



# 3245 TAMIAMI TRAIL

Port Charlotte, FL 33952 | **Punta Gorda MSA**

FULLY EQUIPPED, OWNER-USER,  
SECOND-GENERATION RESTAURANT OPPORTUNITY

AVAILABLE FOR SALE  
ASKING PRICE \$1,135,000

**RIPCO**  
INVESTMENT SALES

## INVESTMENT HIGHLIGHTS

**#1**

### **Owner-User Opportunity**

Vacant freestanding second-generation restaurant totaling  $\pm 3,144$  SF with  $\pm 131$  seating capacity, situated on  $\pm .34$ -acre parcel, delivered fully equipped with a complete FF&E package and recent capital improvements, allowing for immediate occupancy and operation.

**#2**

### **Full FF&E Package Included**

All tables, chairs, and booths, along with kitchen equipment including a 16 FT hood system, fryers, grills, renovated walk-in cooler with new compressor, 30-gallon grease trap, and more.

**#3**

### **Recent Capital Improvements Completed**

New roof, multiple HVAC units, resurfaced and restriped parking lot, interior and exterior paint, and full interior renovation - minimizing near-term capital expenditures.

**#4**

### **Site Location**

Situated on South Tamiami Trail (US-41) with traffic counts exceeding 60,000 AADT,  $\pm 200$  feet of frontage, access from two four-way signalized intersections (Harbor Blvd & Olean Blvd), and prominent building and pylon signage.

**#5**

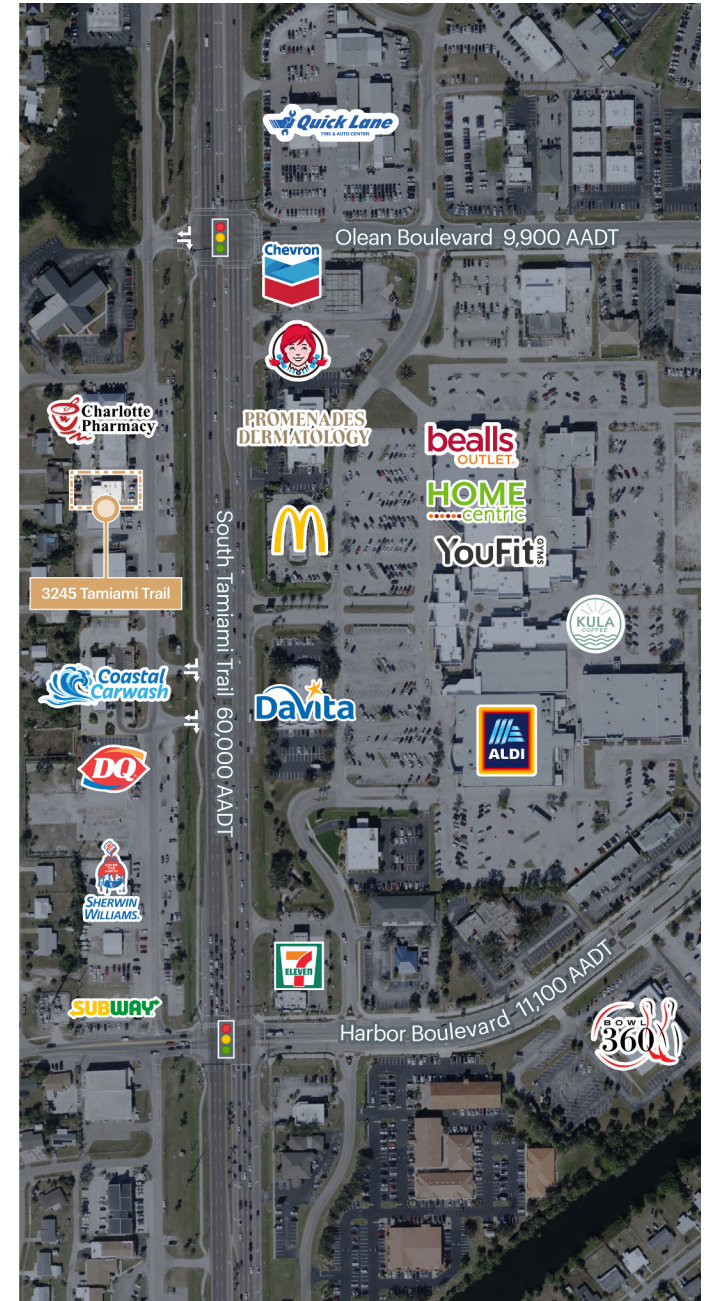
### **Strong Retail, Mixed-Use, and Tourism**

Adjacent to Promenade Mall (over 1.1M annual visitors) with a \$5.5M investment and future mixed-use entitlement including  $\pm 226$ K SF retail,  $\pm 273$ K SF commercial,  $\pm 791$  residential units, and a 600-key hotel. Close proximity to Sunseeker Resort (785 rooms, 18-hole Aileron Golf Course, and 60,000 SF of meeting space), driving consistent visitor traffic to the area.

**#6**

### **Strong Daytime Population**

Near HCA Florida Fawcett Hospital and AdventHealth Port Charlotte, with over  $\pm 1,800$  employees supporting steady daytime demand.



## PROPERTY OVERVIEW

**RIPCO Real Estate** has been exclusively retained to arrange the sale of **3245 Tamiami Trail** — the fully-equipped freestanding, owner–user, second-generation restaurant and hospitality asset located in Port Charlotte, FL.

Featuring ±3,144 SF with ±131 seats on ±0.34 acres, zoned CG (Commercial General). Recent upgrades—new roof, multiple HVAC units, and a resurfaced/restriped lot—limit near-term capital needs.

The site benefits from ±200 FT of frontage on South Tamiami Trail (US-41) with 60,000+ AADT, plus strong building and pylon signage. Daytime demand is supported by 1,800+ nearby hospital employees, national retailers, and dense surrounding residential.

This opportunity is well suited for local, regional, or national franchise operators, creating a clear speed-to-revenue and operation opportunity with minimal downtime and upfront costs.

Port Charlotte and Charlotte County continue to experience rapid growth, with population increasing over 30% to more than 255,000 residents and approximately 17,000 new housing units added. Positioned between Fort Myers and Sarasota, the market draws from a broad regional customer base and benefits from a lower cost of living compared to other major Florida metros, supporting stronger consumer spending.

### PROPERTY SUMMARY

#### THE OFFERING

Property Address	3245 Tamiami Trail
City	Port Charlotte
State	Florida

#### BUILDING INFORMATION

Building Sq. Ft.	±3,144 SF
Lot Size	±.34 AC
Gross Lot Sq. Ft.	±15,000 SF
Zoning	CG (Commercial General)

#### FINANCIAL INFORMATION

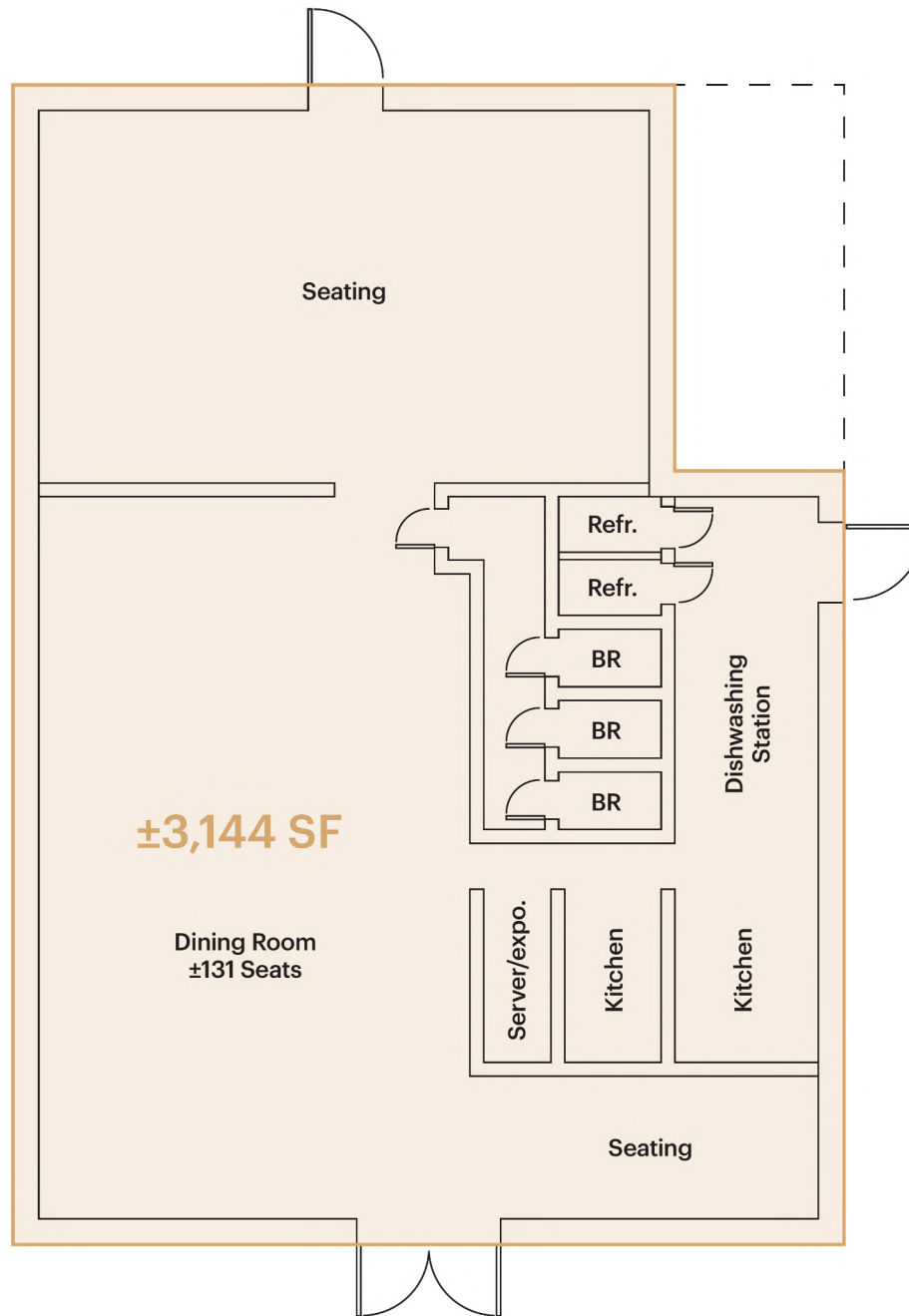
Asking Price	\$1,135,000
Estimated Taxes (based on 2025)	\$11,077.75

# INTERIOR PHOTOS



# FLOOR PLAN

*\*Drawing not to scale. Floor plan lines are approximate for representation only.*





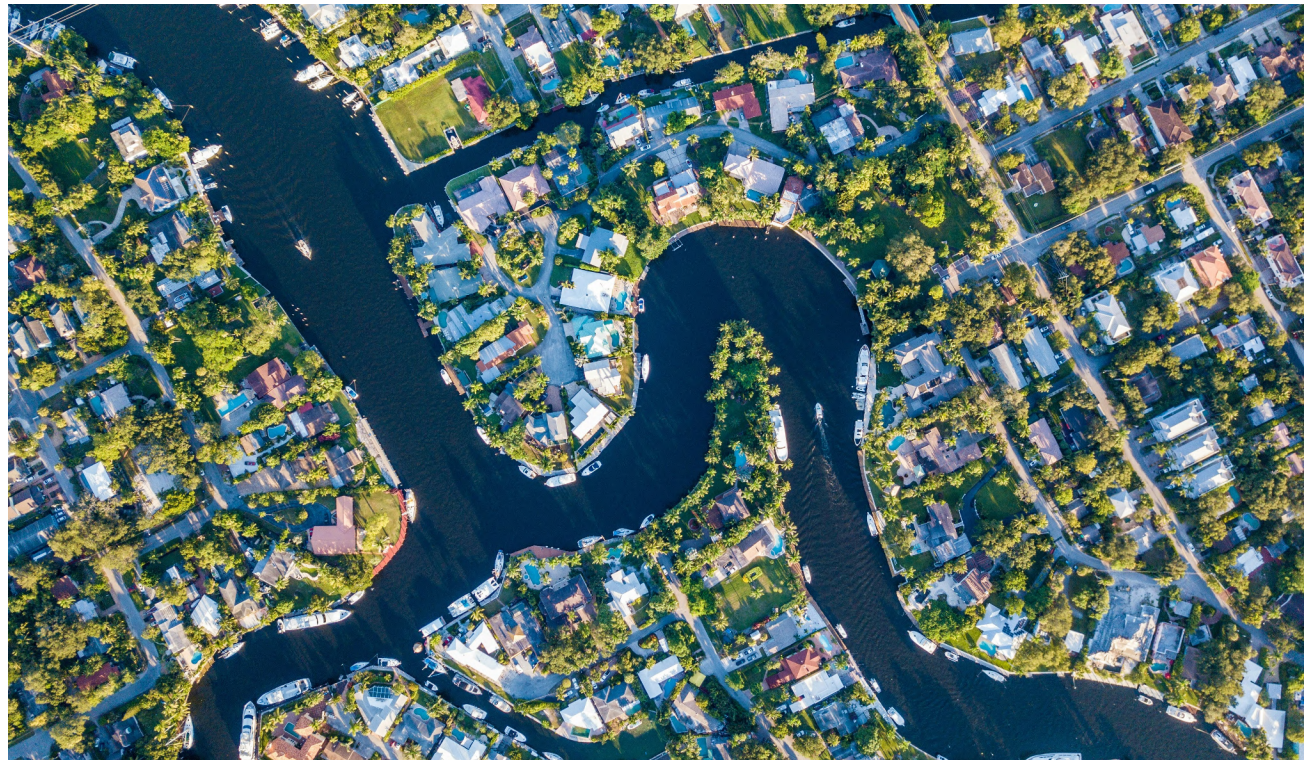
## MARKET OVERVIEW

**Port Charlotte** located in Charlotte County along Florida's Southwest Gulf Coast, offers a strong blend of coastal lifestyle, steady growth, and regional accessibility. Positioned between Sarasota and Fort Myers, the area benefits from the strength of both markets while maintaining a more affordable and approachable business environment.

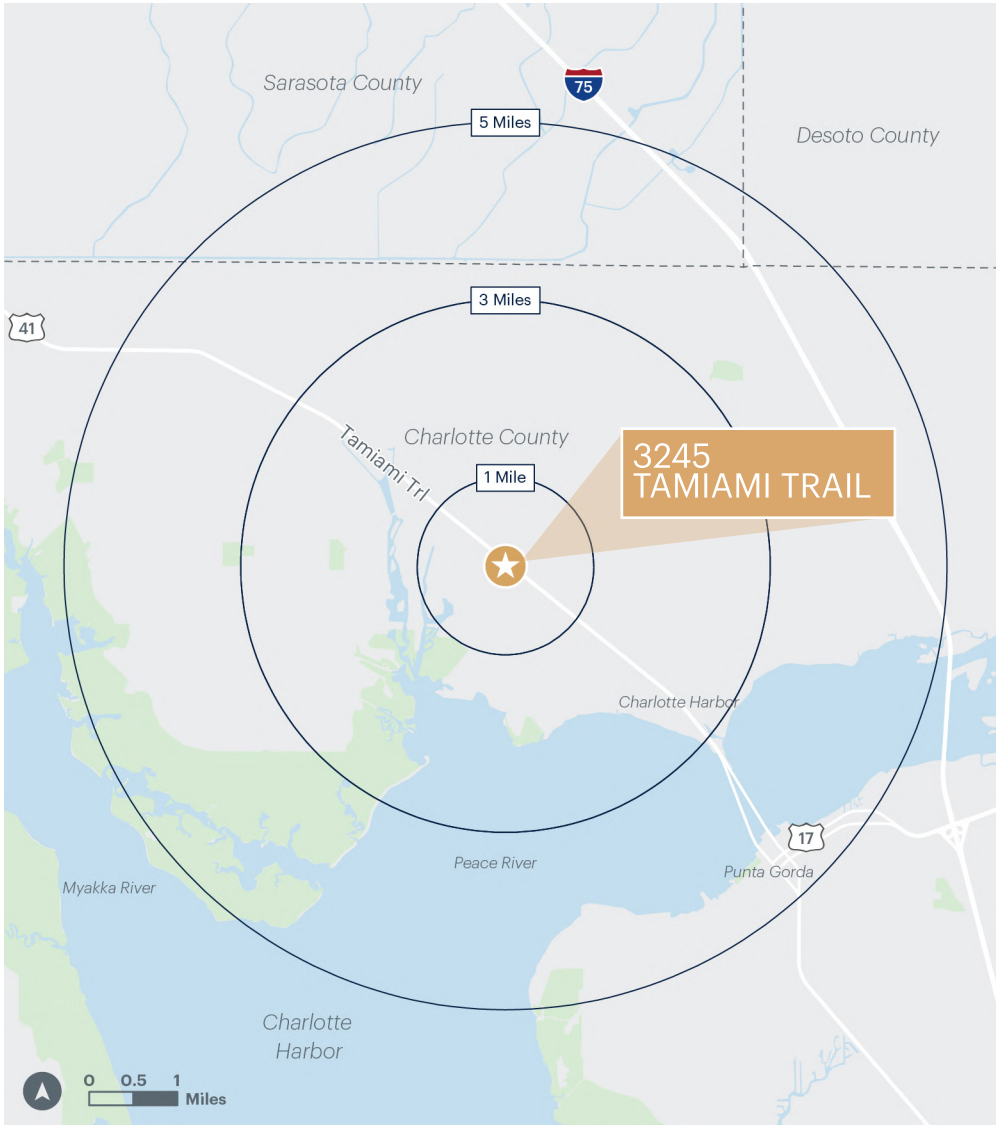
The market continues to see consistent residential and commercial development, driven by in-migration and long-term demand for coastal living. Port Charlotte attracts a mix of full-time residents, seasonal visitors, and retirees, creating reliable year-round activity.

Ongoing investment throughout the area, including hospitality, retail, and mixed-use projects, is elevating the overall quality of the market and bringing new energy to the corridor. These developments continue to attract both visitors and new residents, supporting local businesses and reinforcing long-term growth.

With its location along Florida's Gulf Coast, access to major corridors, and continued development momentum, Port Charlotte is becoming an increasingly attractive market for retail and restaurant operators seeking both stability and growth.



# AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
<b>Population</b>	9,686	54,151	91,474
<b>Number of Households</b>	4,299	23,755	41,099
<b>Average Household Income</b>	\$60,742	\$86,341	\$94,810
<b>Total Businesses</b>	574	2,140	4,284
<b>Total Employees</b>	5,404	19,732	37,130
<b>Daytime Population</b>	11,959	54,293	96,377

# CONTACT EXCLUSIVE AGENTS

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