



FOR LEASE

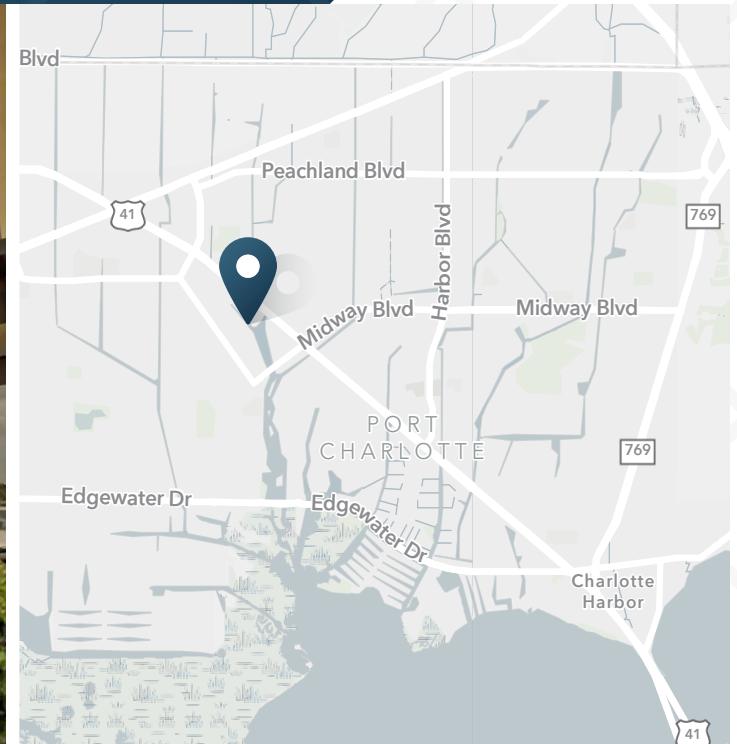
Charlotte Square

2150 Tamiami Trl | Port Charlotte, FL

 SRS

Charlotte Square

2150 Tamiami Trl | Port Charlotte, FL 33948



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

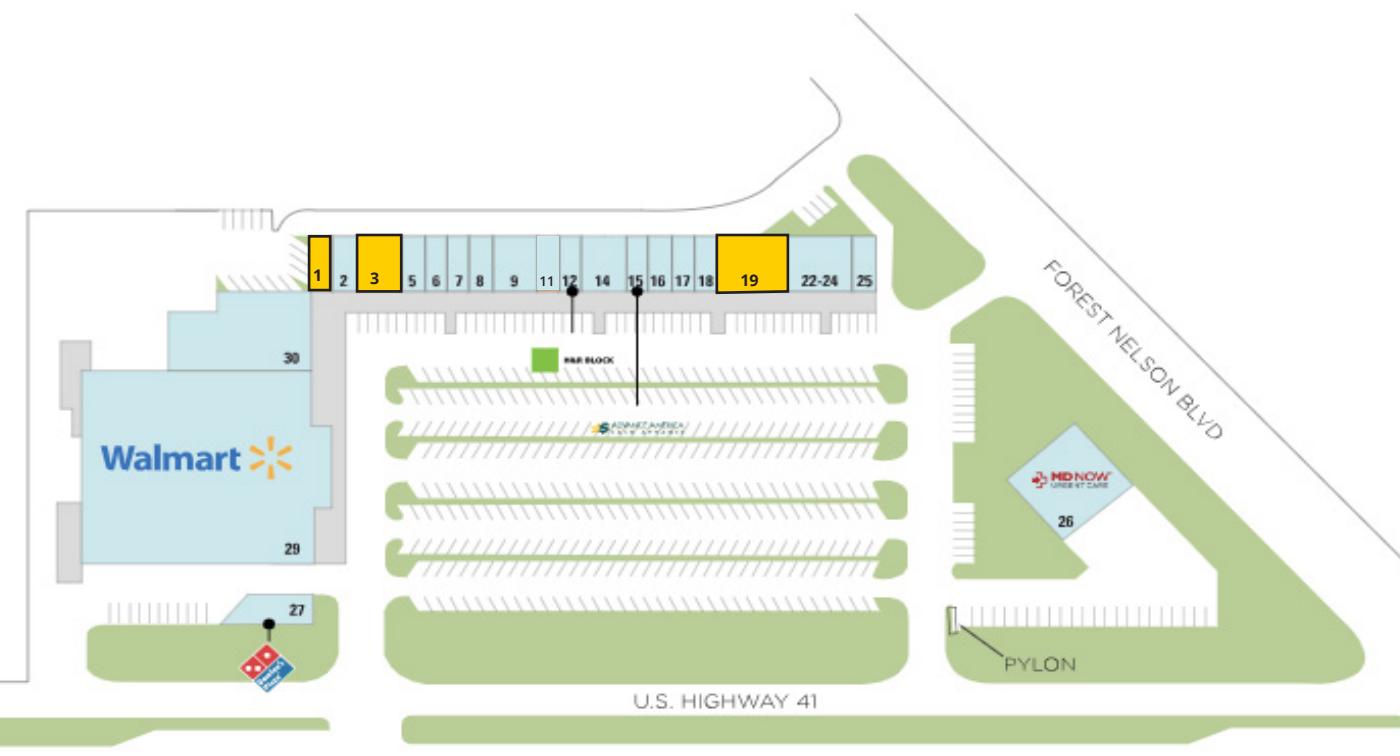
Tamiami Trail
Forrest Nelson Blvd
Midway Blvd

Year: 2023 | Source: FDOT

60,000 VPD
11,900 VPD
17,900 VPD

Charlotte Square

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N

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

Trade Area

Port Charlotte, FL



Charlotte Square

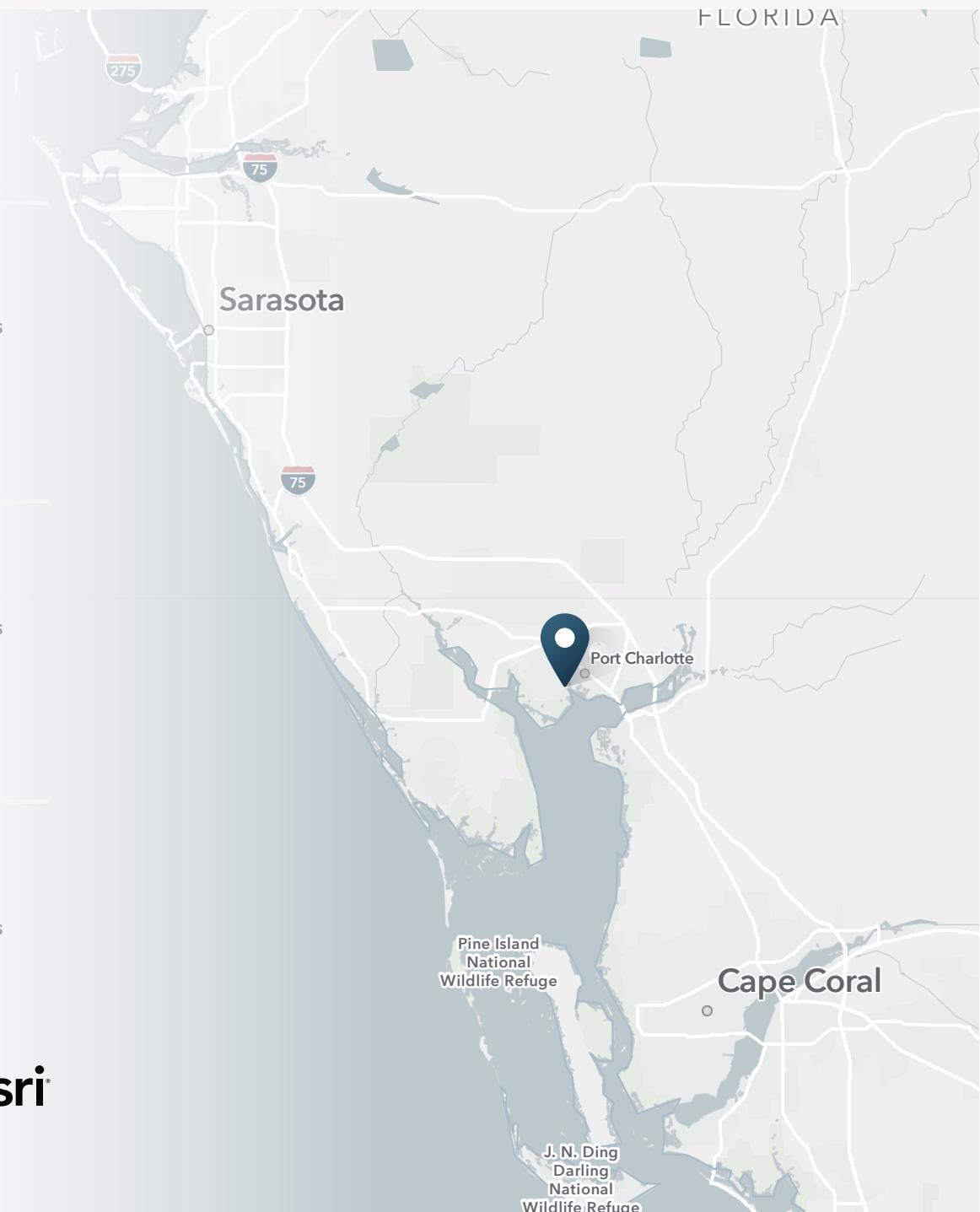
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DEMOGRAPHIC HIGHLIGHTS

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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SRS Real Estate Partners
1501 W. Cleveland St, Ste 300
Tampa, FL 33606
813.371.0980

SRSRE.COM

Chris Stewart

813.540.5346

chris.stewart@srsre.com

Jacob Rasnick

941.468.1310

jacob.rasnick@srsre.com

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