

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 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 A & D are currently vacant.

Call Kayla Weiss-Bohnstedt with any questions/to schedule a showing 941-268-4423.

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

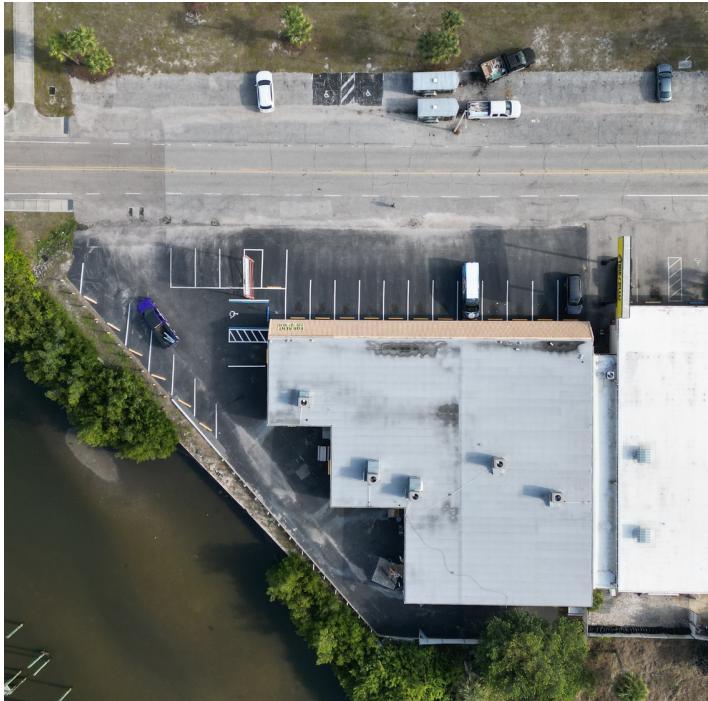


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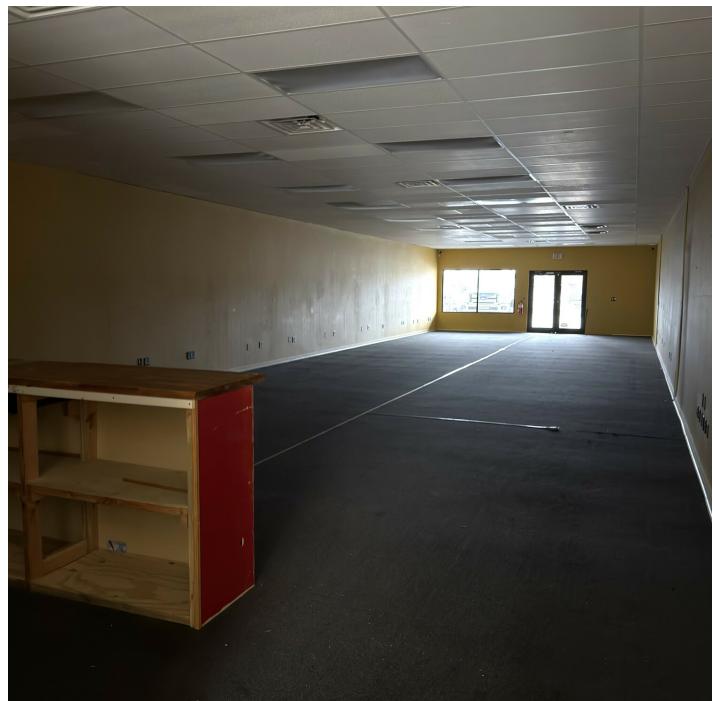
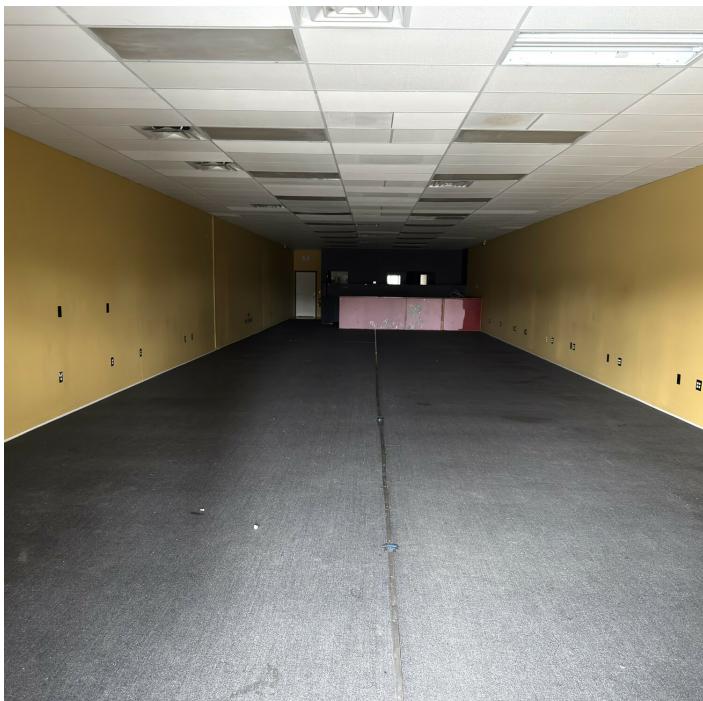


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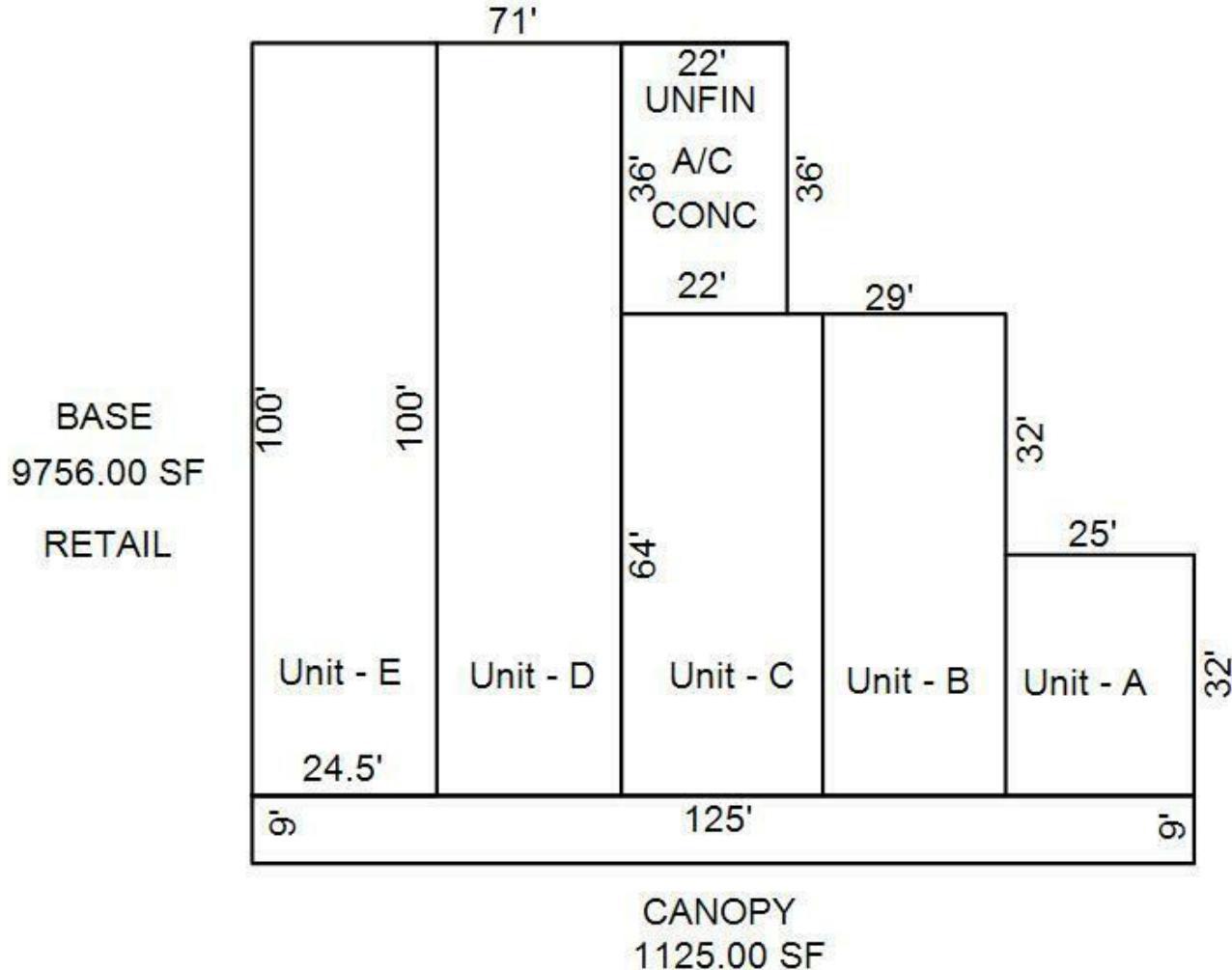


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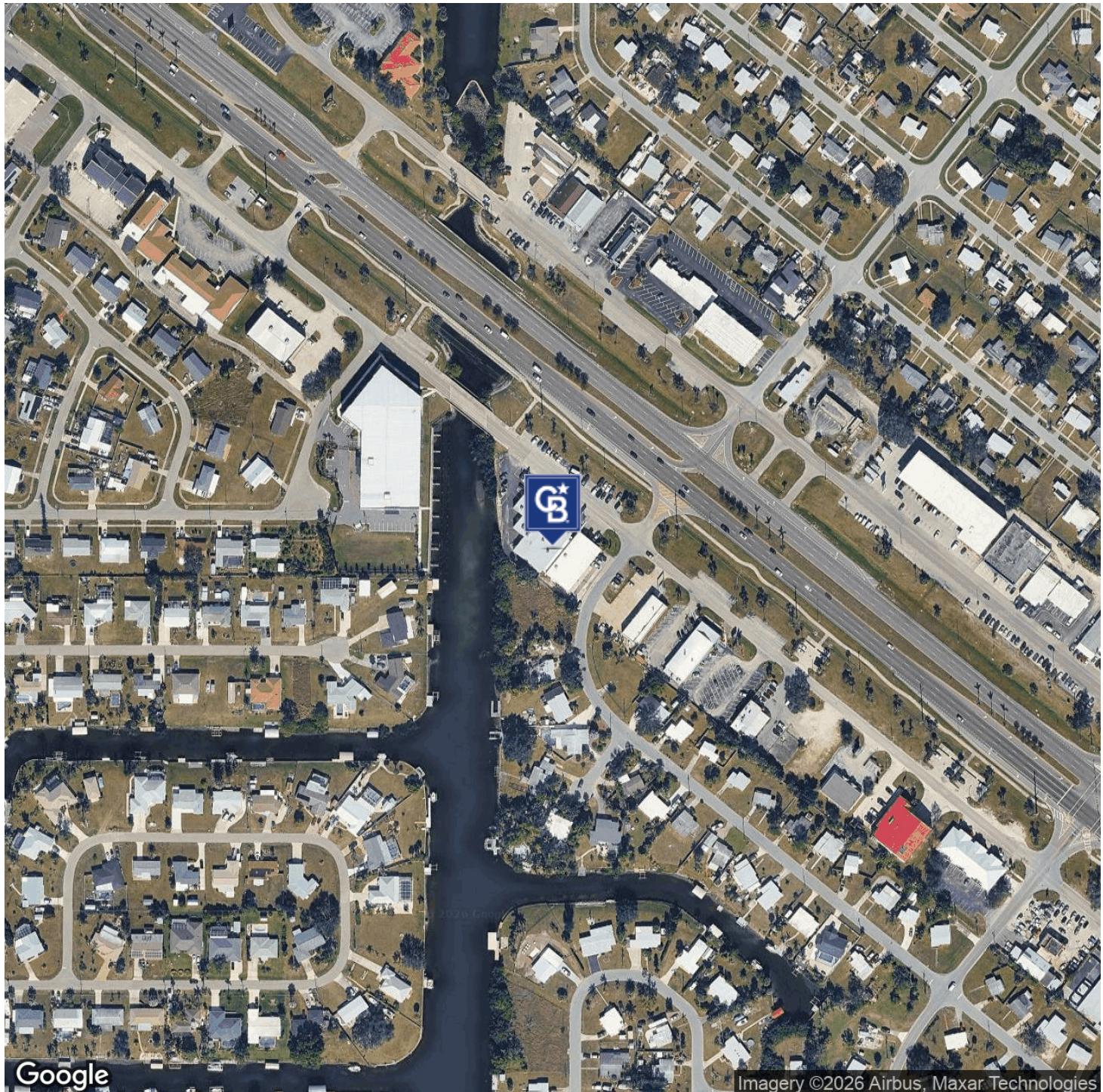


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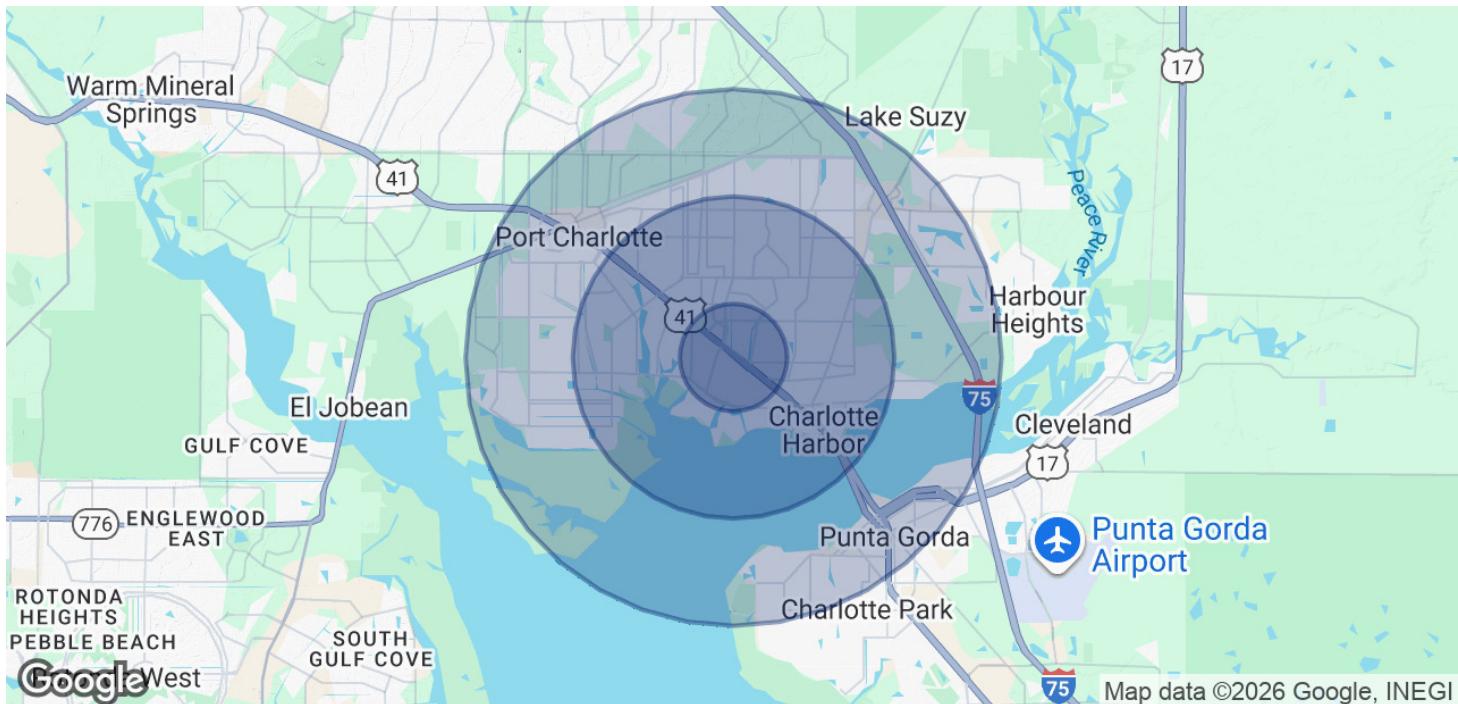


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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 9,318 | 52,314 | 101,541 |
| Average Age | 49 | 51 | 53 |
| Average Age (Male) | 48 | 49 | 52 |
| Average Age (Female) | 50 | 52 | 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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(941) 268-4423



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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



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2025: PCPGNP Association of Realtors Commercial Committee Chair

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2024 : Circle of Distinction Bronze

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