

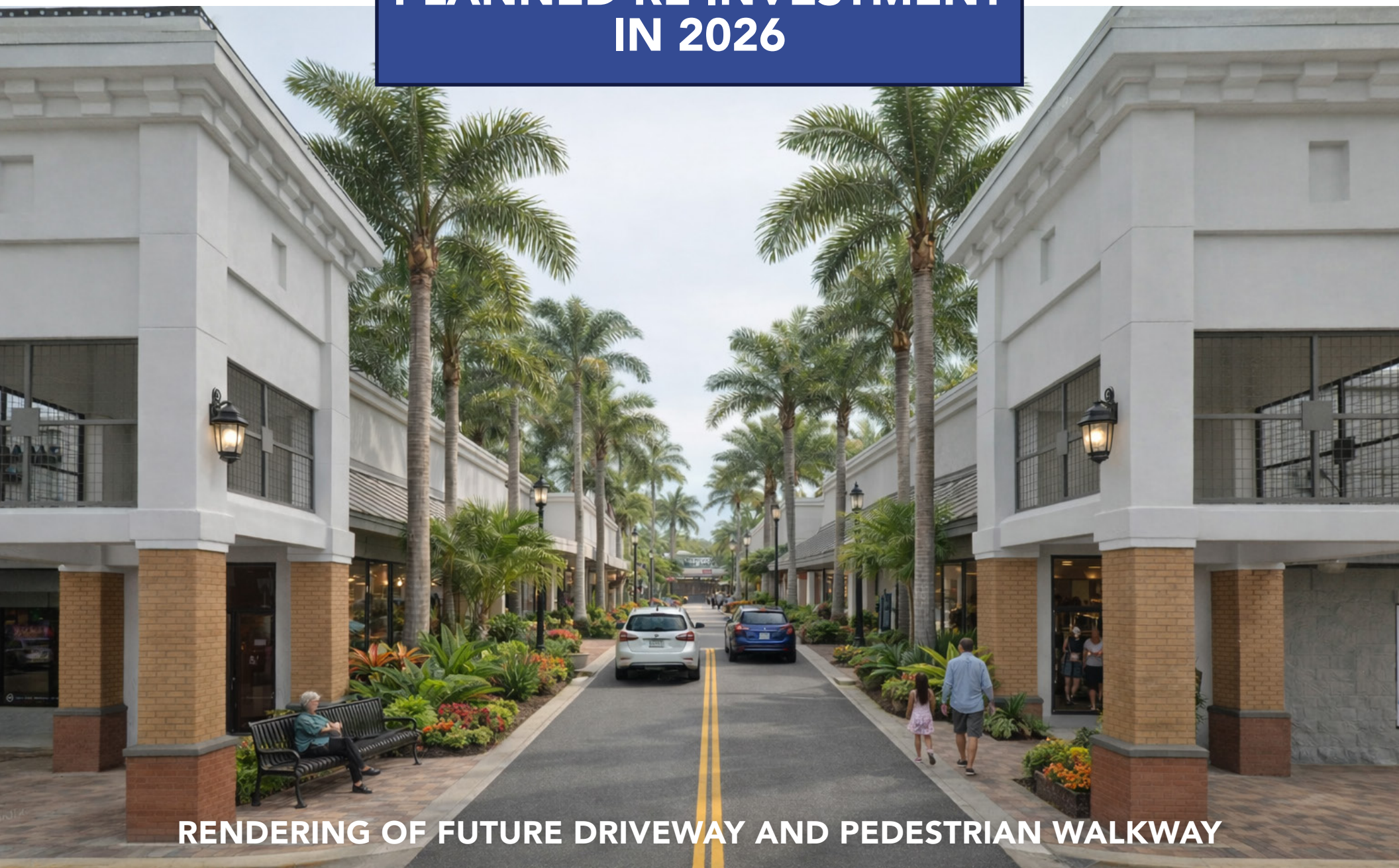
PROMENADES AT PARKSIDE



NOW LEASING
RETAIL, RESTAURANT, AND MEDICAL
3280 S TAMIAMI TRL, PORT CHARLOTTE, FL

**RENOVATIONS
IN PROGRESS**

PLANNED RE-INVESTMENT IN 2026



RENDERING OF FUTURE DRIVEWAY AND PEDESTRIAN WALKWAY

**NOW LEASING AT PROMENADES AT PARKSIDE,
A RECENTLY UPDATED 226,049 SF RETAIL, RESTAURANT, AND MEDICAL USE DESTINATION ANCHORED BY A NEW ALDI**



PROMENADES

AT PARKSIDE



226,049± SF
RETAIL, RESTAURANT
AND MEDICAL GLA



34,103± Homes
ESTIMATED TOTAL
RESIDENCES



23 Providers
GROWING MEDICAL
CORRIDOR



2,000 ft
FRONTAGE
ALONG US 41



TrinityCRE.com

9450 Corkscrew Palms Cir • Suite 101 • Estero, FL 33928

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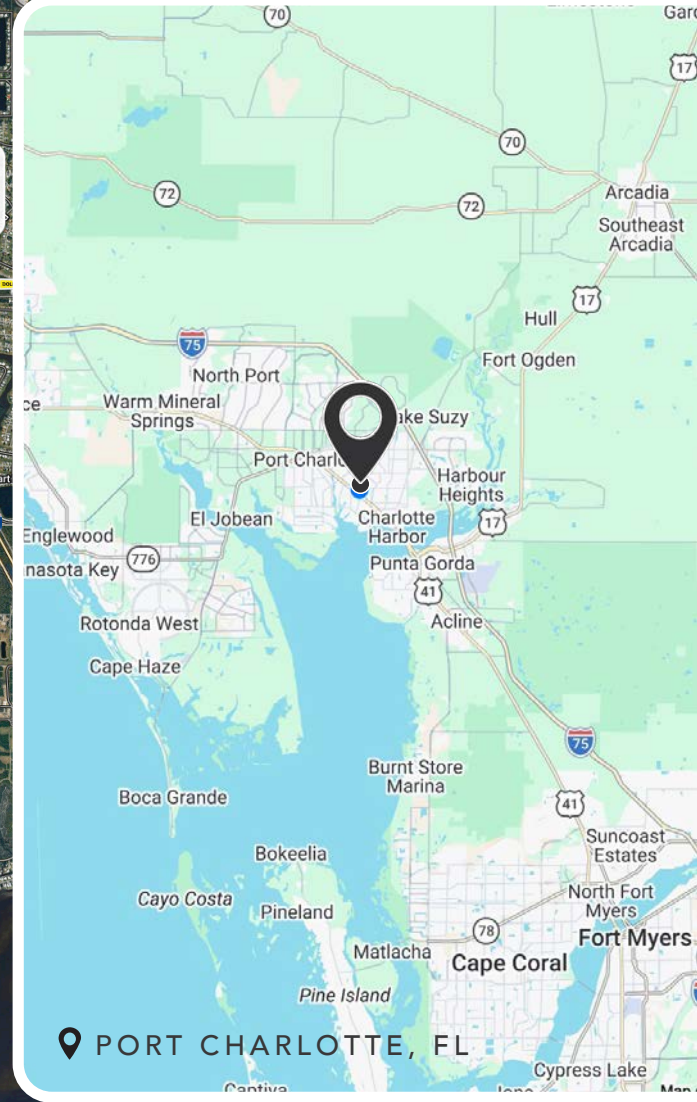
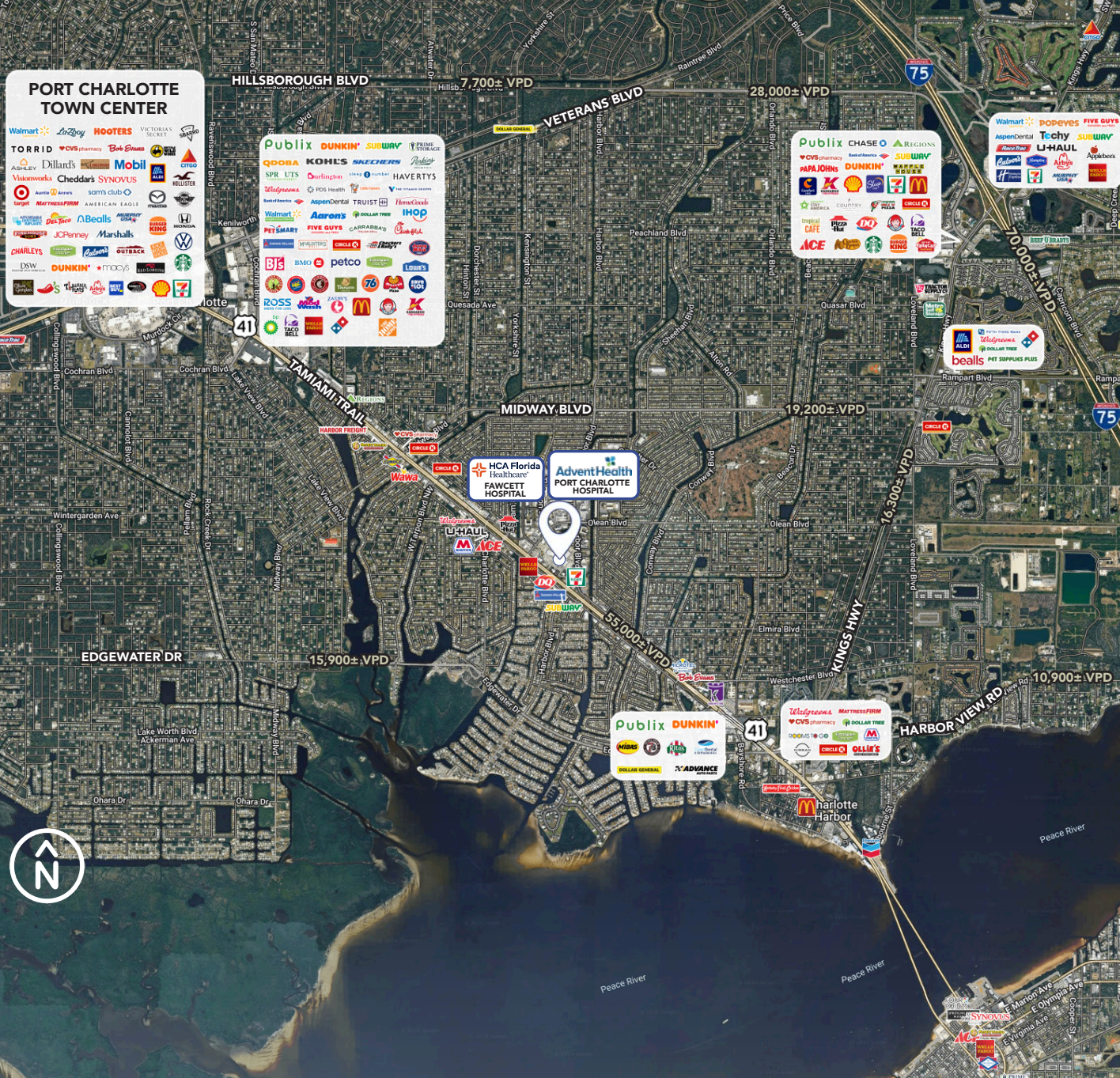
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PROMENADES AT PARKSIDE

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PROMENADES
AT PARKSIDE



2026 DEMOS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
EST. POPULATION:	10,570	51,483	89,457
EST. EMPLOYMENT DENSITY:	6,683	18,406	36,864
AVG. H.H. INCOME:	\$67,016	\$85,468	\$94,006

PROMENADES AT PARKSIDE

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PROMENADES
AT PARKSIDE



ACCESS MAP



PROMENADES AT PARKSIDE

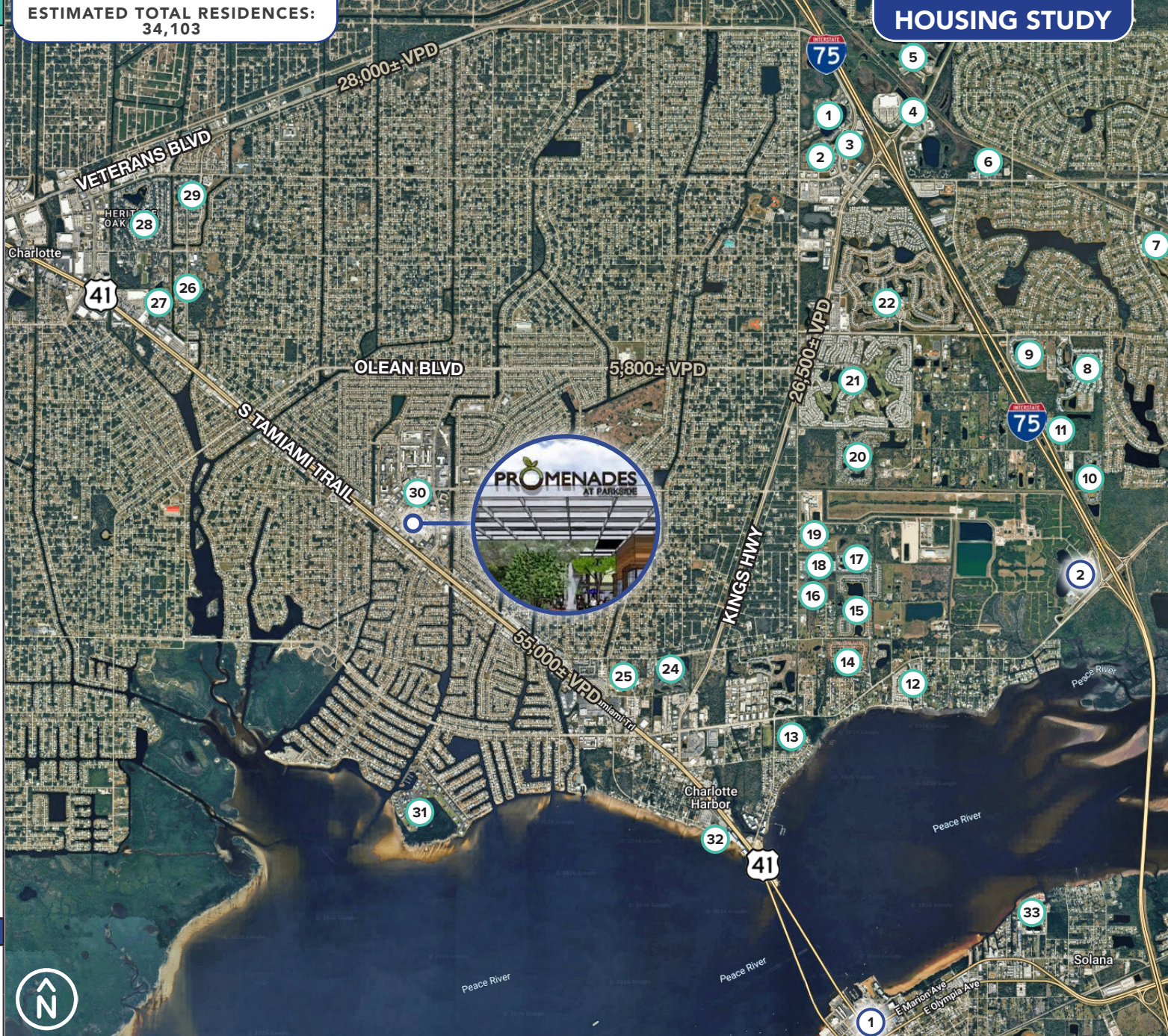
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PROMENADES
AT PARKSIDE



NEIGHBORHOOD	RESIDENCES
1 Lakes of Tuscana	272± Units
2 Springs of Port Charlotte	276± Units
3 Charlotte Commons	264± Units
4 Newport Condos	22 ± Units
5 Sunseeker Resort Charlotte Harbor	785± Units
6 Deep Creek Gardens	12± Units
7 Links Edge Condominiums	60± Units
8 Heritage Lake	66± Units
9 Lakeside of Charlotte County	116± Units
10 Hampton Point Apartments	284± Units
11 Blue Deep Creek Apartments	140± Units
12 Harbor View on the Bay	147± Units
13 Rolls Landing	22± Units
14 River Club of Port Charlotte	249± Units
15 River Club	249± Units
16 Peace River Landing	2,288± Units
17 Lakesedge Condominiums	200± Units
18 Loveland Courtyard	141± Units
19 Park Place Estates At Port Charlotte	73± Units
20 Suncoast Lakes	200± Units
21 Maple Leaf Golf And Country Club	1,112± Units
22 Kings Gate	900± Units
23 Port Charlotte Village	435± Units
24 South Port Square	600± Units
25 Cedar Woods	72± Units
26 Oak Forrest Condo	272± Units
27 Oaks IV	232± Units
28 Heritage Oak Park	693± Units
29 Bimini Bay Club	56± Units
30 Parkside/Promenades Village	791± Units
31 Grassy Point	86± Units
32 Sunseeker Resort	720± Units
33 Emerald Pointe Condominiums	313± Units

ESTIMATED TOTAL RESIDENCES:
34,103



HOUSING STUDY

MAJOR PROJECTS IN DEVELOPMENT

1 City Marketplace	17,000± SQ FT 60-Room Hotel 270± Residential Units
2 Buc-ee's	653± AC 655,000± SQ FT Commercial Space 3,600± Residential Units



PROMENADES AT PARKSIDE

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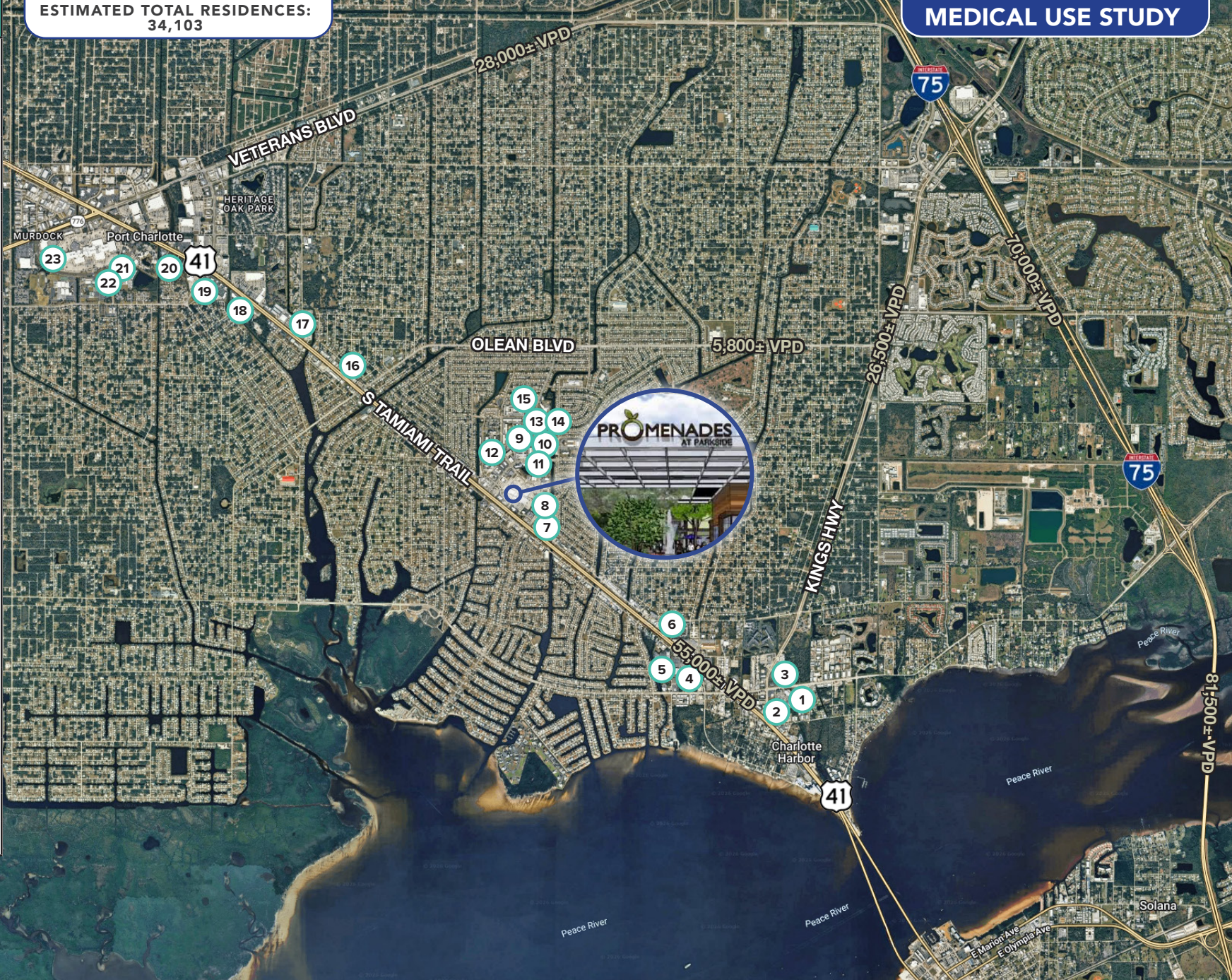
PROMENADES
AT PARKSIDE



ESTIMATED TOTAL RESIDENCES:
34,103

MEDICAL USE STUDY

- MEDICAL USER**
- 1 Family Health Centers SWFL
 - 2 Port Charlotte Family Practice Medical Office
 - 3 Charlotte Animal Hospital
 - 4 Archwell Health
 - 5 VA Primary Care
 - 6 Peace River Surgery Centre
 - 7 Millenium Physician Group Walk-in Medical Center
 - 8 Harbor Professional Centre
 - 9 HCA Florida Fawcett Memorial Hospital
 - 10 AdventHealth Port Charlotte
 - 11 Port Charlotte Medical Pavillion
 - 12 Millenium Physician Group Multi-Specialty
 - 13 Shorepoint Cardiothoracic Surgery
 - 14 Precision Healthcare Specialists
 - 15 Blue Ocean Healthcare
 - 16 Millenium Physician Group Primary Care
 - 17 MD Now Urgent Care Port Charlotte
 - 18 VIPCare Port Charlote
 - 19 Health Mart
 - 20 Advanced Orthopedic Center
 - 21 Radiology Regional
 - 22 Florida Hand Center
 - 23 Veterinary Emergency Clinic





A GROWING RETAIL, RESTAURANT, AND MEDICAL USE CENTER ENHANCED BY ONGOING RENOVATIONS ALONG THE US 41 CORRIDOR IN PORT CHARLOTTE.

Located directly on Tamiami Trail (US 41), Promenades at Parkside is a 226,049 SF retail, restaurant, and medical destination anchored by a new ALDI and supported by a strong mix of retail, medical, and service-oriented tenants. The property benefits from excellent visibility, multiple access points, and approximately 49,000 vehicles per day along one of Southwest Florida's primary commercial corridors.

Ongoing renovations, nearby residential growth, and expanding housing development continue to strengthen the property's position within the growing Port Charlotte market. Supported by more than 34,000 nearby residences and 23 nearby medical providers, Promenades at Parkside serves as a strategic commercial destination within one of Florida's rapidly growing markets.

**ABOUT
PROMENADES
AT PARKSIDE**

SHOP. VISIT. CONNECT.



PROMENADES
AT PARKSIDE



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