



**FOR LEASE**

Charlotte Square

2150 Tamiami Trl | Port Charlotte, FL

 SRS

# Charlotte Square

2150 Tamiami Trl | Port Charlotte, FL 33948



900 - 3,300 SF

Available

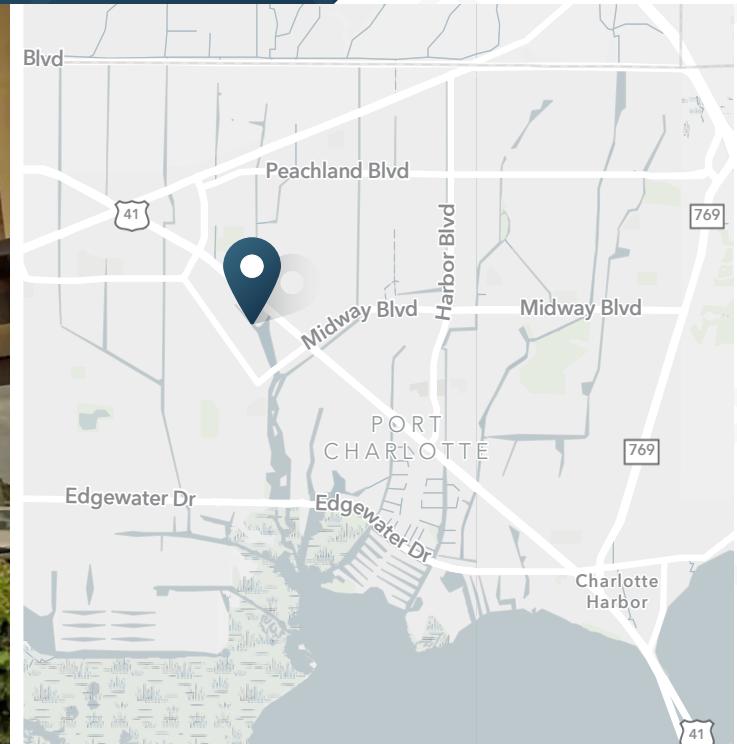
4 Units  
Vacant

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

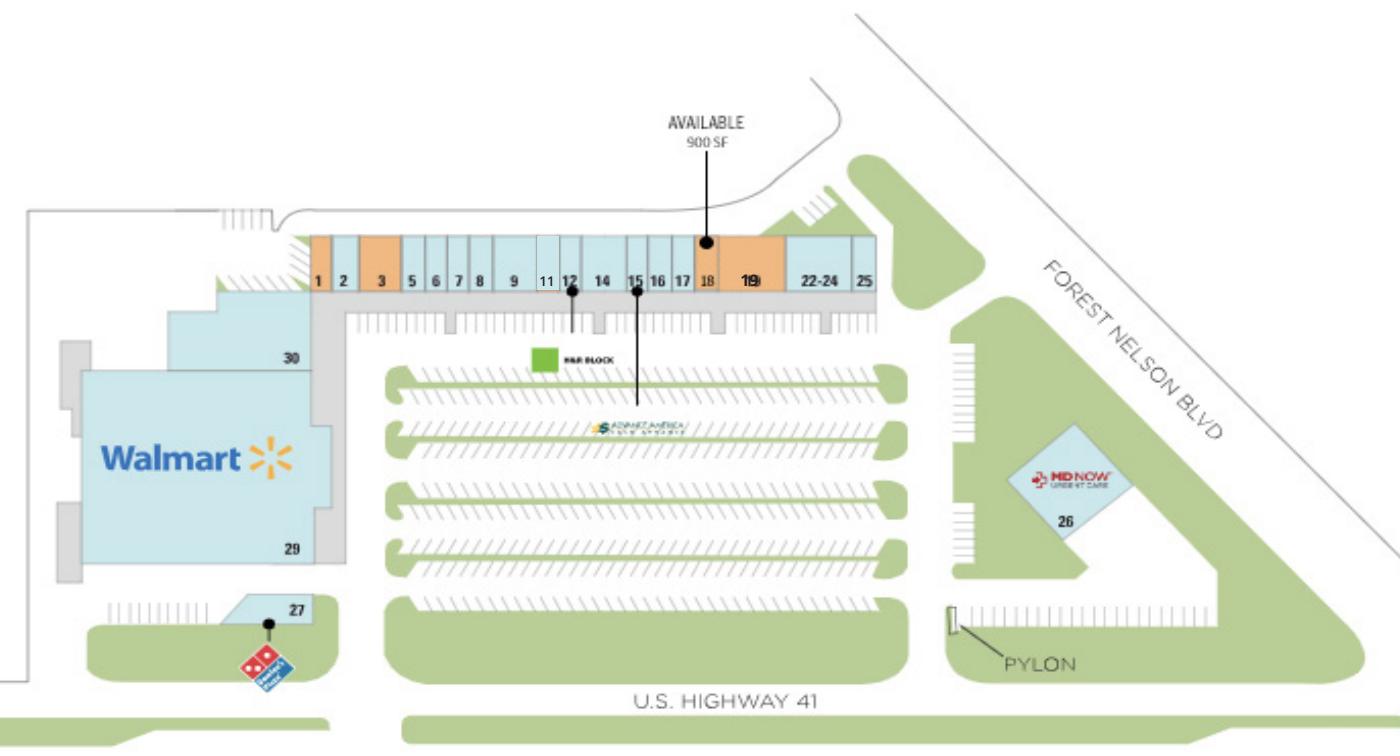
Tamiami Trail  
Forrest Nelson Blvd  
Midway Blvd

Year: 2023 | Source: FDOT

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

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N

Suite	Tenant	SF
1	AVAILABLE	1,800
2	Fine Tobacco	900
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	AVAILABLE	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

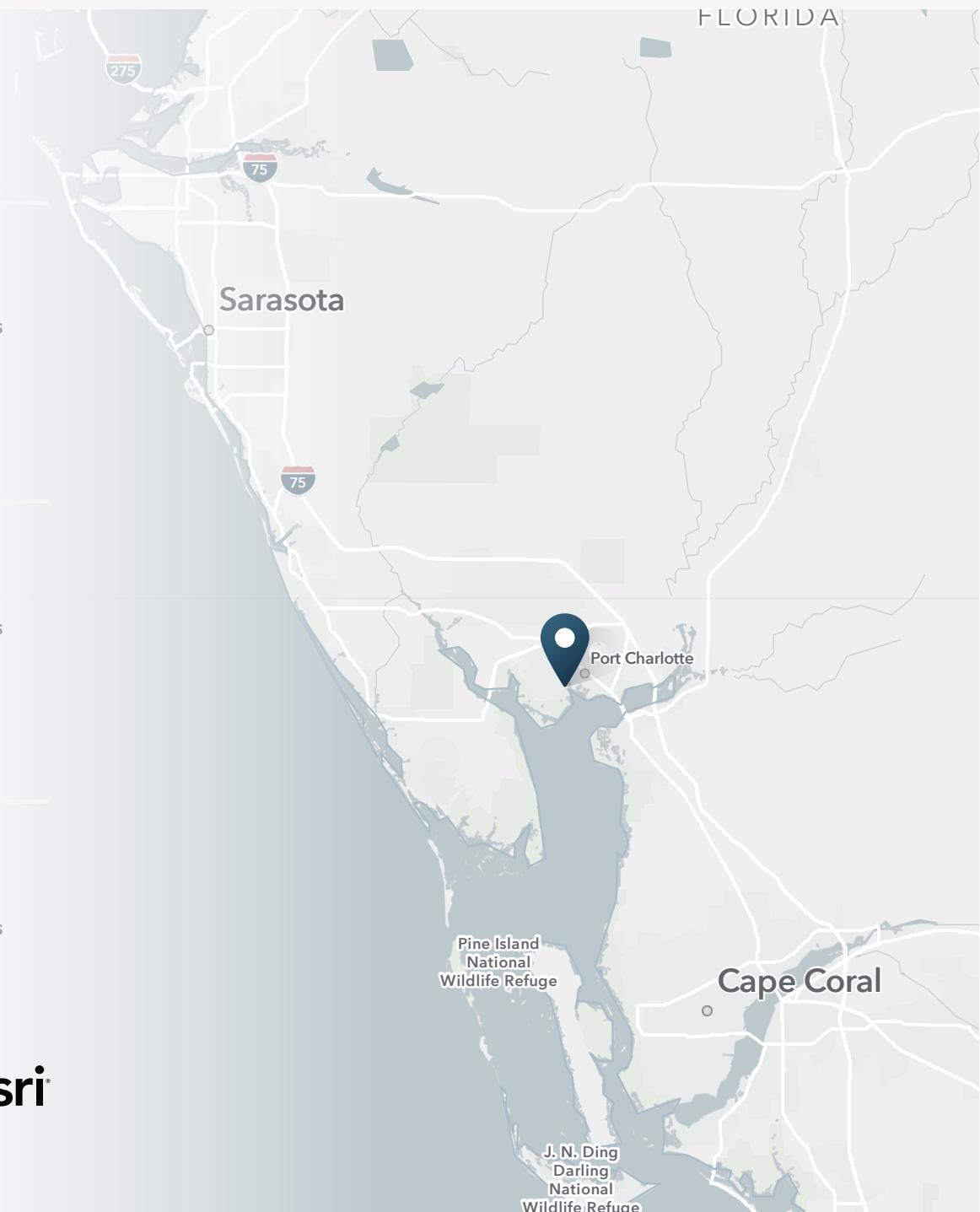
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## DEMOGRAPHIC HIGHLIGHTS

### 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





**SRS**

**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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