



FOR LEASE

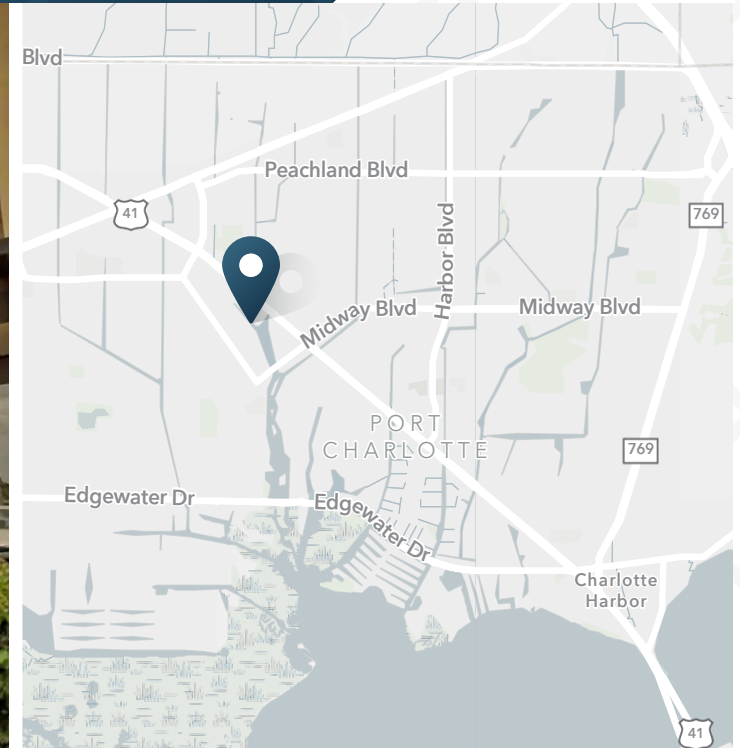
Charlotte Square

2150 Tamiami Trl | Port Charlotte, FL



Charlotte Square

2150 Tamiami Trl | Port Charlotte, FL 33948



FOR LEASE

1,800 - 3,300 SF
Available

3 Units
Vacant

Owned By
**Regency
Centers.**

ABOUT THE PROPERTY

- 91,266 SF shopping center at the corner of Tamiami Trl (US-41) & Forest Nelson Blvd.
- Shopping center has great visibility and access from both US-41 & Forest Nelson Blvd.
- Currently at 92% occupancy.
- High traffic center with an average annual visit rate of 1,565,024.

CO-TENANTS



**SALLY
BEAUTY**



**OneMain
Financial.**

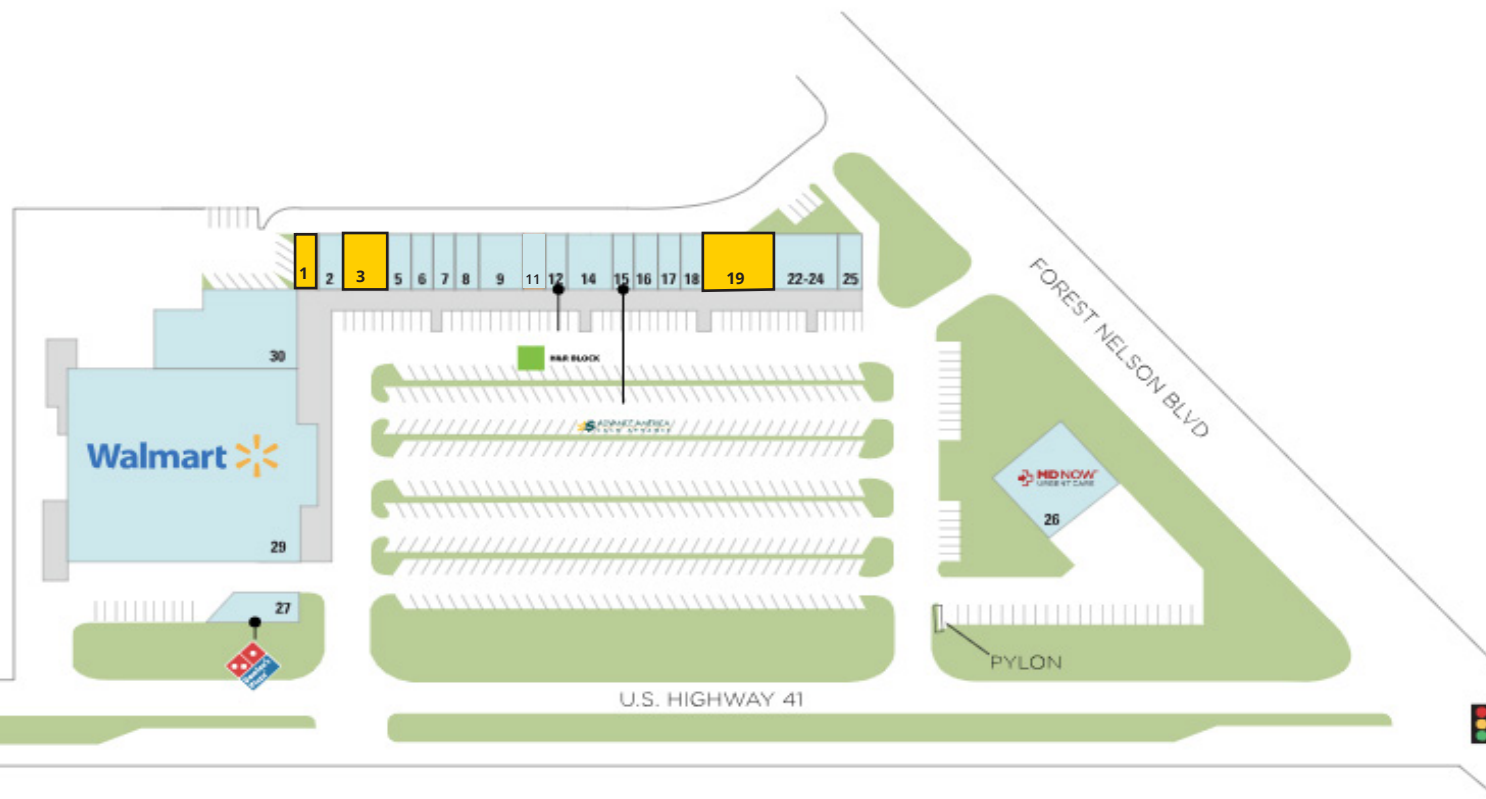
TRAFFIC COUNTS

Tamiami Trail	60,000 VPD
Forrest Nelson Blvd	11,900 VPD
Midway Blvd	17,900 VPD

Year: 2023 | Source: FDOT

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Suite	Tenant	SF
1	AVAILABLE	1,800
2	AVAILABLE	1,200
3	AVAILABLE	2,100
5	Upscale Barber Shop	1,200
6	Yuki Massage	1,200
7	Charlotte Jewelry	1,200
8	Ear-Tronics	900
9	Cora Physical Therapy	2,700
11	China Wok	1,200
12	H&R Block	1,800
14	OneMain Financial	1,800
15	Advance America	1,200
16	Best Nails	1,200
17	Suncoast Blood Bank	1,200
18	Key West Subs	900
19	AVAILABLE (Fitness Space)	3,300
22-24	The Chefs	4,200
25	Abbe's Donut Nook	1,200
26	MD Now Urgent Care	4,840
27	Domino's Pizza	1,800
29	Walmart	44,462
30	Buffet City	10,164



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DEMOGRAPHIC HIGHLIGHTS

1 MILE

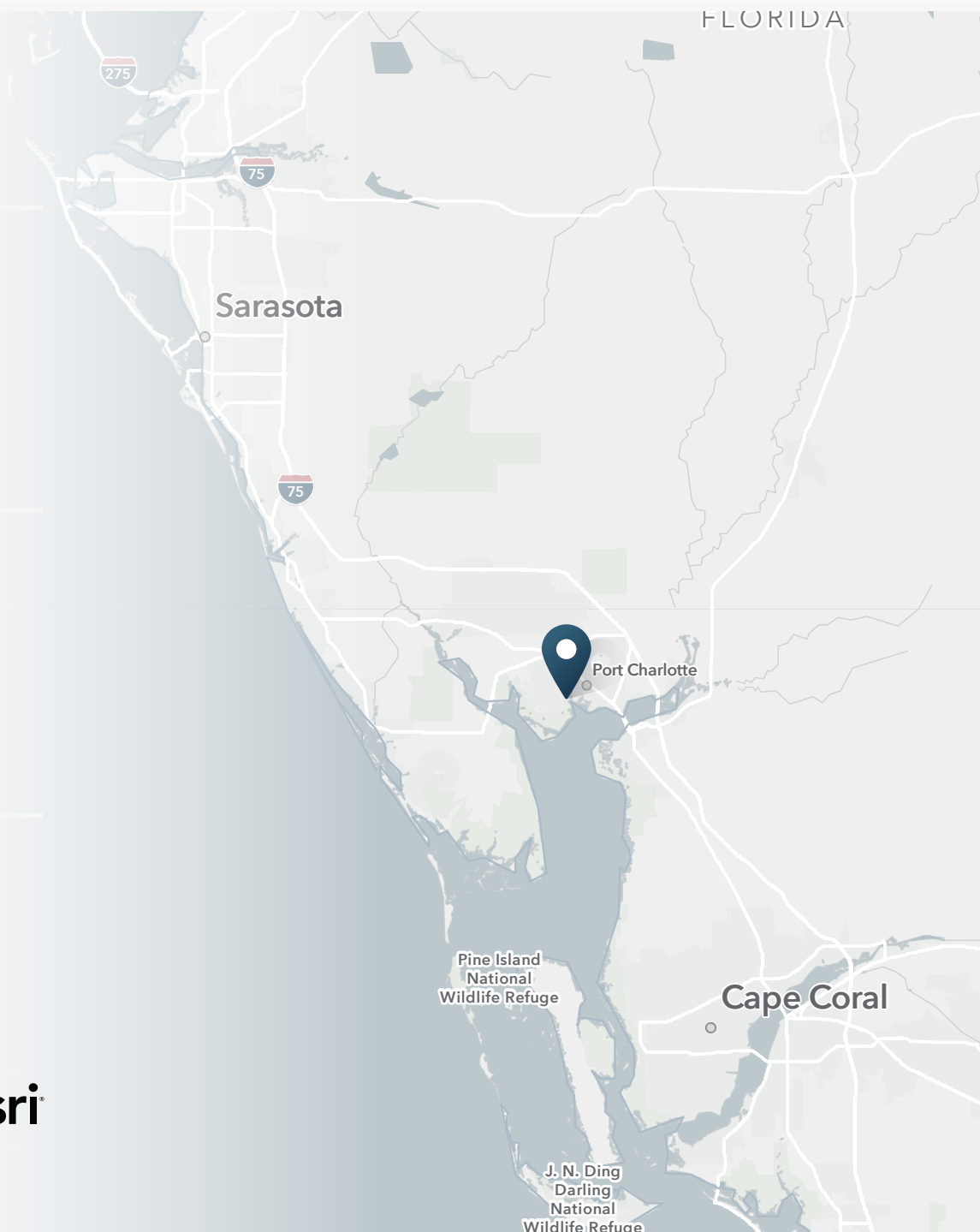
7,638	9,104	\$80,223	3,715
Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

48,730	52,098	\$78,778	20,708
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

97,005	93,259	\$85,755	41,005
Population	Total Daytime Population	Average Household Income	Total Households



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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