



Digitally Enhanced

For Lease

**RIPCO**  
RETAIL LEASING

# 3245 Tamiami Trail

Port Charlotte, FL 33952  
Punta Gorda MSA

±3,144 SF

Fully equipped, second-generation restaurant opportunity

# Space Details



<b>Location</b>	West side of South Tamiami Trail between Olean Boulevard & Harbor Boulevard
<b>Size</b>	±3,144 SF
<b>Frontage</b>	±200 FT wraparound on South Tamiami Trail
<b>Possession</b>	Immediate
<b>Term</b>	Minimum five (5) years
<b>Rent</b>	Upon request
<b>Neighbors</b>	Bealls Outlet, Home Centric, YouFit, ALDI, DaVita Dialysis, McDonald's, Wendy's, Dairy Queen, Subway, Bowl 360, 7-Eleven, Chevron

**Comments** ±3,144 SF fully equipped second-generation restaurant with ±131 seats and complete FF&E package for immediate occupancy.

Turnkey kitchen includes 16 FT hood system, fryers, grills, walk-in cooler, grease trap, and additional equipment.

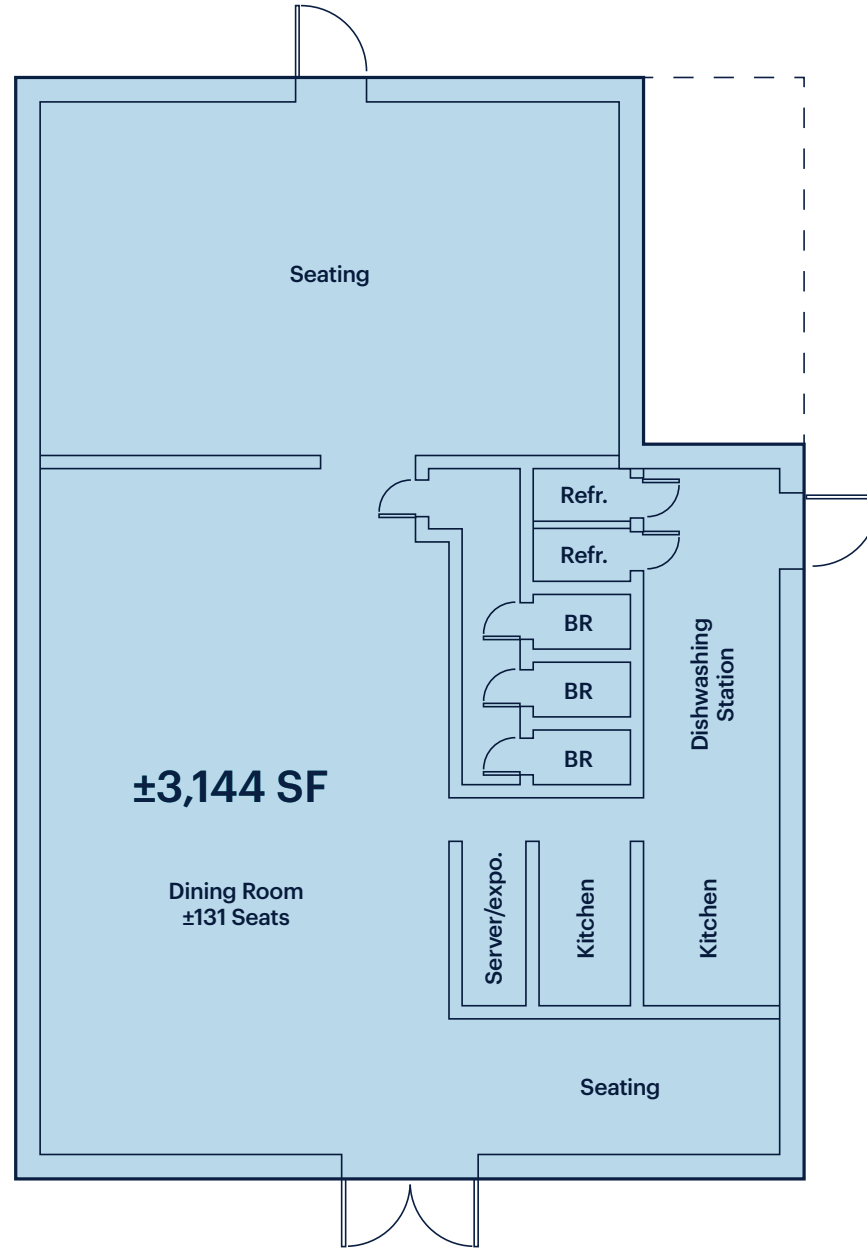
Recent renovated including new roof, multiple HVAC units, resurfaced parking lot, and renovated interior.

Strategically located on US-41 / Tamiami Trail location with 60,000+ AADT, ±200 FT frontage, dual signalized access, and prominent pylon signage.

Surrounded by national retailers, Promenades Mall (1.1M annual visitors), Sunseeker Resort, nearby major hospitals (1,800 employees), and strong daytime/residential population growth.

# Floor Plan

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



# Property Imagery

Interior photos



# Market Overview

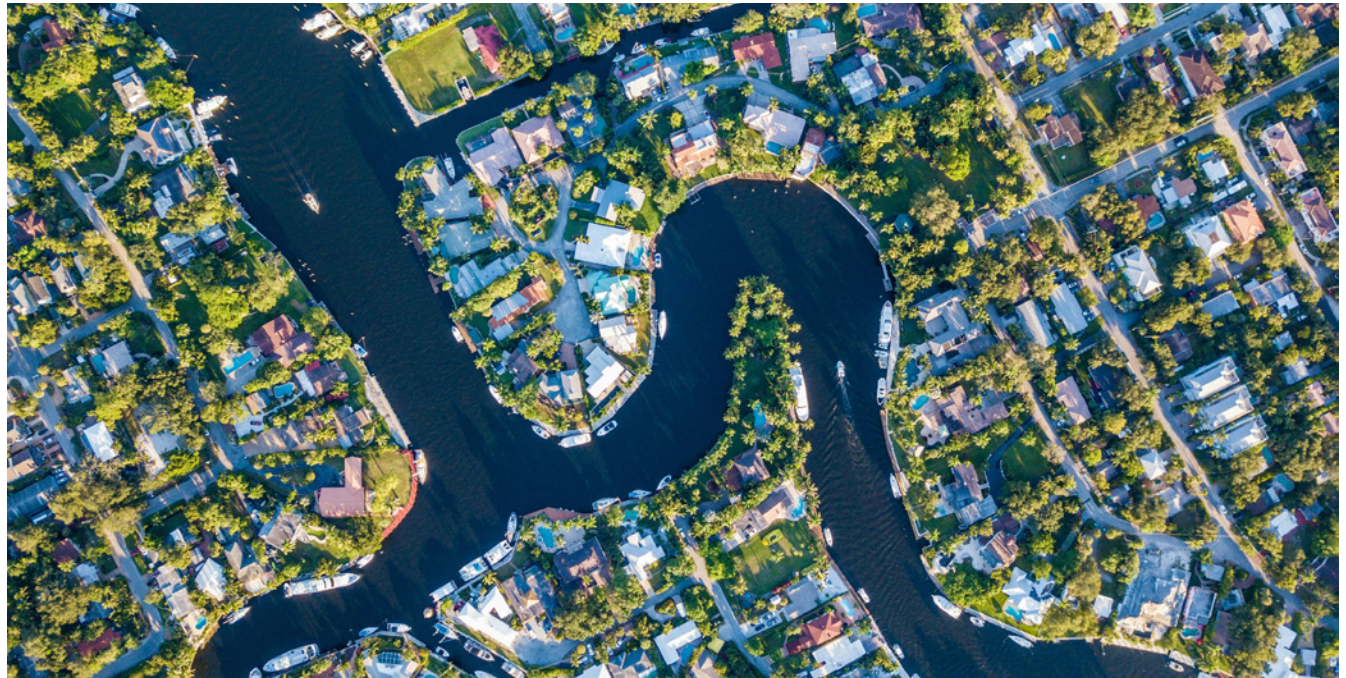
## About the Area

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.

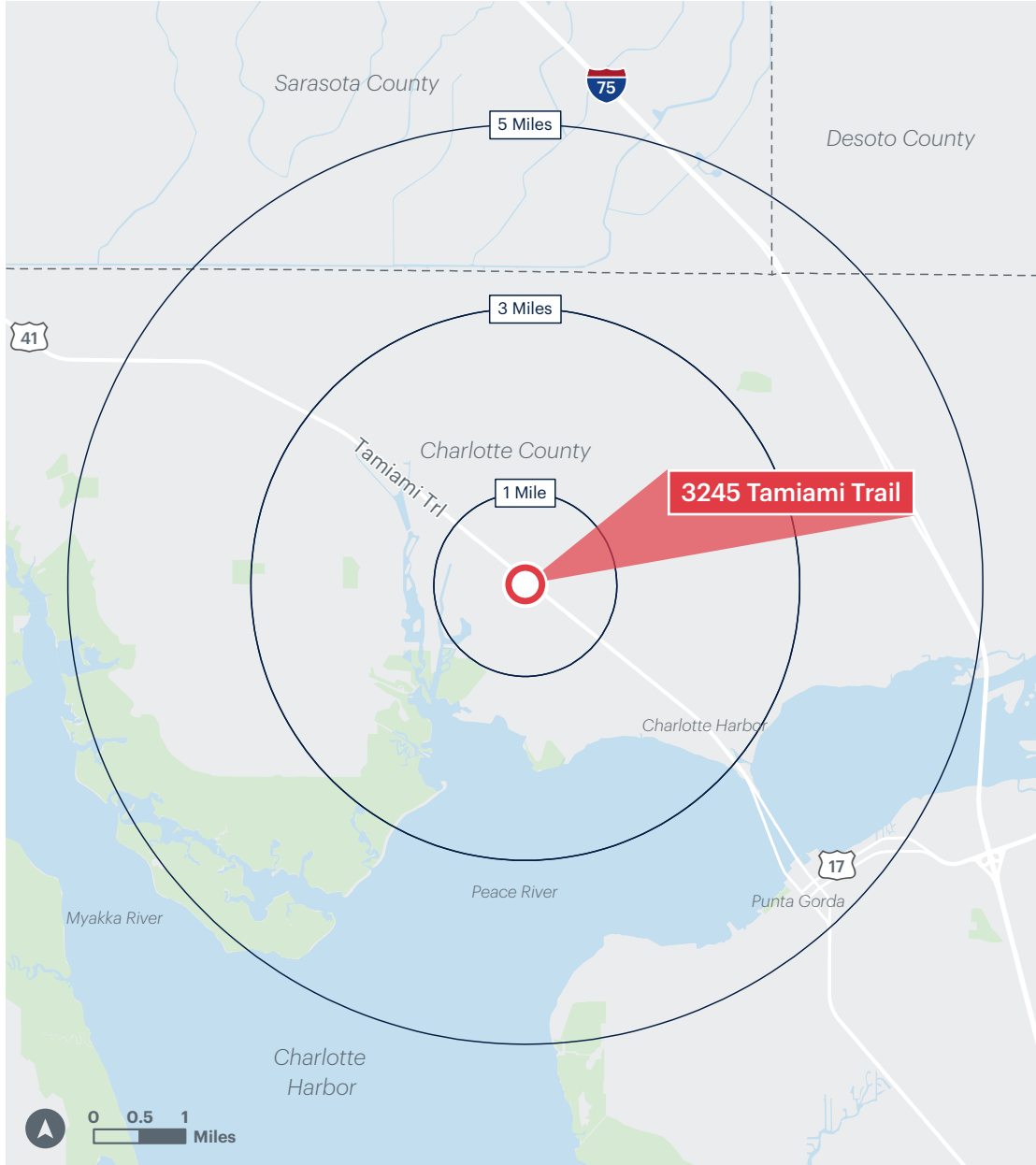


# Retail Map



# Area Demographics

2025 ESRI Summary Report



	1 mile	3 miles	5 miles
<b>Total Population</b>	9,686	54,151	91,474
<b>Total 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