

SALE

3527 SOUTH TAMIAMI TRAIL

3527 South Tamiami Trail, Port Charlotte, FL 33952



PROPERTY DESCRIPTION

Rare opportunity to acquire this free-standing multi-tenant building prominently located on Tamiami Trail in Port Charlotte with ample parking! The property features five units totaling 10,881 square feet with 9,756 rentable square feet. A standout feature is the impressive 190 feet of canal waterfront with direct harbor access. The location benefits from exceptional visibility with an Annual Average Daily Traffic Count (AADT) of 45,500. Recent improvements include a roof replacement completed in December 2022. Owner financing is available!

Unit A tenant currently pays \$1,500 per month. Lease ends February 28, 2028.

Unit B tenant currently pays \$1,940 base + \$300 CAM for a total of \$2,240 per month. Lease ends December 31, 2027.

Unit C tenant currently pays \$2,767.25 base + \$468.75 CAM for a total of \$3,236 per month. Lease ends December 31, 2026.

Unit E tenant currently pays \$3,063.50 base + \$487.50 CAM for a total of \$3,551 per month. Lease ends February 28, 2029.

Unit D is currently vacant.

OFFERING SUMMARY

Sale Price:	\$2,887,500
Building Size:	10,881 SF
Rentable SF:	9,756 SF
Land SF:	21,449 SF
Year Built/Conditioned:	1979/1998
Zoning:	CG

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,115	22,944	45,576
Total Population	9,318	52,314	101,541
Average HH Income	\$63,261	\$75,018	\$83,355

Kayla Weiss-Bohnstedt
(941) 268-4423



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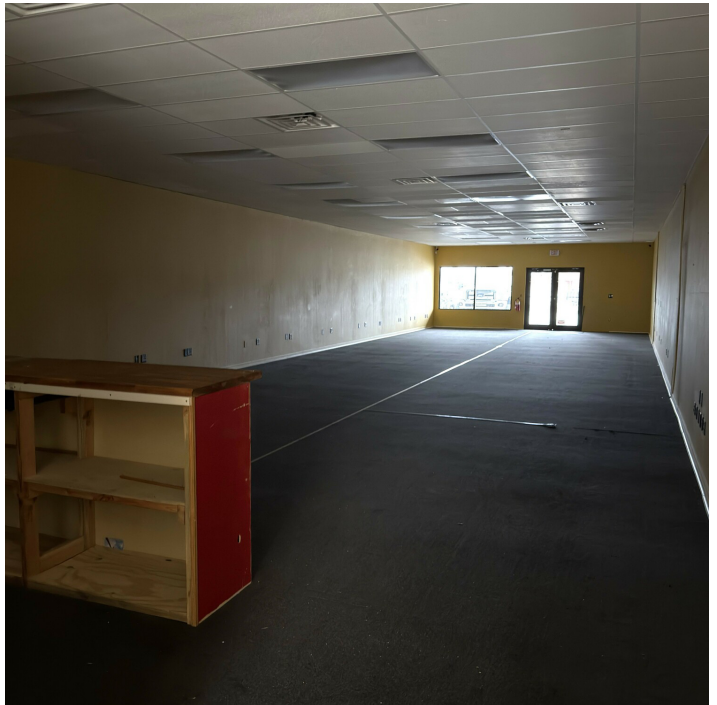
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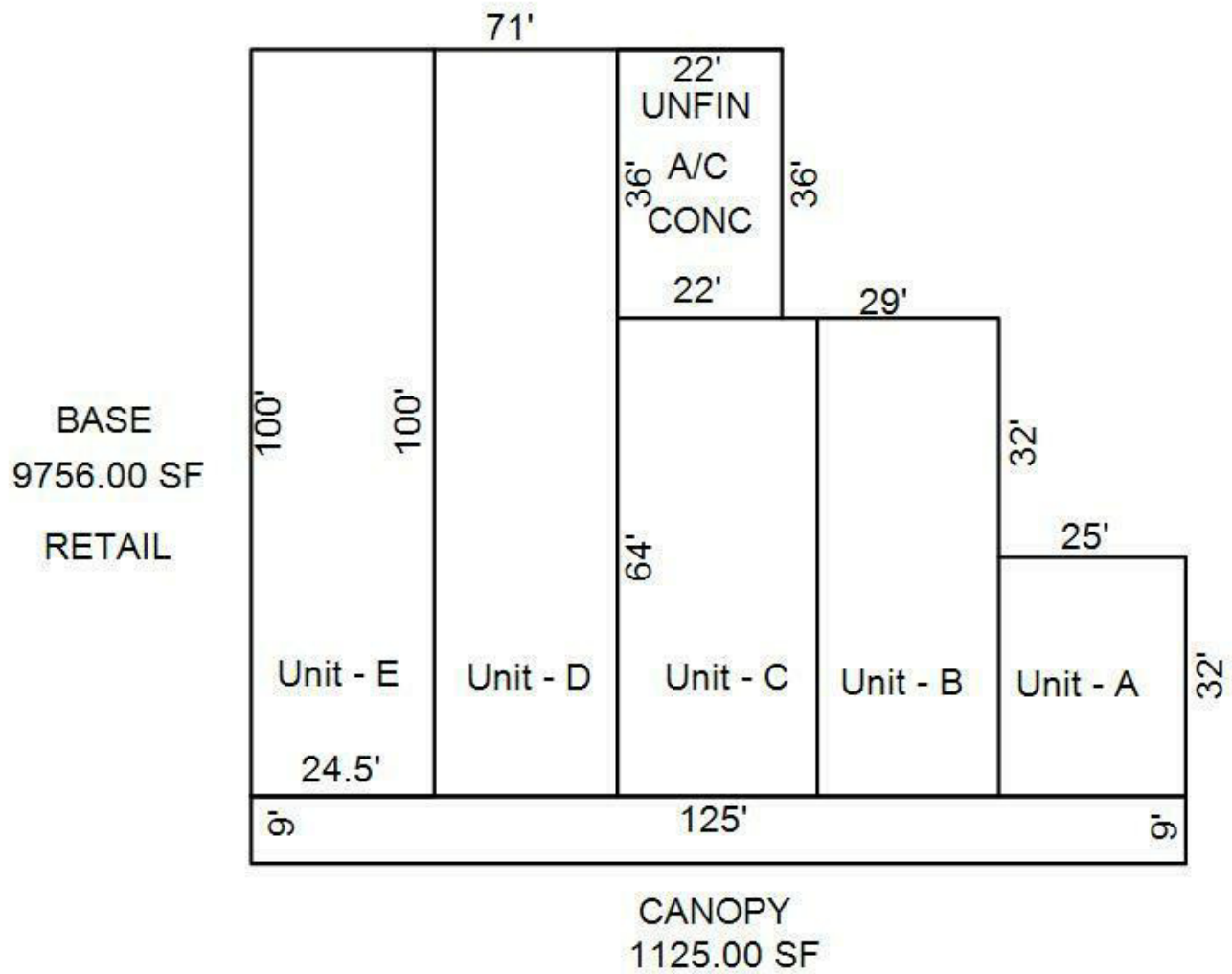


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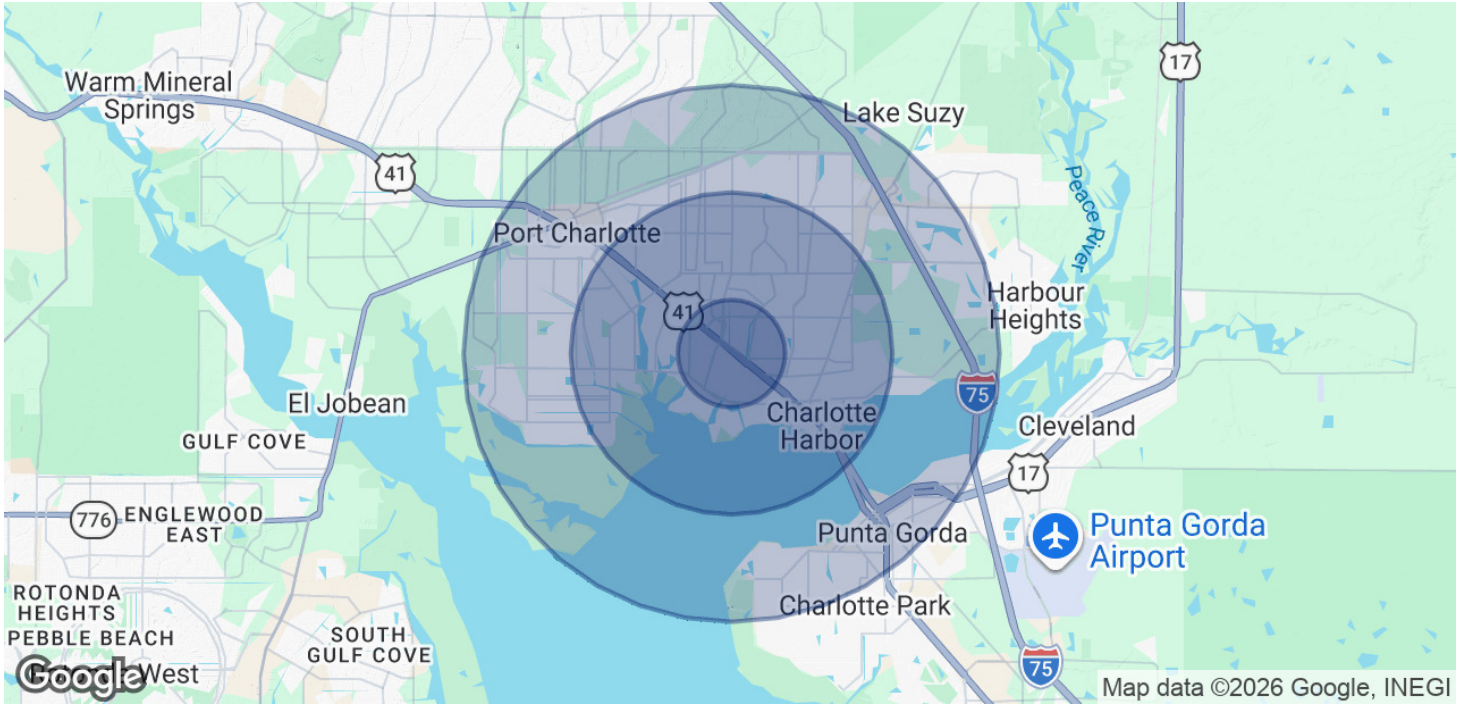


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,318	52,314	101,541
Average Age	49	51	53
Average Age (Male)	48	49	52
Average Age (Female)	50	52	54

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,115	22,944	45,576
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$63,261	\$75,018	\$83,355
Average House Value	\$232,508	\$283,376	\$337,745

Demographics data derived from AlphaMap

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Kayla Weiss-Bohnstedt

Dedicated to sharing my education and experience to maximize my clients' return on their commercial real estate investments.



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KAYLA WEISS-BOHNSTEDT | COMMERCIAL ASSOCIATE



Kayla Weiss-Bohnstedt earned her Florida real estate license when she was 18 years old. Kayla joined Coldwell Banker Commercial in 2018. Kayla has participated in transactions exceeding \$30,000,000 working with investors and tenants in the community. To enhance her commercial real estate education, Kayla has enrolled in the CCIM Designation Curriculum Program which consists of a general Foundations course and three one-week core CRE segments. Kayla has successfully completed the Foundations course, Negotiations course, and CCIM 101, 102, 103 & 104: Financial Analysis for Commercial Investment Real Estate with plans to earn her designation in 2025.

Contact Kayla: (941) 268-4423 | Kayla.Weiss@CommercialRealtyFl.com



Proud to be #1 in deals with Coldwell Banker Commercial Realty in Florida!

2024: PCPGNP Association of Realtors Commercial Committee Chair

2025: PCPGNP Association of Realtors Commercial Committee Chair

Awards:

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2023 : International Diamond Society

2023: Circle of Distinction Bronze

2024 : Internation Sterling Society

2024 : Circle of Distinction Bronze

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