

3109 TAMIAMI TRAIL

PORT CHARLOTTE, FL 33952

FOR SALE




LOCATION DESCRIPTION

Two-story multi-tenant building in Port Charlotte on US 41

PROPERTY HIGHLIGHTS

- 100% leased
- 7,664 SF building
- 46,000 AADT on Tamiami Trail
- Site is located across from HCA & ShorePoint Hospitals



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	10,881	53,598	87,606
Daytime Population	13,035	53,901	90,582
Households	4,795	22,990	38,369
Average HH Income	\$51,640	\$73,705	\$81,537



RYAN WADDELL

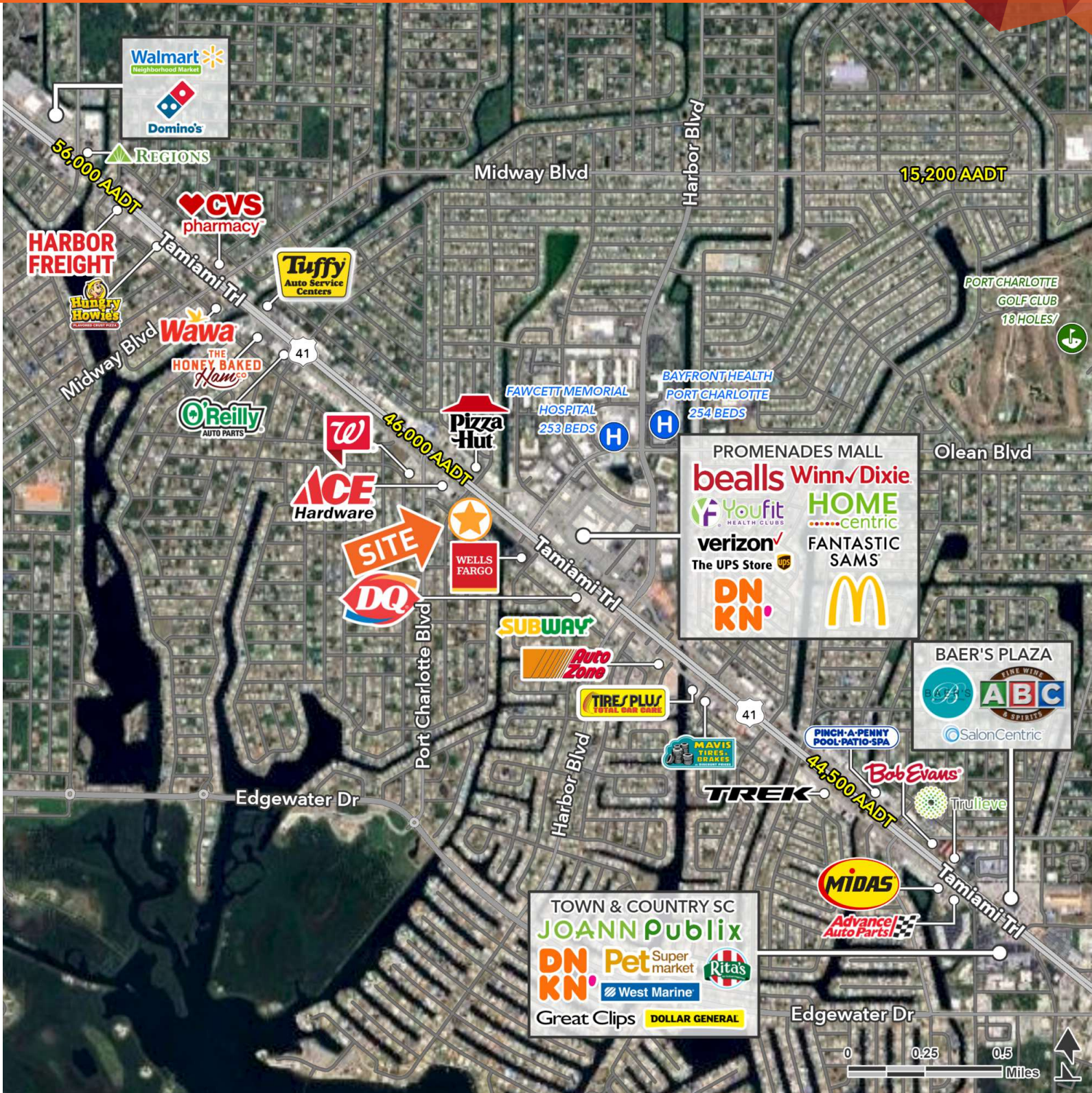
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