

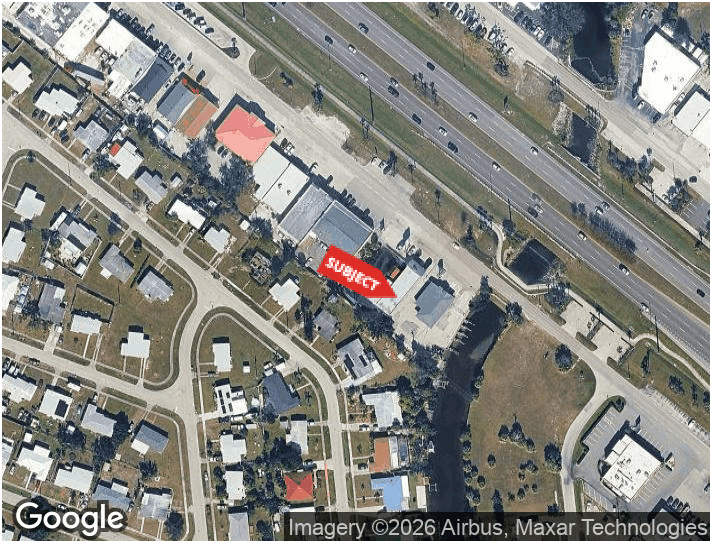


STABILIZED RETAIL INVESTMENT WITH FENCED YARD

3835 TAMIAMI TRL
PORT CHARLOTTE, FLORIDA 33952

PROPERTY HIGHLIGHTS

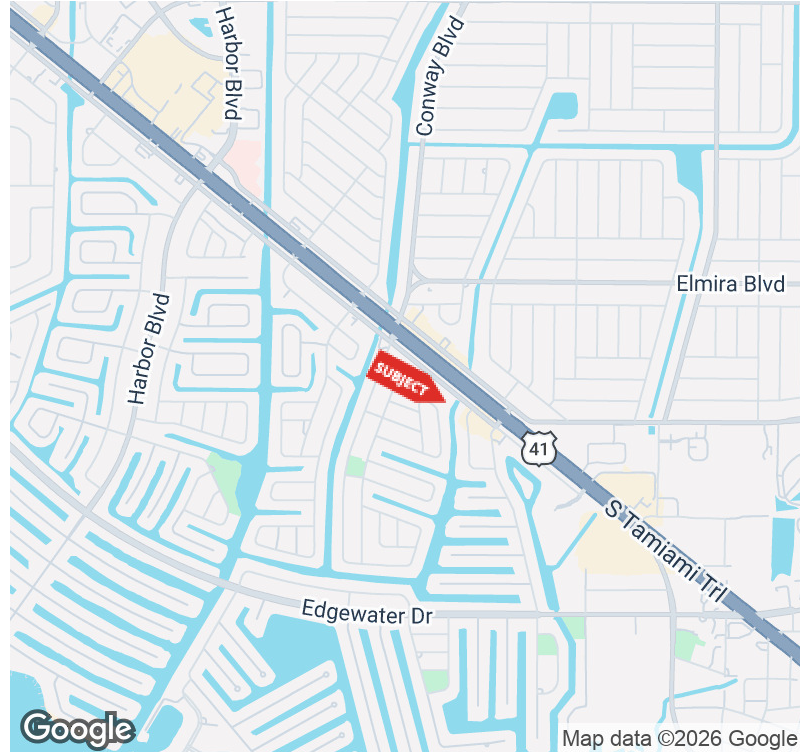
- New 3-year lease in place commencing January 1, 2026, with a 3-year renewal option
- Freestanding retail building with fenced yard
- Open retail floor plan with flexible layout
- Prominent frontage and pylon signage on Tamiami Trail
- Roof replaced in 2022



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	335	1,041	3,834
Total Population	781	2,410	8,631
Average HH Income	\$68,372	\$67,423	\$67,475

For More Information
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STABILIZED RETAIL INVESTMENT WITH FENCED YARD



OFFERING SUMMARY

Sale Price:	\$640,000
Building Size:	3,847 SF
Lot Size:	14,995 SF
Number of Units:	1
Price / SF:	\$166.36
Year Built:	1958
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 3835 Tamiami Trail, Port Charlotte

Property Type: Retail with Fenced Yard

This freestanding retail building presents an attractive opportunity for investors seeking stable in-place income, as well as long-term flexibility. The property is currently occupied by a well-established hobby store and features an open retail floor plan ideal for merchandising, along with a large fenced-in yard suitable for truck parking, secure storage, or other flexible uses.

Located along high-traffic Tamiami Trail in Port Charlotte—just north of Charlotte Harbor and near the Sunseeker Resort—the property benefits from strong visibility, consistent traffic exposure, and prominent pylon signage. Surrounding established businesses further support the property’s long-term stability and appeal.

A new 3-year lease with a 3-year option to renew is in place commencing January 1, 2026, providing income stability and future extension potential. Recent capital improvements include a new roof installed in 2022, reducing near-term maintenance considerations.

Please note: Property is occupied. Do not approach tenant or employees.

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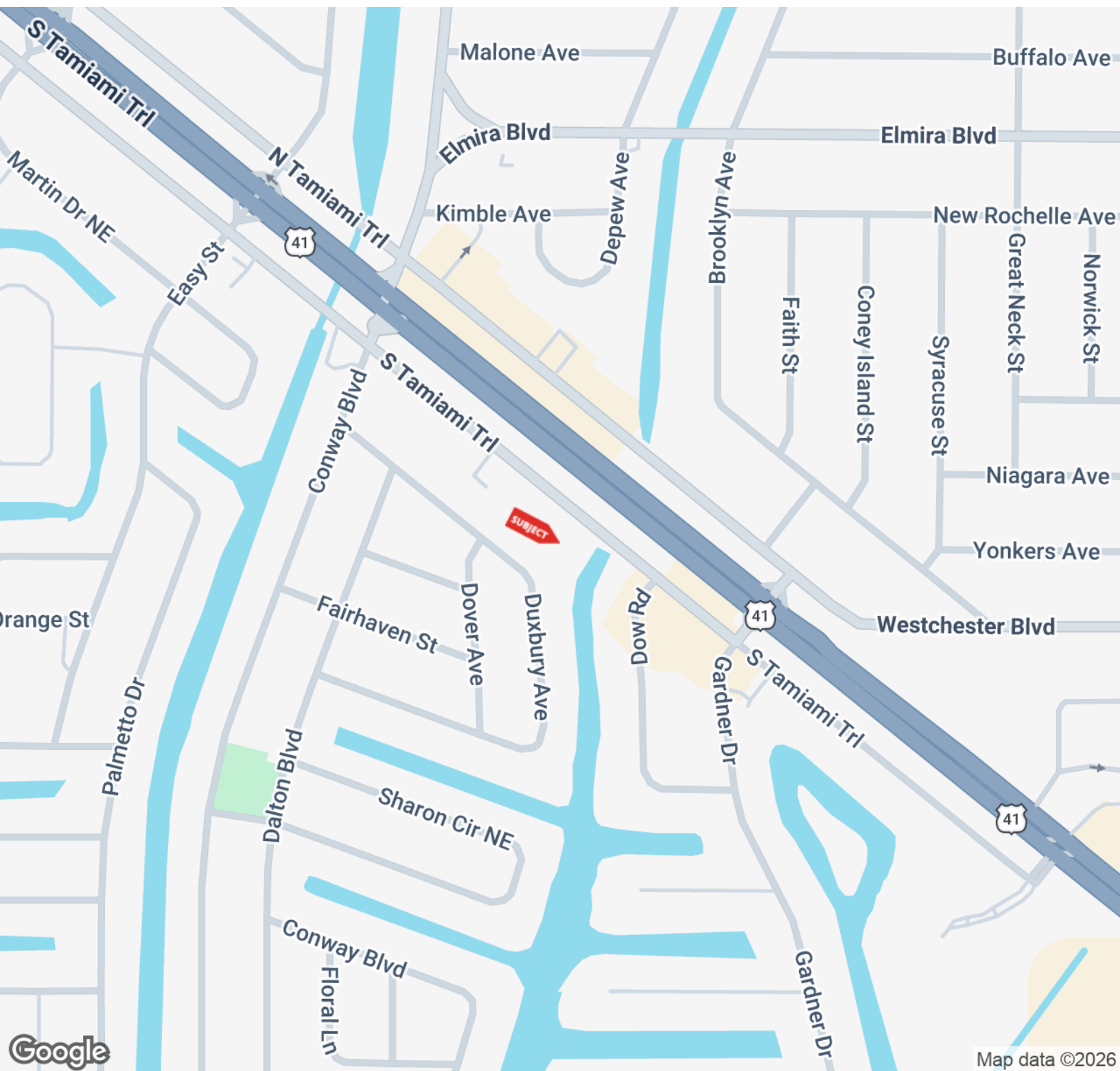
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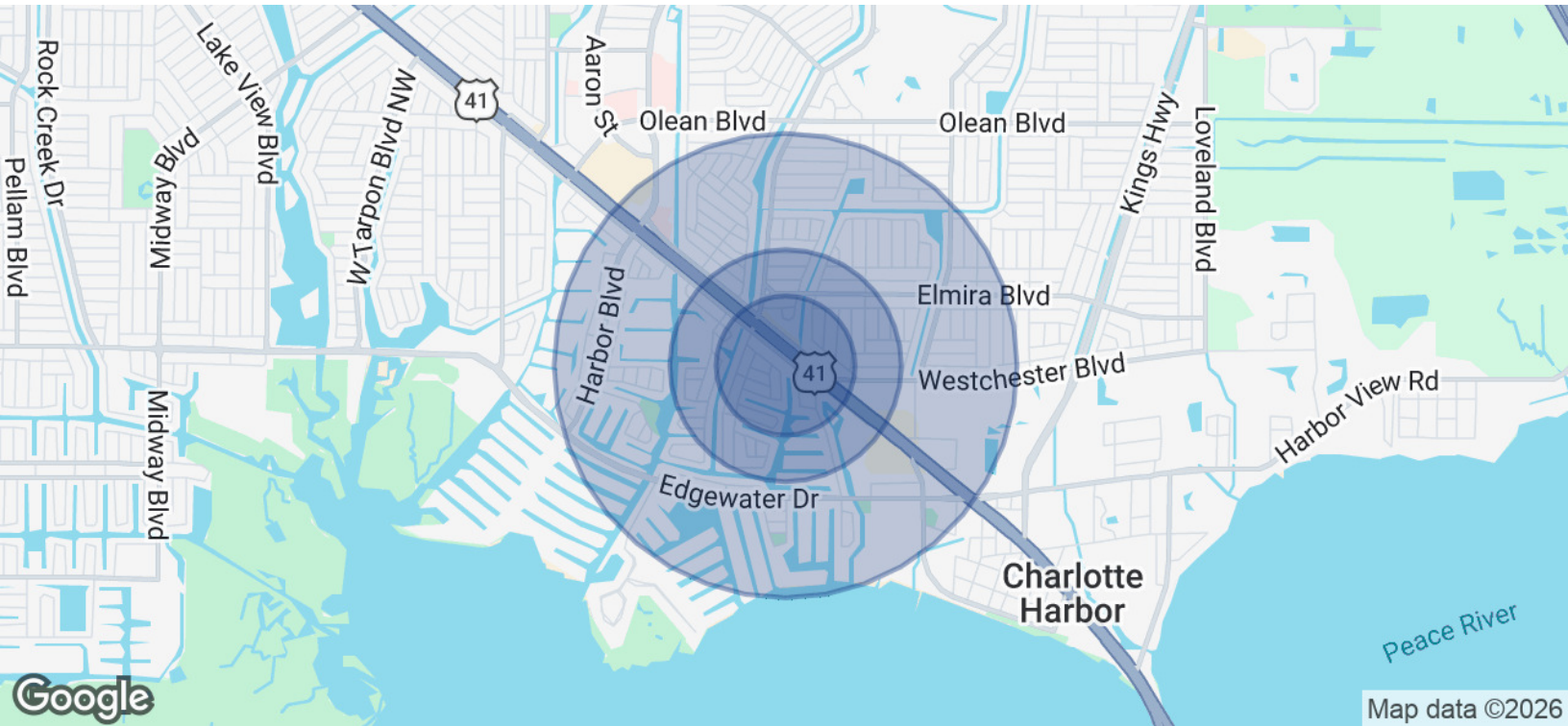
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	781	2,410	8,631
Average Age	48	49	51
Average Age (Male)	46	48	50
Average Age (Female)	49	51	52
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	335	1,041	3,834
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$68,372	\$67,423	\$67,475
Average House Value	\$233,754	\$230,254	\$254,261

Demographics data derived from AlphaMap

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