

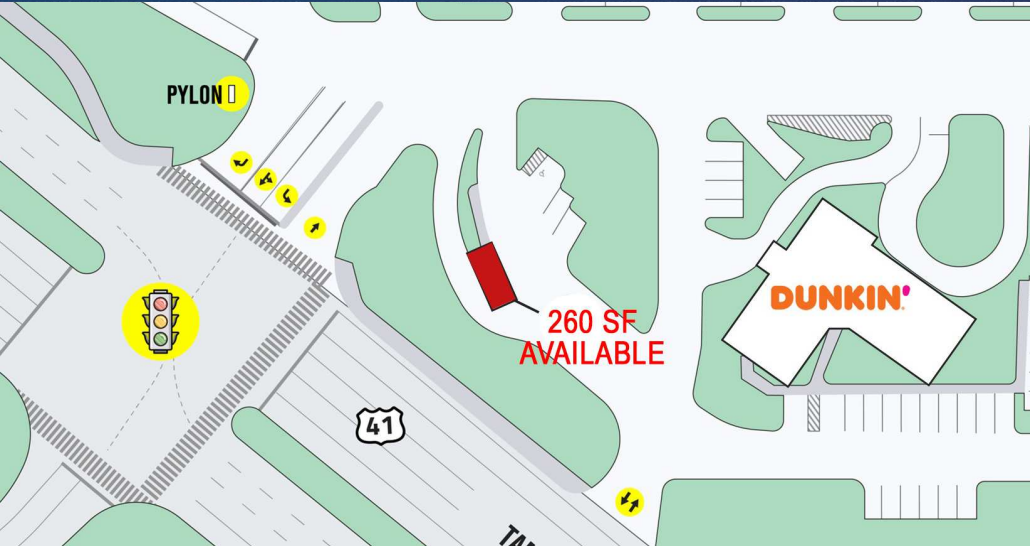
Drive-Thru Publix Outparcel

4255 South Tamiami Trail, Port Charlotte, FL 33980



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Free-standing Drive-Thru Outparcel Available For Lease
- Located at a hard signalized intersection with direct frontage to Tamiami Trail
- Outparcel to Publix, Pet Supermarket, Archwell Health, and Dollar General
- Multiple access points to the site including cross parking with Bayshore Village Shopping Center
- Access/Fronts Tamiami Trail which sees over 45,500 cars per day
- Available for redevelopment or repurposing existing kiosk

[Click Here For Survey](#)

OFFERING SUMMARY

| | |
|---------------|------------|
| Lease Rate: | Negotiable |
| Available SF: | 260 SF |
| Lot Size: | 0.35 Acres |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 2,849 | 17,081 | 44,385 |
| Total Population | 6,495 | 39,141 | 99,785 |
| Average HH Income | \$75,365 | \$74,696 | \$82,278 |

Nick Barbato

954.579.2672

NBarbato@eisre.com

Eric Portnoy

954.242.2010

EPortnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

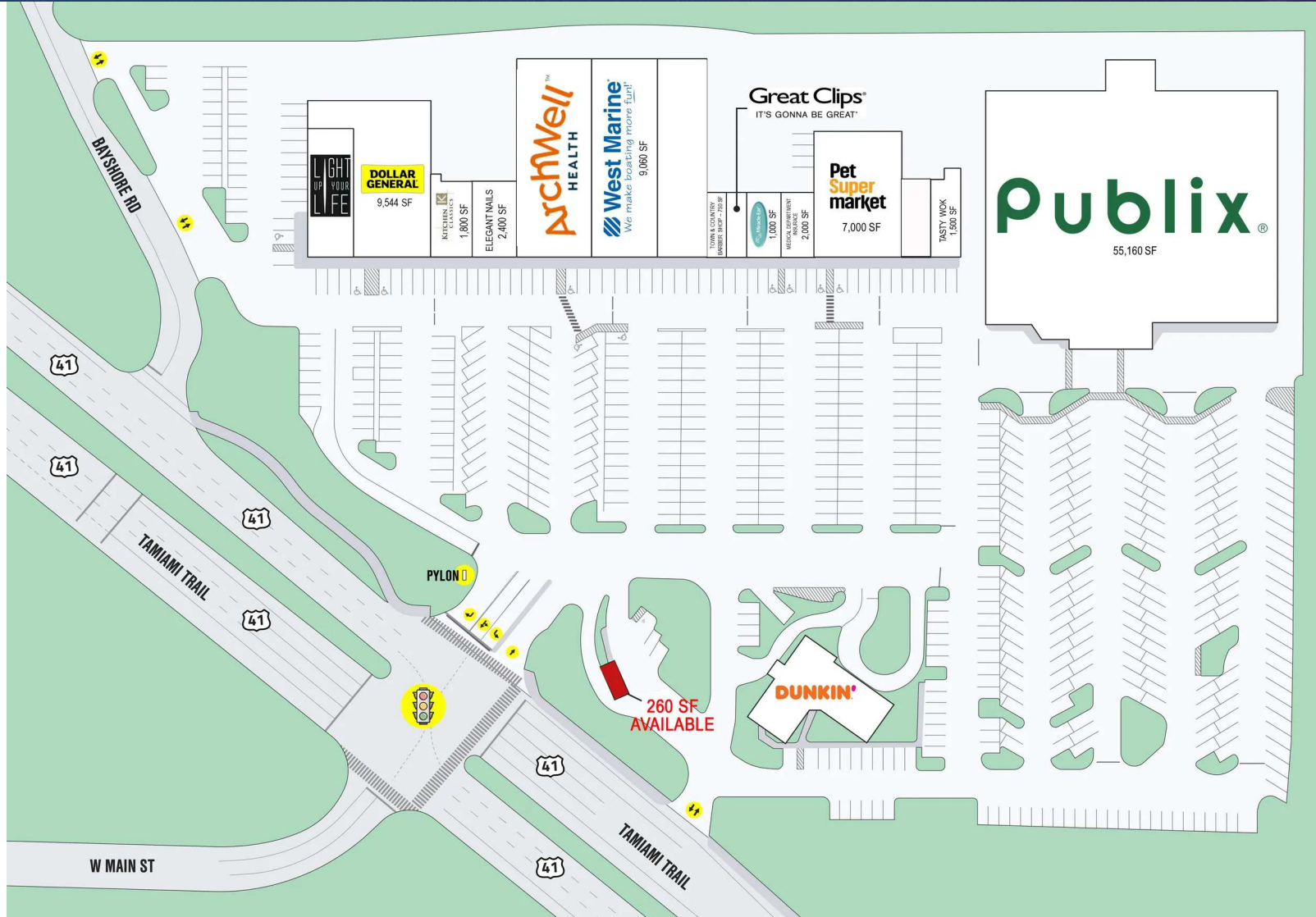
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SITE PLAN



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RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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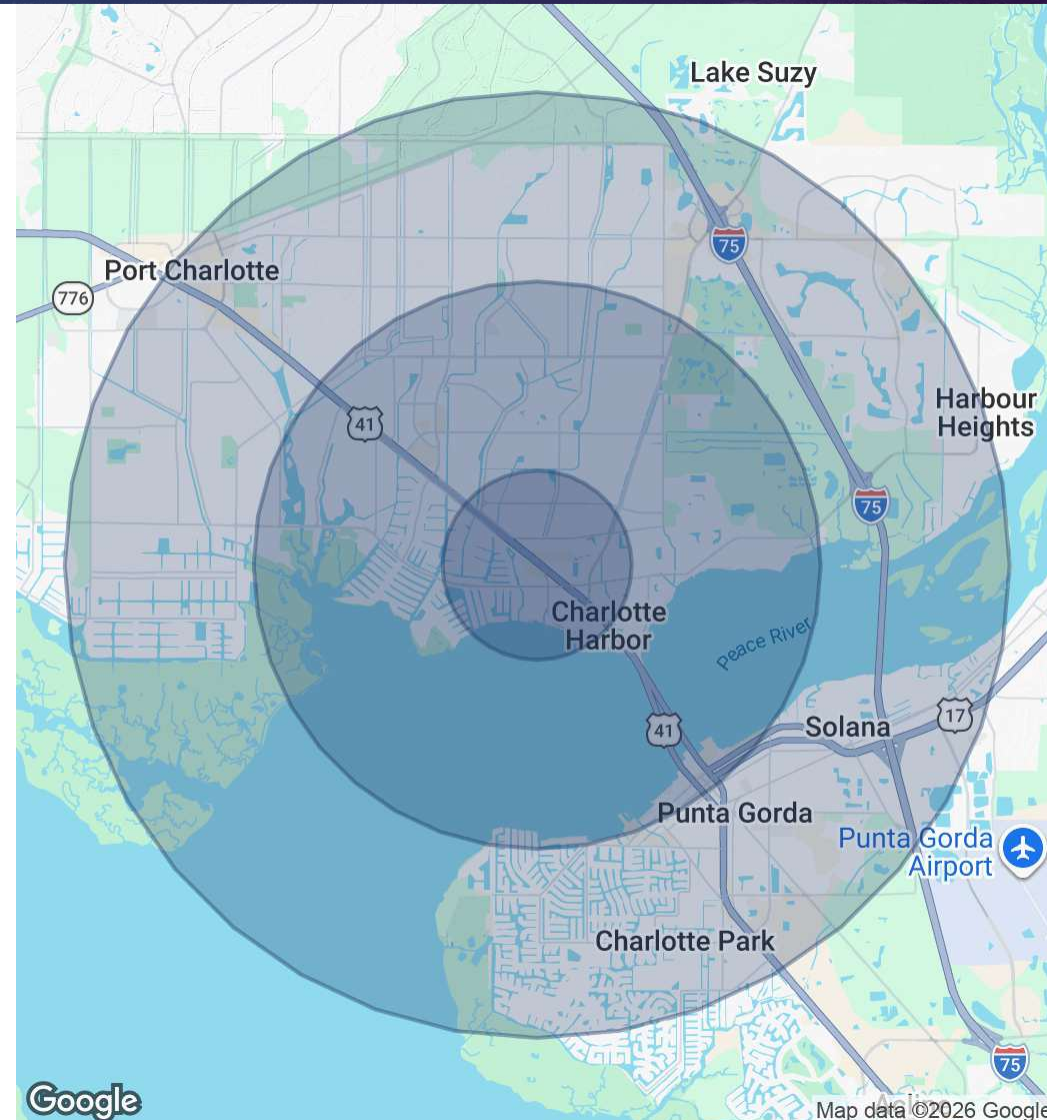
EQUITY
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DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|------------------|--------|---------|---------|
| Total Population | 6,495 | 39,141 | 99,785 |
| Average Age | 61.2 | 55.7 | 56.8 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,849 | 17,081 | 44,385 |
| # of Persons per HH | 2.3 | 2.3 | 2.2 |
| Average HH Income | \$75,365 | \$74,696 | \$82,278 |
| Average House Value | \$272,676 | \$279,482 | \$310,779 |

| AGE | 1 MILE | 3 MILES | 5 MILES |
|---------|--------|---------|---------|
| 0 - 4 | 170 | 1,214 | 3,056 |
| 5 - 9 | 220 | 1,532 | 3,702 |
| 10 - 14 | 214 | 1,471 | 3,365 |
| 15 - 17 | 184 | 1,017 | 2,548 |
| 18 - 20 | 128 | 1,079 | 2,603 |
| 21 - 24 | 276 | 1,432 | 3,057 |
| 25 - 34 | 510 | 3,365 | 8,242 |
| 35 - 44 | 614 | 3,745 | 8,033 |
| 45 - 54 | 494 | 3,604 | 9,690 |
| 55 - 64 | 1,114 | 7,010 | 17,280 |
| 65 - 74 | 1,062 | 7,261 | 20,301 |
| 75 - 84 | 946 | 4,322 | 13,021 |
| 85+ | 567 | 2,097 | 4,901 |



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