

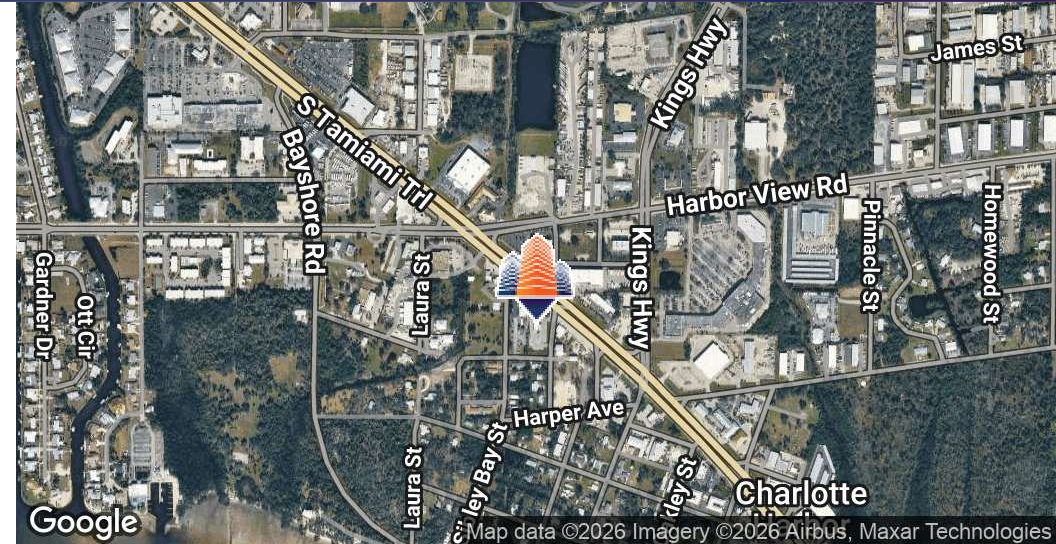
Port Charlotte Office with Signage

4535 South Tamiami Trail, Port Charlotte, FL 33980



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 740 SF Office Available
- Located on Tamiami Trail with great visibility
- Over 45,000 cars per day
- Pylon signage available
- Completely remodeled with new floors, LED lights, restroom, and drywall
- 3 private rooms, open office area, restroom, and storage.

[CLICK HERE TO VIEW ON GOOGLE MAPS](#)

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	740 SF
Lot Size:	1 Acre
Building Size:	3,856 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,069	15,908	44,168
Total Population	4,377	36,028	98,410
Average HH Income	\$65,685	\$77,898	\$83,066

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PROPERTY PHOTOS



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RETAILER MAP



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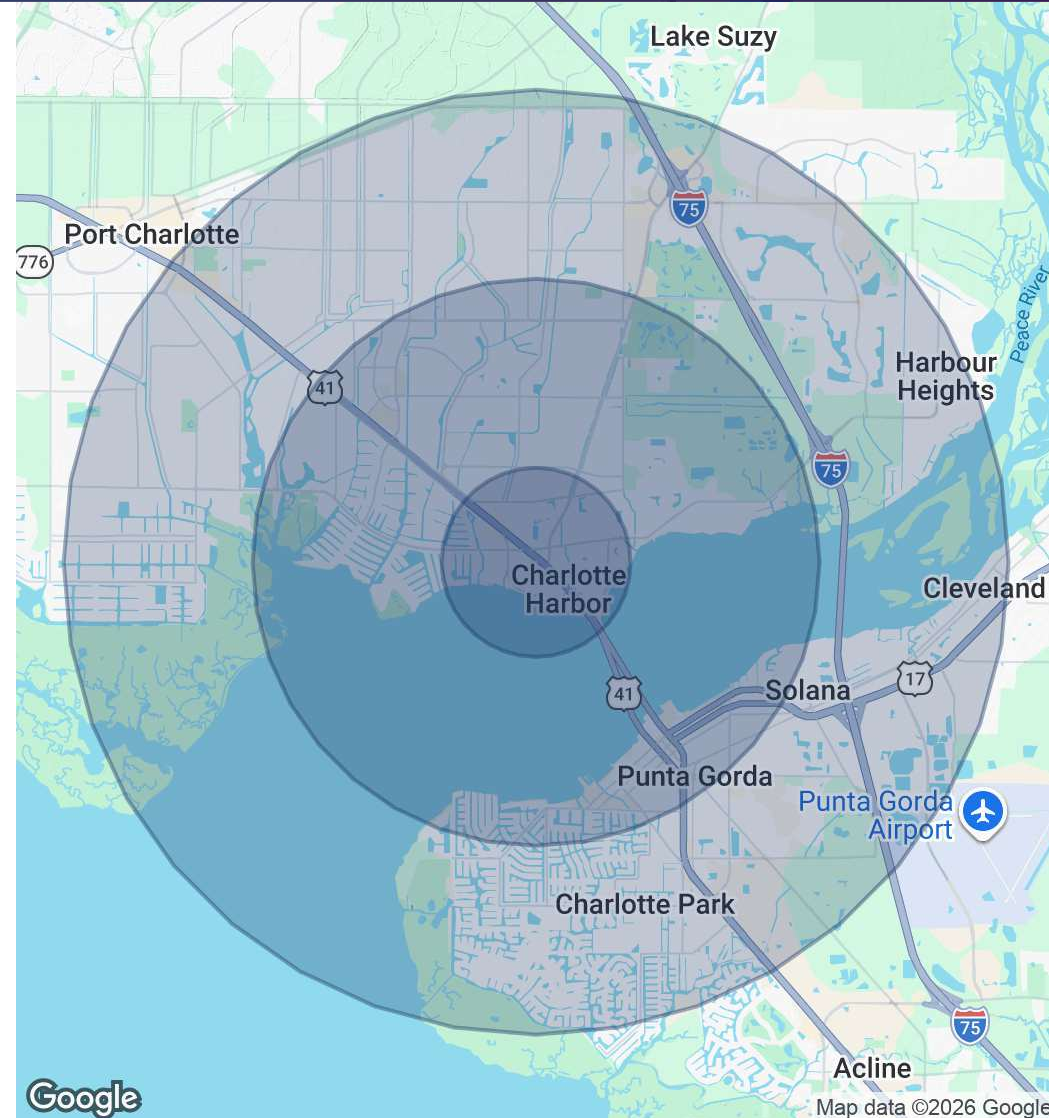
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,377	36,028	98,410
Average Age	64.6	56.8	57.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,069	15,908	44,168
# of Persons per HH	2.1	2.3	2.2
Average HH Income	\$65,685	\$77,898	\$83,066
Average House Value	\$260,004	\$301,517	\$315,916

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	3,528	28,450	79,310
Total Population - Black	377	2,812	7,219
Total Population - Asian	21	637	1,375
Total Population - Hawaiian	0	11	45
Total Population - American Indian	2	37	192
Total Population - Other	164	1,330	2,281



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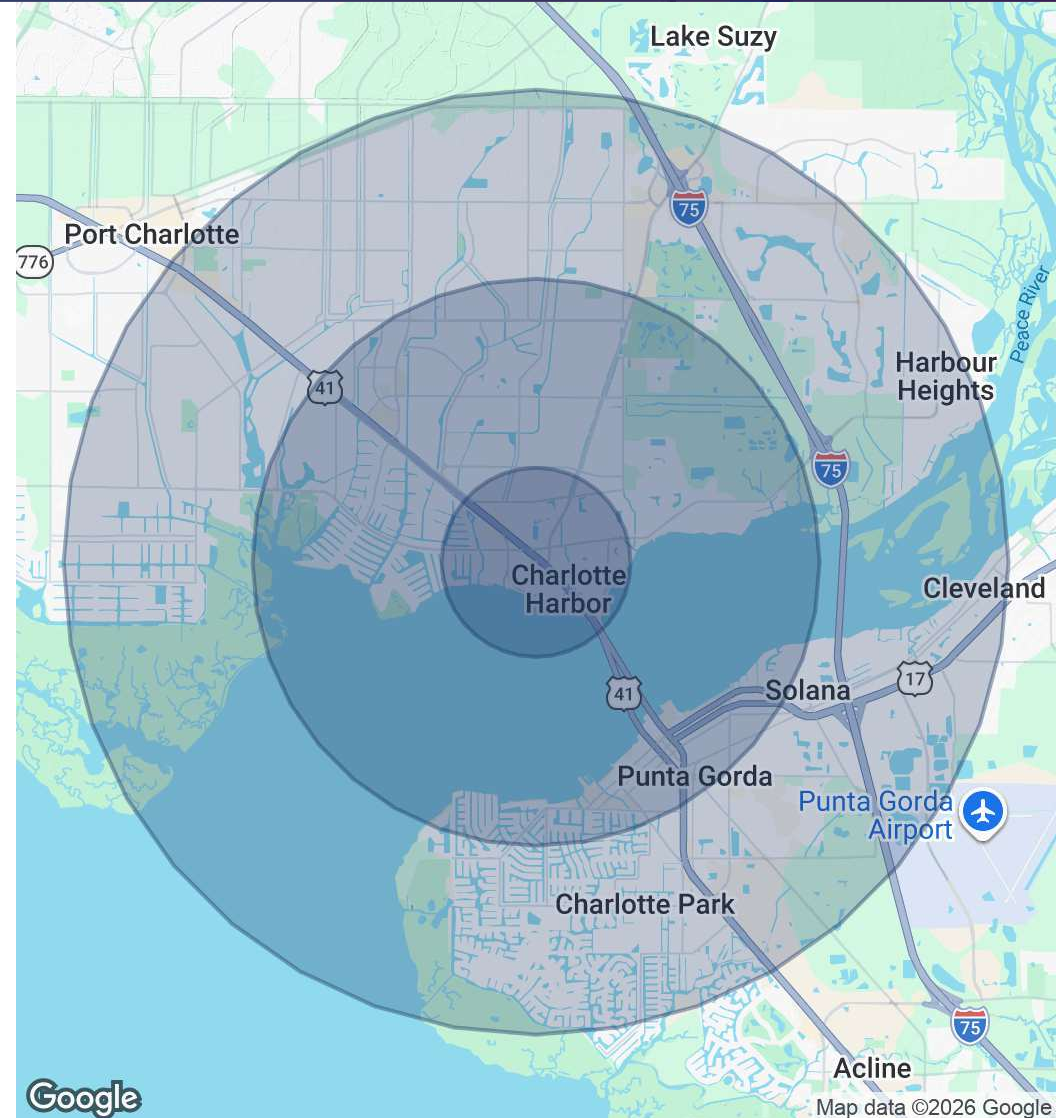
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DEMOGRAPHICS MAP & REPORT

AGE	1 MILE	3 MILES	5 MILES
0 - 4	111	901	3,038
5 - 9	150	1,350	3,605
10 - 14	113	1,374	3,312
15 - 17	85	923	2,395
18 - 20	38	1,060	2,482
21 - 24	172	1,283	3,016
25 - 34	392	2,731	8,107
35 - 44	340	3,383	7,868
45 - 54	300	3,128	9,382
55 - 64	526	6,701	17,122
65 - 74	810	6,661	20,037
75 - 84	804	4,409	13,220
85+	539	2,133	4,838



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