

4369 Tamiami Trail, Port Charlotte, FL

Retail on 5 acres | For Lease



Property Overview



Total Property

- **Site Area:** 4.95
- **Land Improvements:** Paved, Parking Lot Lights, Fenced
- **Zoning:** CG
- **Frontage:** 800' on Tamiami Trail
- **Parking:** 500+ Spaces
- **Monument Signage:** Yes

Building

- **Size:** 5,400 sqft
- **Warehouse Space:** Yes
- **Year Updated:** 2021
- **Office:** Fully Built Out
- **Temperature Control:** HVAC Units in place

Features

Aerial



Office



Warehouse

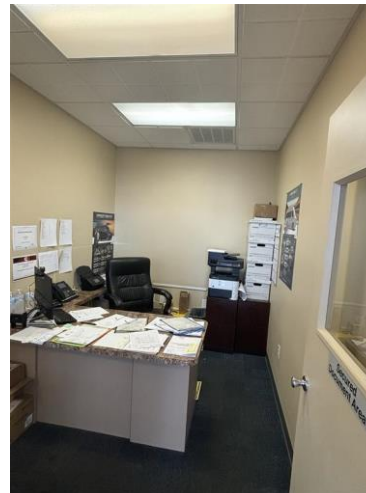


Features

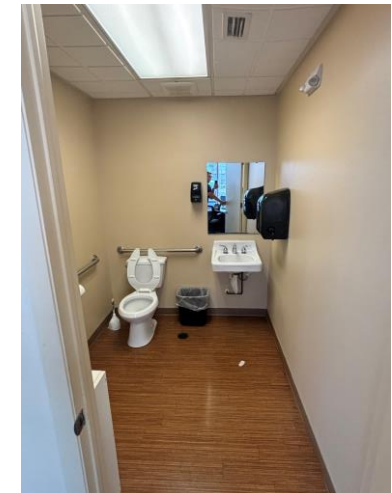
Amenities



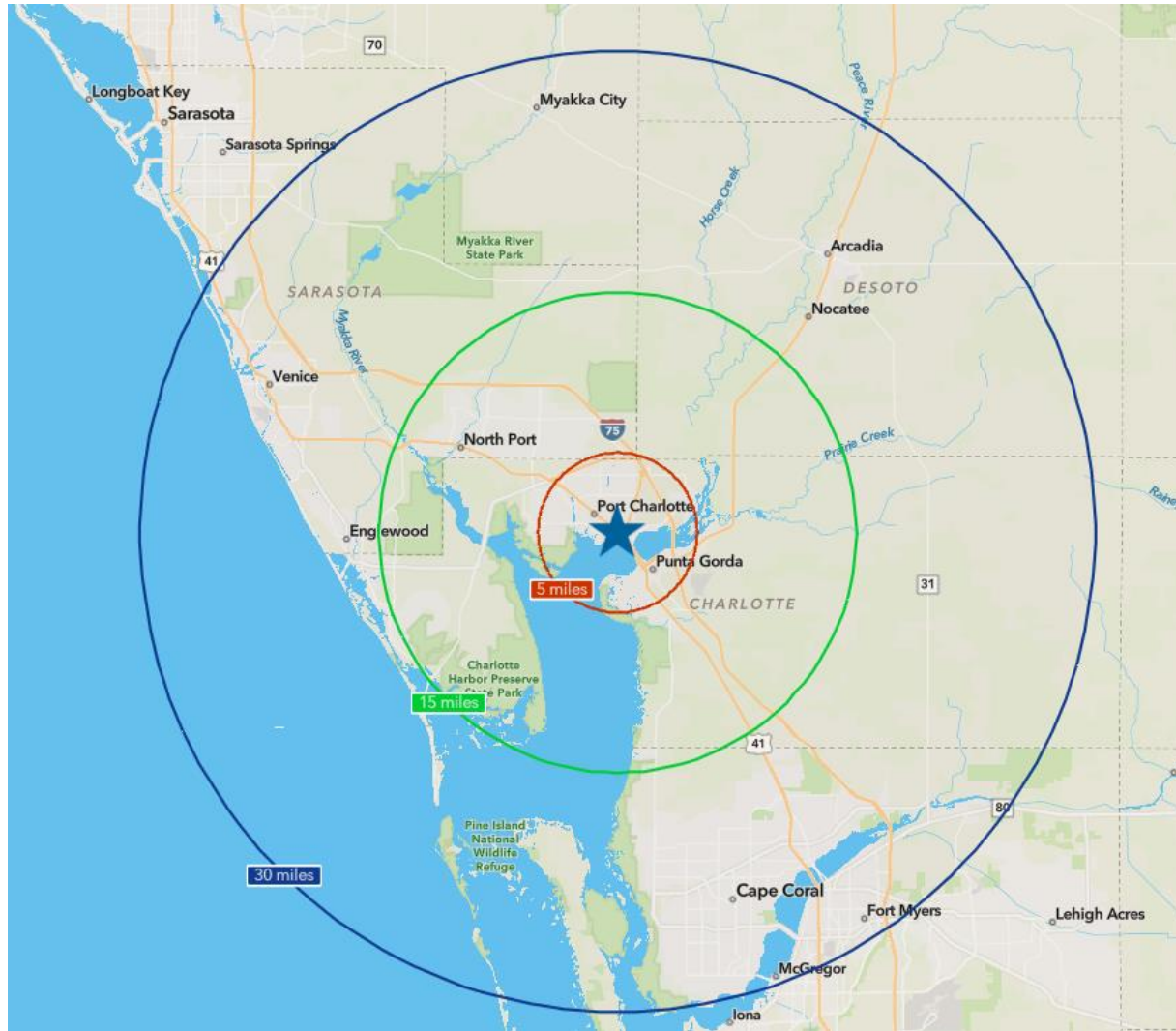
Offices



Break and Rest Rooms



Location



- **Access:**

- Located in Port Charlotte, FL
- 800' of frontage on Tamiami Trail

- **Demographics within 30 min radius:**

- 10% increase in population from 2020 to 2024
- 2024 Population: 265k
- \$73K 2024 Average Household Income

- **Points of Interest:**

- 2 minutes: Sunseeker Resort
- 5 minutes: I-75
- 6 minutes: Downtown Punta Gorda
- 30 minutes: Boca Grande
- 38 minutes: Fort Myers
- 52 minutes: Sarasota

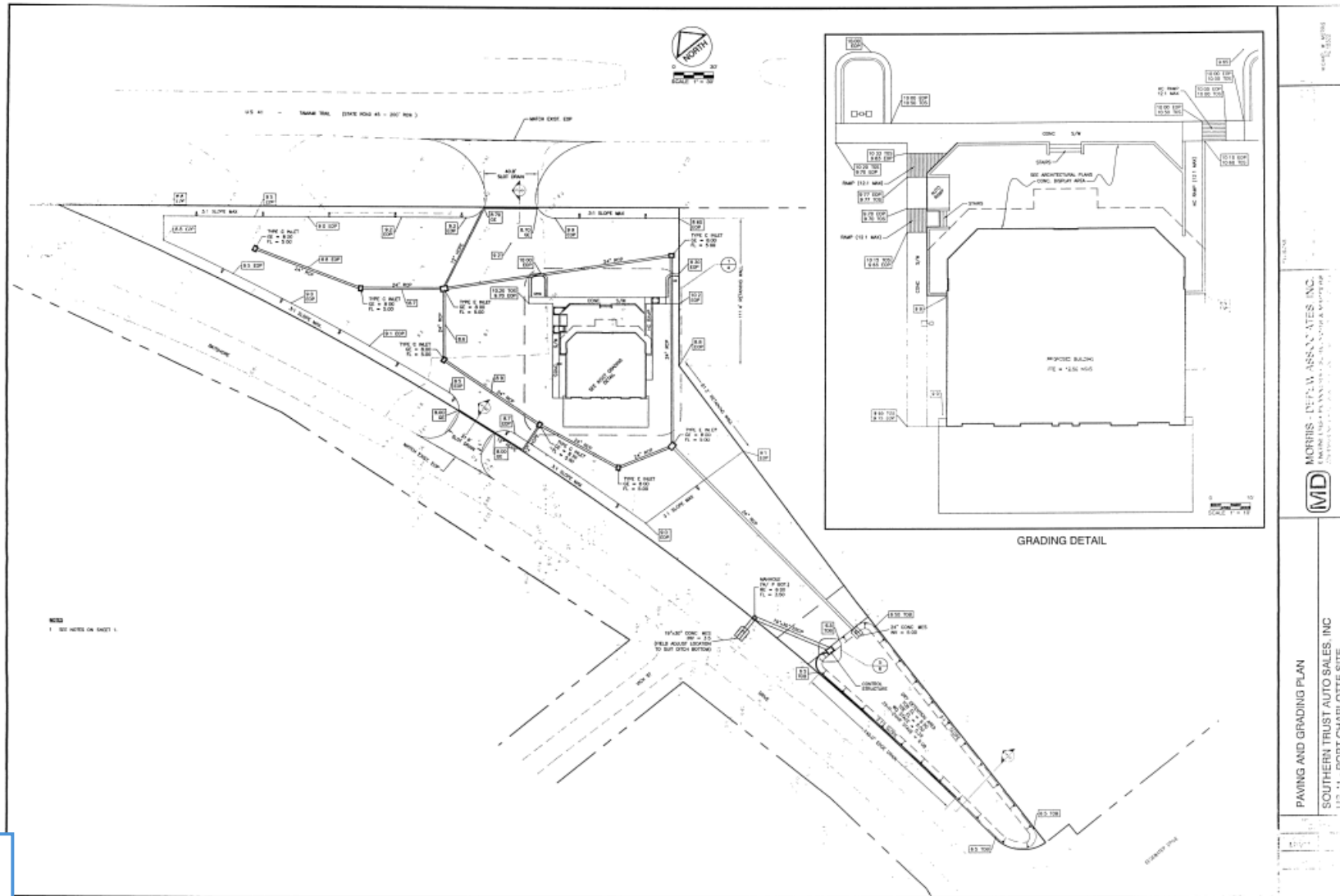
Property Outline



Features


- 4.95 acres total
 - 1.82 acres paved
 - 3.13 acres unpaved
- 800' Frontage on Tamiami
- 5,400 existing building
- Option for New Building

 Full floor plan

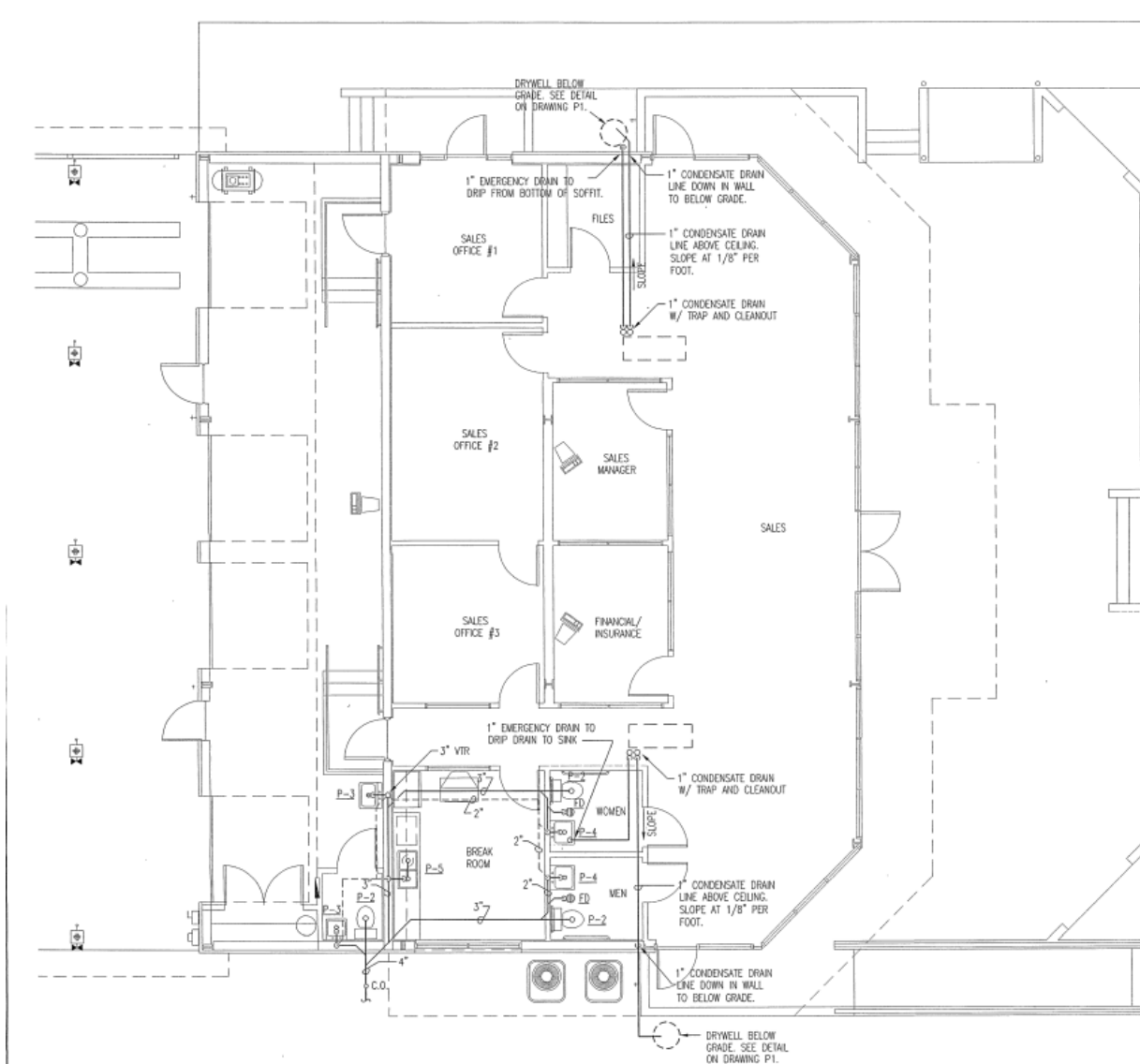


Features

- 4.95 acres total (1.82 acres shown)
- Display Parking
- 5,400 sqft building
- Paved Lot

 Full survey

Floorplan



Features

- 5,400 sqft building
- 1 Showroom
- 5 Offices
- Warehouse with 4 drive-in doors
- 3 Restrooms
- Breakroom
- Front Patio

CONTACT US

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