* Parking Lot Resurfacing and Striping\*\***

## ALTA/NSPS LAND TITLE SURVEY



## PROPERTY HIGHLIGHTS

- US 41 / Tamiami Trail Retail in Rapidly Growing SW Florida - Charlotte County
- Newly Renovated with Goodwill recently occupying the center with a training facility.
- Ability to add an outparcel on the site.
- Flexible Zoning allowing a myriad of options.
- Easy ingress / egress with ample Parking for a development of this size.
- Grand ceiling heights with options for mezzanine.
- Surrounded by established residential communities.



**US 41 / TAMIAMI  
TRAIL FRONTAGE**



**RECENTLY  
RENOVATED  
EXTERIOR**



**FLEXIBLE USE  
OPTIONS & AMPLE  
PARKING**



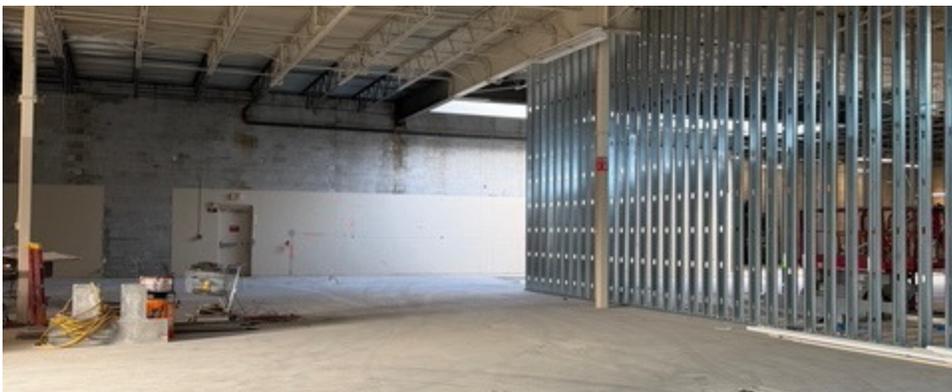
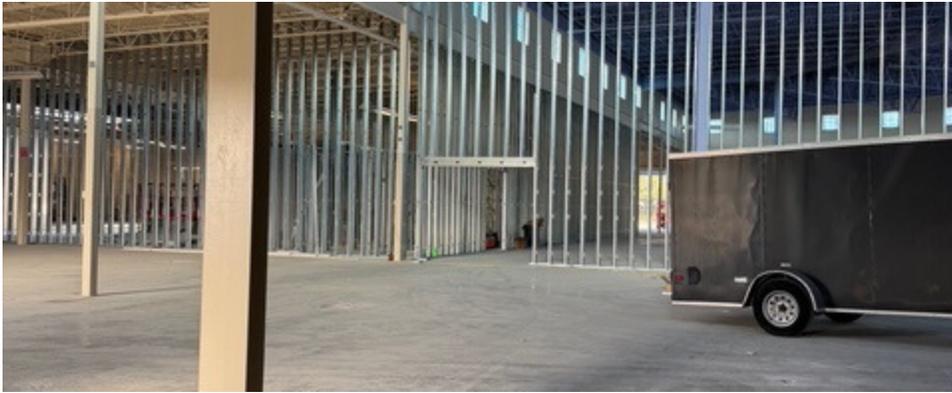


# SITE PLAN





# INTERIOR PHOTOS





# Area & Zoning

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## PUNTA GORDA

Punta Gorda is currently in a "sweet spot" of development. While it has long been known as a peaceful waterfront retirement destination, it is rapidly transforming into a strategic business hub for Southwest Florida.

Here is an overview of why the location you've identified—the former Muscle Car City Plaza—is a premier spot for a business to take root in 2026.

### Punta Gorda: The Demographic Profile

- **The "Wealthy Retiree" Base:** Approximately **53.5%** of the population is age 65 or older. This demographic has high disposable income and a strong preference for "local" experiences over big-chain retail.

- **Rising Income Levels:** The median household income is approximately **\$85,779** (a notable jump from previous years), and the city boasts a high homeownership rate of over **80%**.

- **Growth Trends:** The city has seen a steady population increase of about **4.2% since 2020**. While growth is more controlled than in "boom towns" like Cape Coral, the quality of growth is high, with a focus on luxury residential and revitalized commercial corridors.

### Why Open a Business Here?

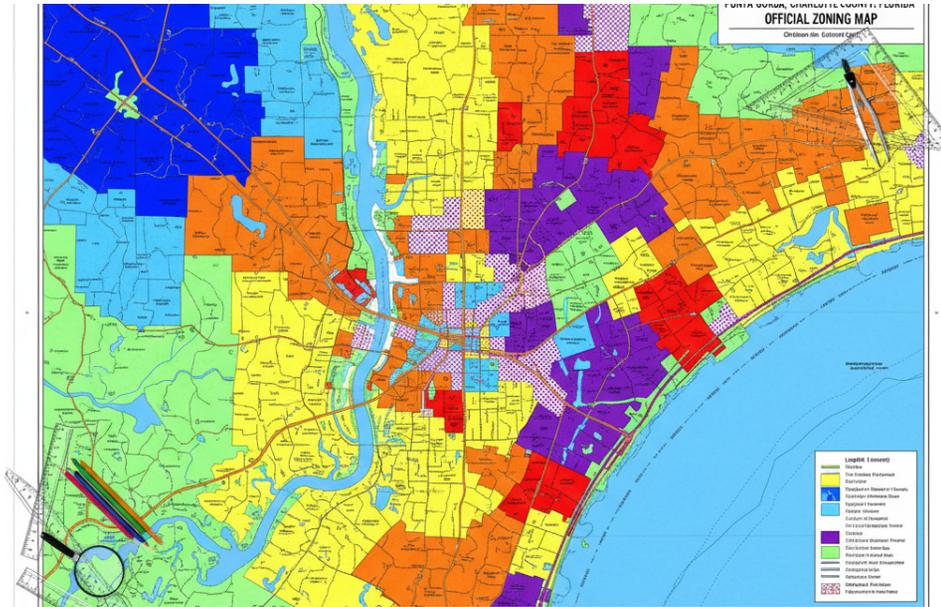
If you are looking to open a business in this plaza or the surrounding area, the timing is excellent for several reasons:

The City Council has historically kept property tax rates stable and offers impact fee reductions for new businesses.

With the new Goodwill Training Facility and nearby Florida Southwestern State College, you have direct access to a pipeline of trained local talent.

As the population grows, there is an increasing demand for "lifestyle" services: boutique fitness, specialized health services, and elevated "fast-casual" dining.

# ZONING SUMMARY



## HC - HIGHWAY COMMERCIAL (CITY OF PUNTA GORDA)

The subject property is zoned Highway Commercial (HC) under the City of Punta Gorda Land Development Regulations. The HC district is intended to accommodate auto-oriented and destination commercial uses that serve a market area broader than neighborhood or downtown scale, along major transportation corridors such as U.S. Highway 41 (Tamiami Trail).

This zoning classification provides one of the City's most flexible commercial entitlements, supporting a wide range of retail, service, office, medical, hospitality, and entertainment uses.

### Purpose:

To provide locations for businesses that benefit from highway frontage, easy vehicle access, and regional traffic exposure.

### Typical locations:

Major arterial roads, State highways, Commercial corridors, Gateway entrances into cities

### Typical Permitted Uses

#### Retail & Service:

- Shopping centers
- Big-box retail
- Convenience stores
- Drug stores
- Hardware stores

#### Food & Hospitality

##### Restaurants:

- Drive-thru establishments
- Hotels and motels
- Automotive-Related
- Auto dealerships
- Tire shops
- Oil change and service centers
- Car washes
- Office & Other
- Medical offices
- Financial institutions
- Professional offices
- Entertainment venues
- Key Characteristics

### Intensity:

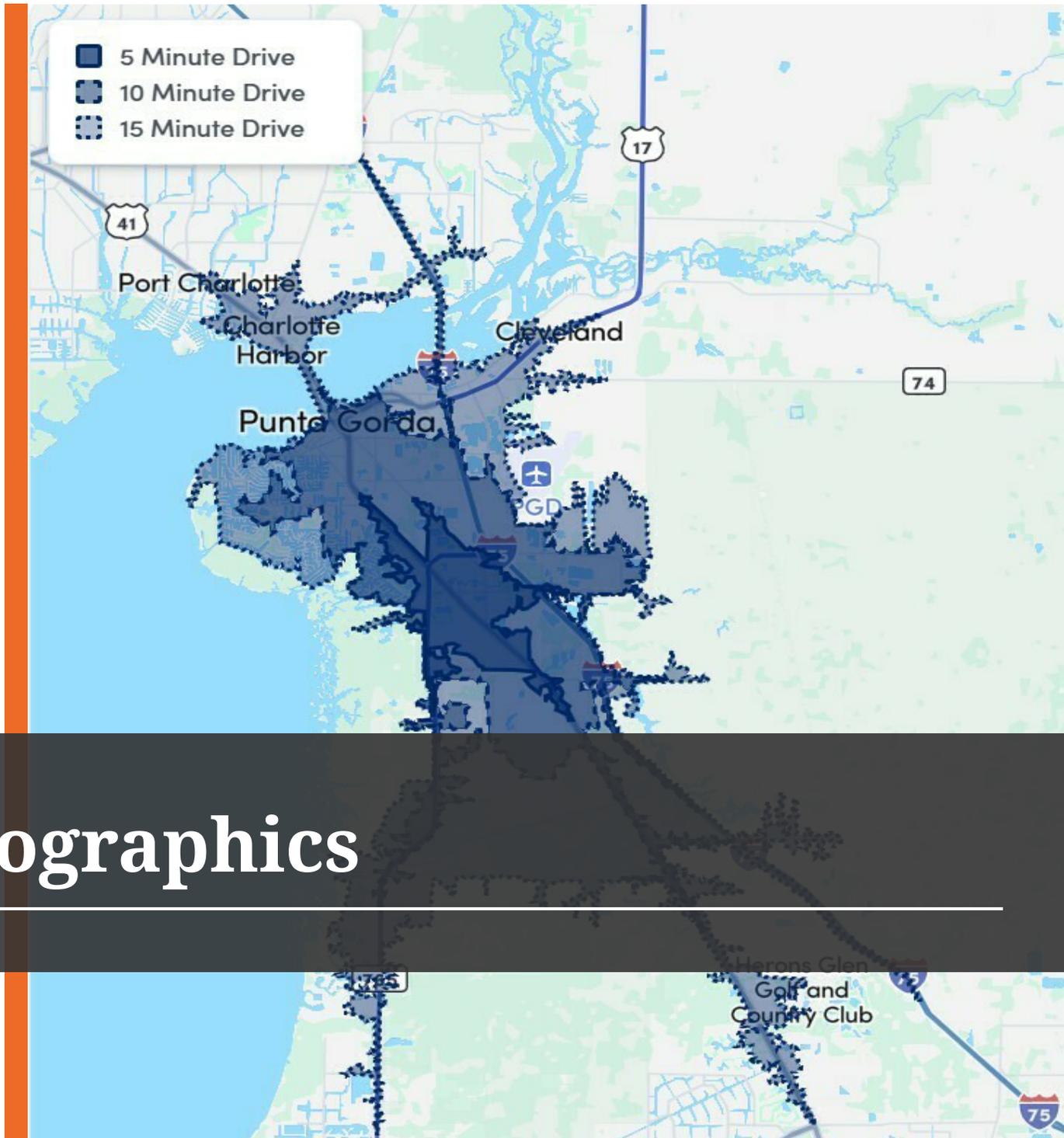
Higher than Neighborhood Commercial or Office districts.

### Design focus:

Large signage, Parking-forward site layouts, Multiple curb cuts or shared access, Drive-thru compatibility

### Typical development pattern:

Outparcel pads, Strip centers, Freestanding retail boxes, Auto-oriented uses



# Demographics

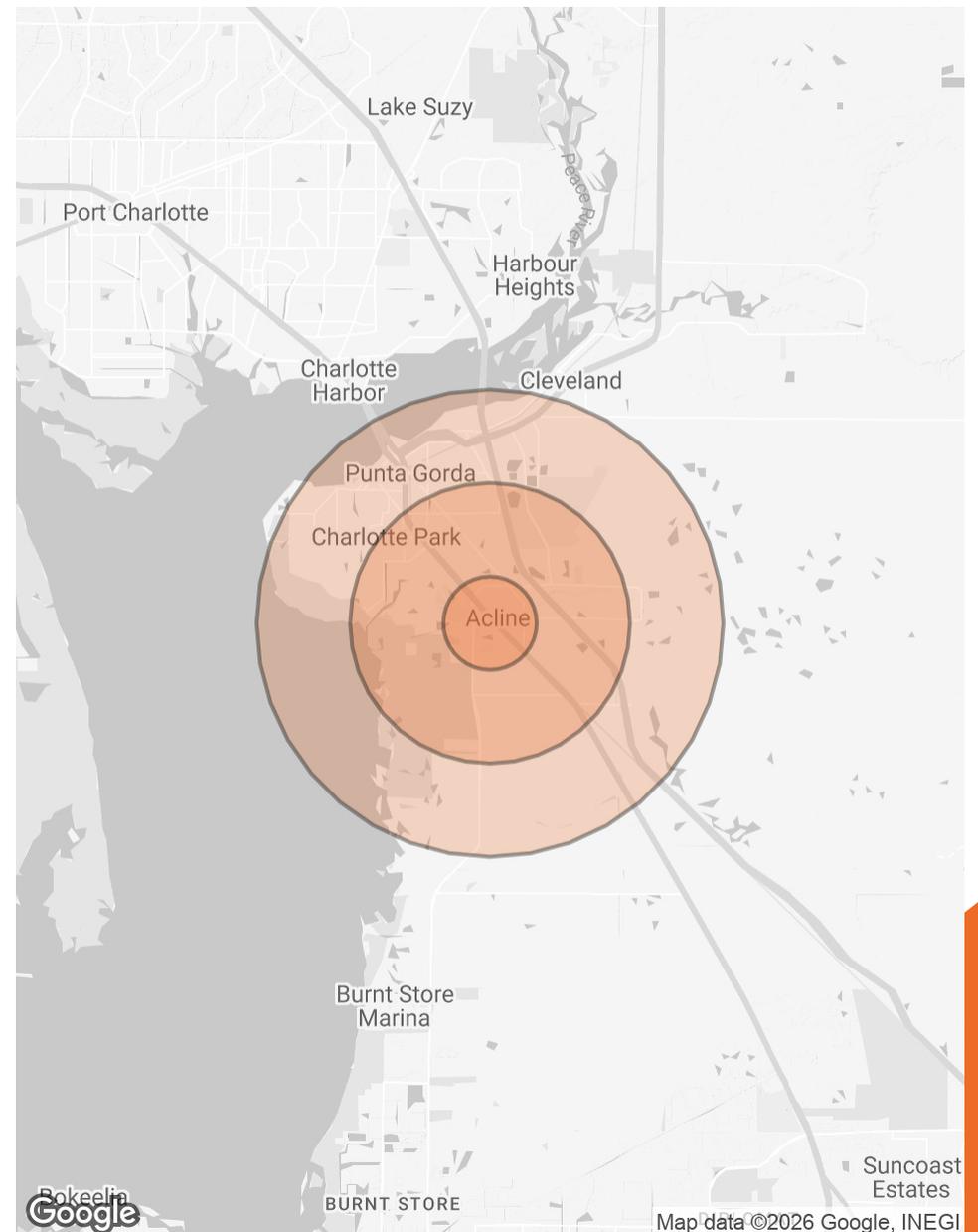
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,456	18,184	35,075
AVERAGE AGE	61	59	60
AVERAGE AGE (MALE)	61	59	60
AVERAGE AGE (FEMALE)	61	60	60

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,661	8,822	17,287
# OF PERSONS PER HH	2.1	2.1	2
AVERAGE HH INCOME	\$104,046	\$93,781	\$93,979
AVERAGE HOUSE VALUE	\$386,890	\$408,344	\$444,405

Demographics data derived from AlphaMap



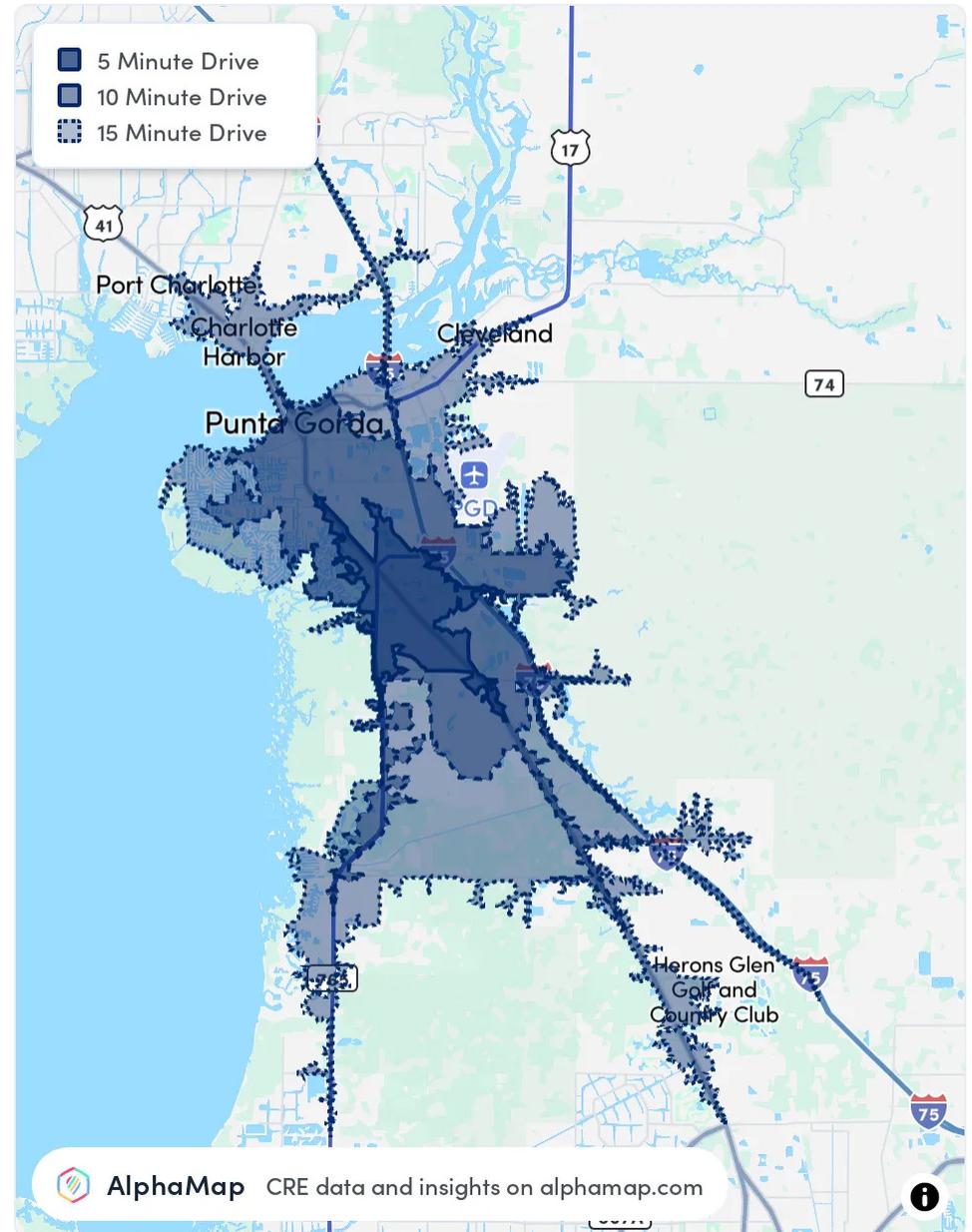
# AREA ANALYTICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	6,862	22,899	43,861
AVERAGE AGE	61	58	59
AVERAGE AGE (MALE)	61	58	59
AVERAGE AGE (FEMALE)	61	59	60

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL HOUSEHOLDS	3,374	11,154	21,775
PERSONS PER HH	2	2.1	2
AVERAGE HH INCOME	\$100,880	\$91,911	\$88,653
AVERAGE HOUSE VALUE	\$375,078	\$405,646	\$394,086
PER CAPITA INCOME	\$50,440	\$43,767	\$44,326

Map and demographics data derived from AlphaMap



AlphaMap CRE data and insights on [alphamap.com](https://alphamap.com)



# The Team

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# MEET THE TEAM



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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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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 OF THE PICTURES MAY HAVE BEEN ENHANCED USING ARTIFICIAL INTELLIGENCE.**



# Collective Strength, Accelerated Growth

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