

2586 TAMiami TRAIL UNIT B RETAIL PROPERTY

2586 TAMiami TRL UNIT B, PORT CHARLOTTE, FL



ADDRESS

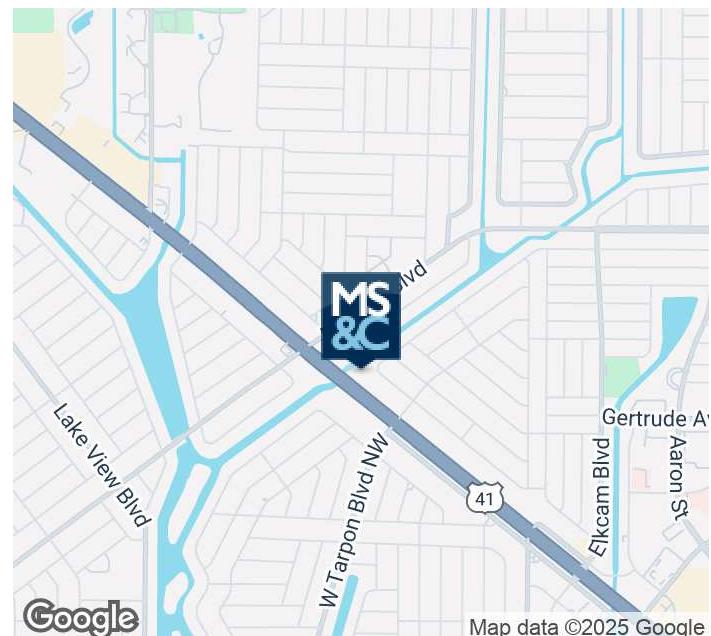
**2586 Tamiami Trl Unit B
Port Charlotte, FL 33952**

PROPERTY FEATURES

- High traffic area with ample parking space
- Prime location on Tamiami Trail- SR41 and near Midway Blvd
- 2,400 SF unit
- Zoned CG commercial General, offering versatile use options
- Available now
- New roof and A/C, minimizing maintenance expenses

0.3 Miles 0.5 Miles 1 Mile

Total Households:	344	999	4,401
Total Population:	815	2,367	9,988
Average HH Income:	\$66,405	\$66,389	\$64,677



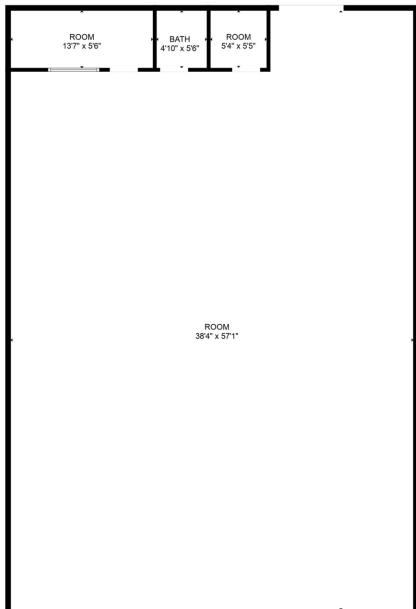
PRESENTED BY:

TAMMY SHAW

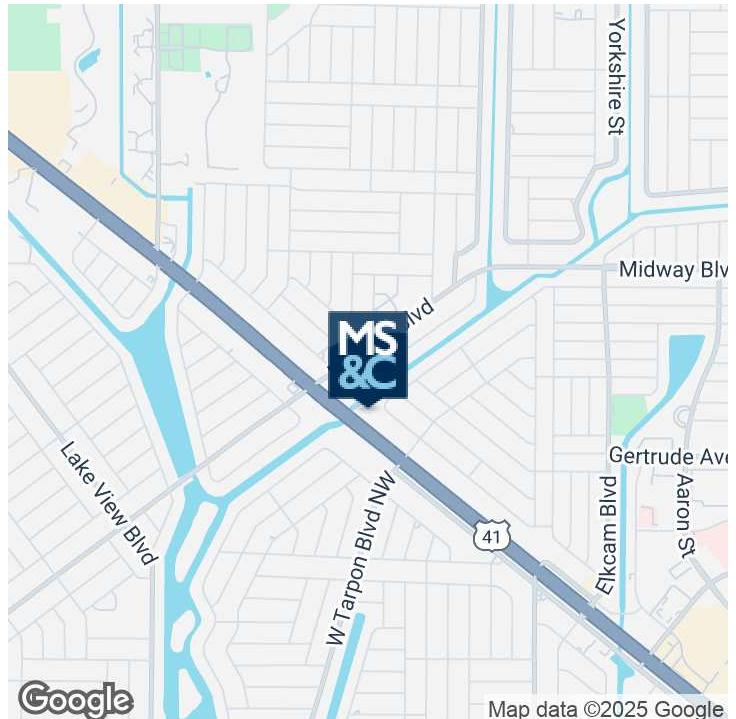
Senior Commercial Advisor | Broker Associate
941.769.2222
TammyShaw@msccommercial.com

BUILDING 2586 TAMiami TRL UNIT B

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	2,400 SF
Available SF:	2,400 SF
Lot Size:	7,490 SF
Year Built:	1980
Zoning:	CG

PROPERTY OVERVIEW

Step into prime retail real estate with this exceptional property on Tamiami Trail in Port Charlotte, FL. Boasting a 2,400 SF, built in 1980 and zoned CG commercial General, the property offers flexibility and potential for various retail ventures. Its strategic location in the bustling Port Charlotte area ensures high visibility and accessibility for customers. Available now. Spacious open floor plan with 2 bathrooms. Property requires upgrades, offering great potential for customization. NNN/CAM \$5.42 SF. Total monthly investment \$4,206.52. First and last month's rent + security deposit required. Call the Broker Tammy Shaw at 941-769-2222 for more information.

PROPERTY HIGHLIGHTS

- High traffic area with ample parking space
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- Available now
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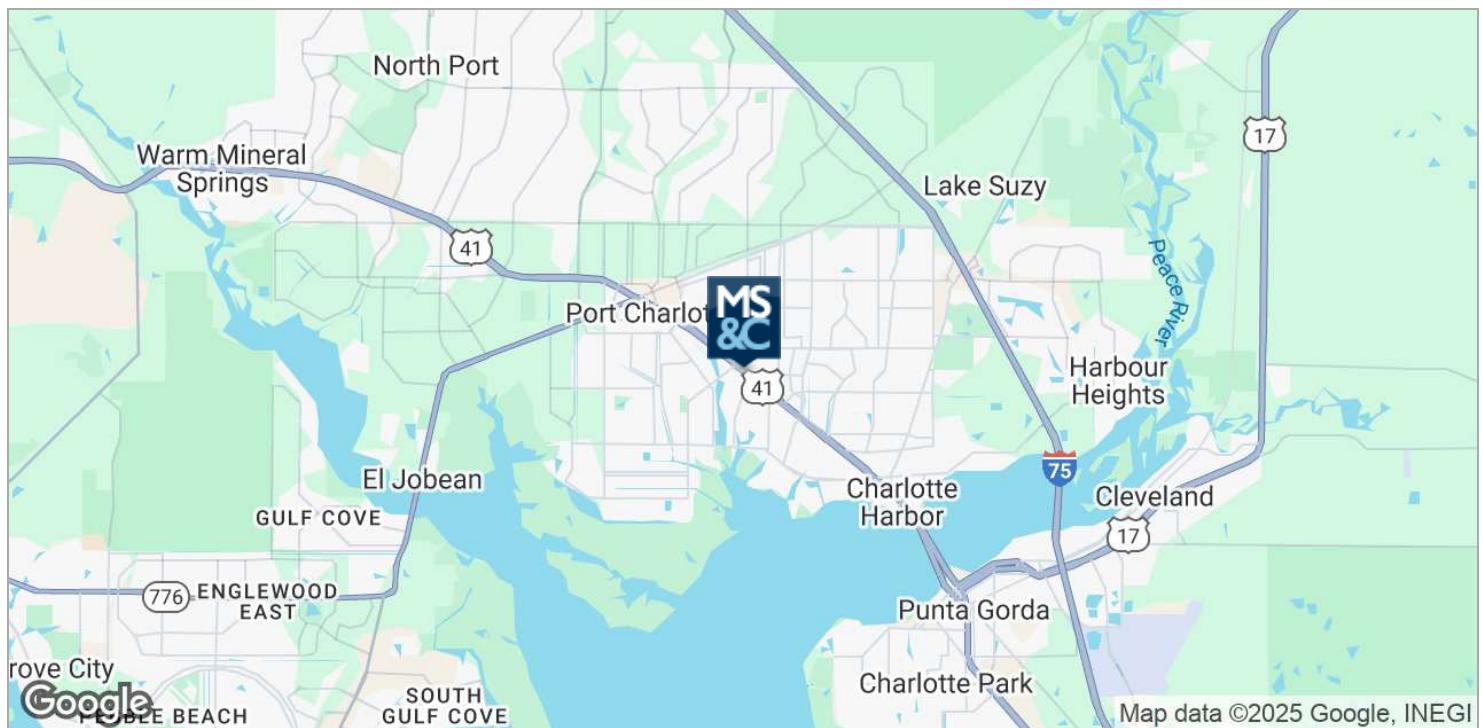
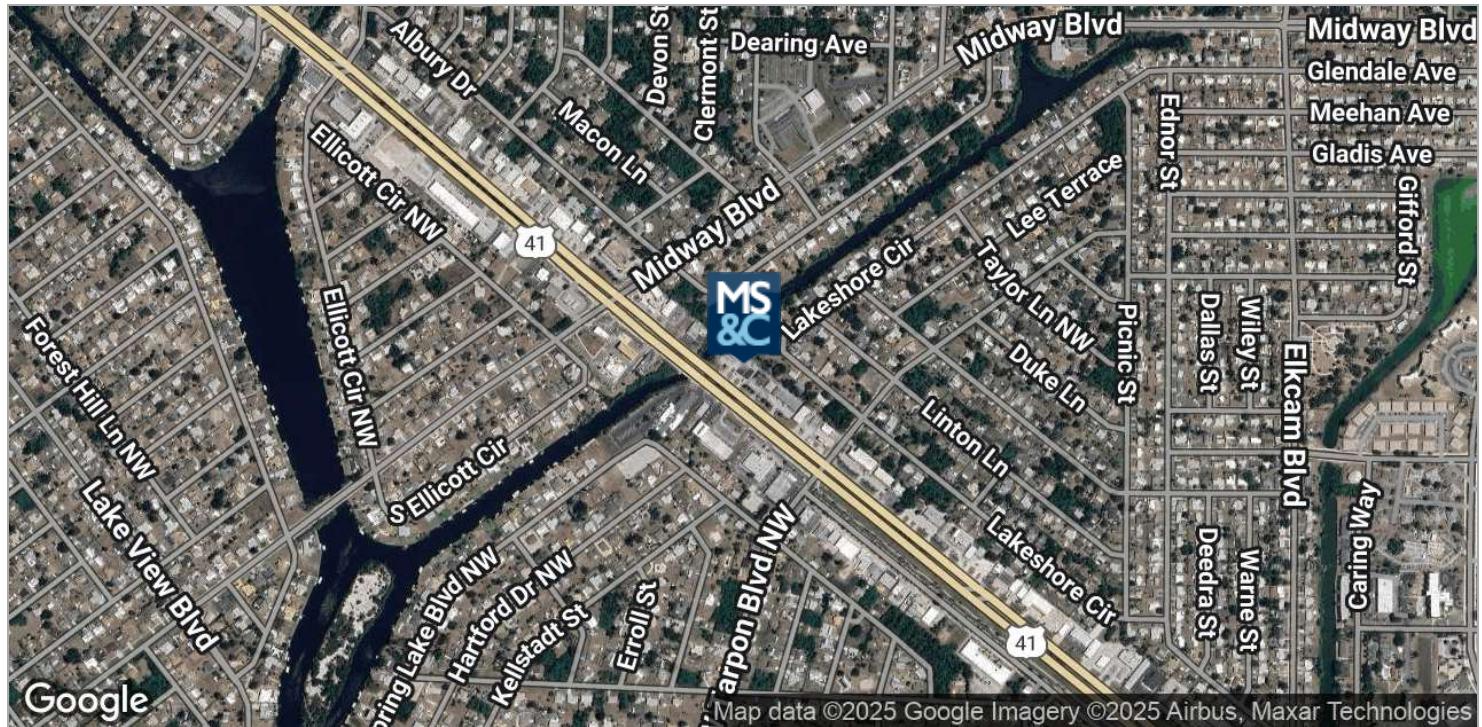
PRESENTED BY:

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

Tammy Shaw
Senior Commercial Advisor | Broker Associate
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TammyShaw@msccommercial.com

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TAMMY SHAW

Senior Commercial Advisor | Broker Associate



1605 Main Street , Suite 500
Sarasota, FL 34236
T 941.769.2222
C 941.769.2222
TammyShaw@msccommercial.com
FL #BK3336061

PROFESSIONAL BACKGROUND

Tammy Shaw epitomizes integrity, energy, hard work, and creative service in every detail of your real estate transaction. Tammy grew up in Carrollton, Ohio and started cultivating her sales drive at the age of 16, selling advertising. She has continued to be a rising star and has since built a successful career in her own business for over 32 years. She has useful experience in every aspect of transactions, for the buyers, sellers, investors, and banks. She has been trained and inspired in sales by some of the best from Dale Carnegie to Tom Hopkins and many more. Five words you can count on from Tammy Shaw are love, integrity, commitment, passion, and fun from the first phone call to the close. Contact her today and get started. My mission statement is, my promise to you

- * To provide the most accurate and up-to-date information, skilled analysis and sound real estate advice.
- * To make the buying and selling of real estate as cost effective as possible while maintaining the highest level of service.
- * To be known as the most professional team of Real Estate Agents whose goals are positive, team oriented, solution based, and with a clear focus on commercial investing, developing, and leasing in retail, office, industrial, multifamily, hotel and special purpose real estate.
- * To act responsibly both in the community and civically; providing updated content and responding to community needs on an ongoing basis; while maintaining the highest standards of quality, customer convenience and satisfaction

EDUCATION

Broker Real Estate License Florida
Certified Commercial Investment Member CCIM Completed courses:
Commercial Real Estate Negotiations
Financial Analysis for Commercial Investment Real Estate
Investment Analysis for Commercial Investment Real Estate
User Decision Analysis for Commercial Investment Real Estate
Market Analysis for Commercial Investment Real Estate

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