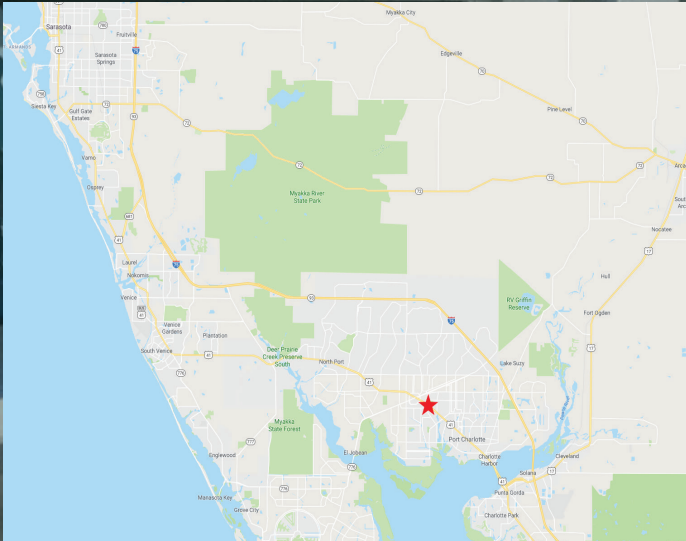


# PORT CHARLOTTE PLAZA

1931 TAMIAMI TRAIL, PORT CHARLOTTE, FL 33948



- **PROPERTY TYPE :** Retail Strip Center
- **139 Parking Spaces (4.3 / 1,000)**
- **Newly redeveloped class A shopping center**
- **50+ national retailers and restaurants within 1.5 miles of location**
- **Excellent visibility**

• **TRAFFIC COUNTS :**  
Tamiami Trl (58,000 AADT)

| Demographics   | 5 Miles  | 7 Miles  | 10 Miles | 10 Min. Drive |
|----------------|----------|----------|----------|---------------|
| Population     | 88,851   | 137,465  | 202,756  | 108,733       |
| Households     | 37,463   | 59,203   | 89,180   | 46,933        |
| Avg. HH Income | \$65,590 | \$67,596 | \$67,602 | \$65,410      |

Steliyan **Ivanov**

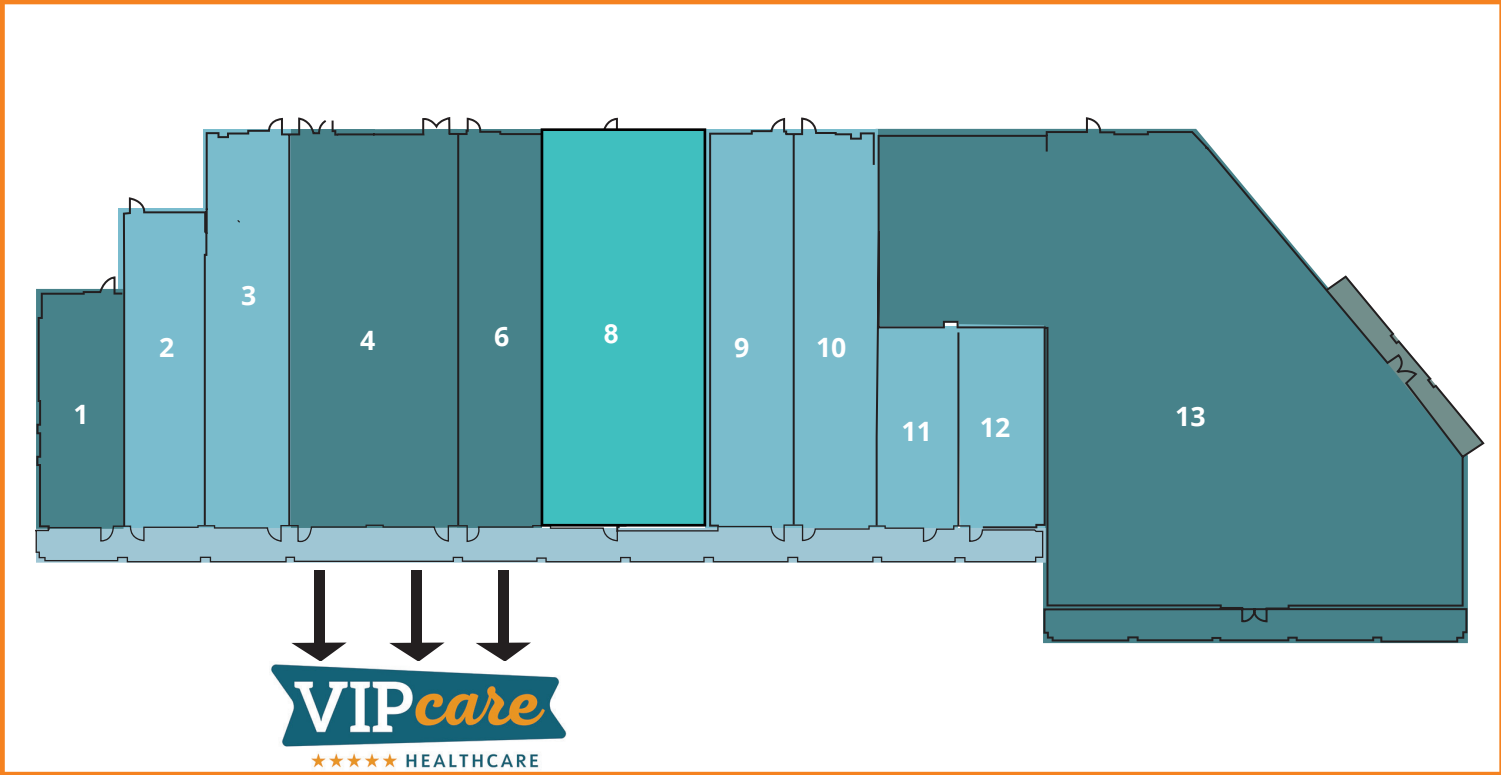
**727-251-7398**

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**OM VENTURES**

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| Unit Number | Name                   | SQ FT  |
|-------------|------------------------|--------|
| 1           | Love 4 Nails & Spa     | 1,242  |
| 2           | Poke Island            | 1,590  |
| 3           | Bisque It Studio       | 1,998  |
| 4           | VIPcare Healthcare     | 4,016  |
| 6           | VIPcare Dental         | 1,992  |
| 8           | Available              | 4,004  |
| 9           | La France Dry Cleaners | 2,000  |
| 10          | House of Subs          | 1,979  |
| 11          | Money Corner           | 1,006  |
| 12          | Gadget Outlet          | 1,000  |
| 13          | Fabulous Finds         | 11,449 |





