

# Newly Renovated Retail Plaza 10169 Tamiami Trail, Punta Gorda



## FOR LEASE



# NIX

COMMERCIAL GROUP

### Property Overview

Building has been updated with major renovations including fresh paint, new monument sign, parking lot resurfacing and striping! This spacious commercial retail property offers divisible space designed to meet a variety of needs. This property can be a blank canvas for any build-out needs. Ample parking is available for both employees and customers, ensuring easy access. This space offers great potential for a variety of commercial or retail uses and is near Interstate 75 and the Punta Gorda Airport. Don't miss this opportunity to make this prime location your next business address. Subject to errors and omissions. All information comes from users and sources that are believed to be reliable but should be verified for accuracy. Subject to errors and omissions.

### Property Highlights

- There are 7 units - 2 are 1,380 sqft and 5 are 1,260 sqft
- Prime location with excellent visibility along Tamiami Trail.
- Major renovations underway for a refreshed, modern look.
- Flexible, open layout ideal for custom build-outs.
- Ample parking available for customers and employees.

### Property Details

<b>Price for Rent:</b>	\$2,310-\$2,530
<b>Building SF:</b>	9,060
<b>Lease Rate:</b>	\$18,00
<b>CAM Rate:</b>	\$4.00
<b>Available SF:</b>	1,260-1,380 sqft
<b>Lot Size:</b>	1.07 Acres
<b>Signage:</b>	Yes
<b>Year Built:</b>	2007
<b>Renovated:</b>	2026
<b>Parking:</b>	95 spaces
<b>Parking Ratio:</b>	10.49

Nix Commercial Group Admin - Admin

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Keller Williams Peace River Partners

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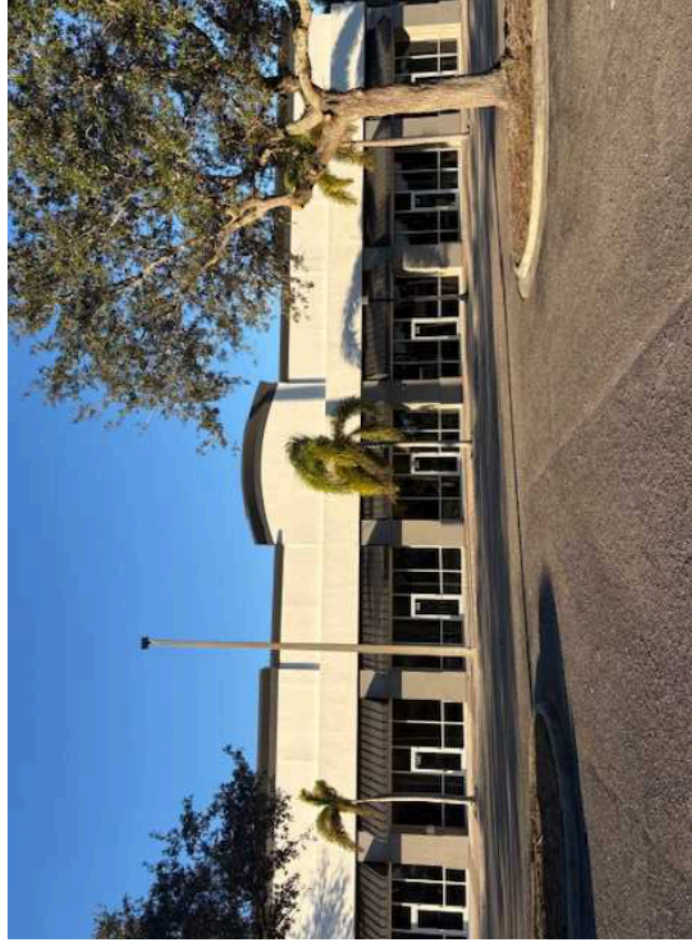
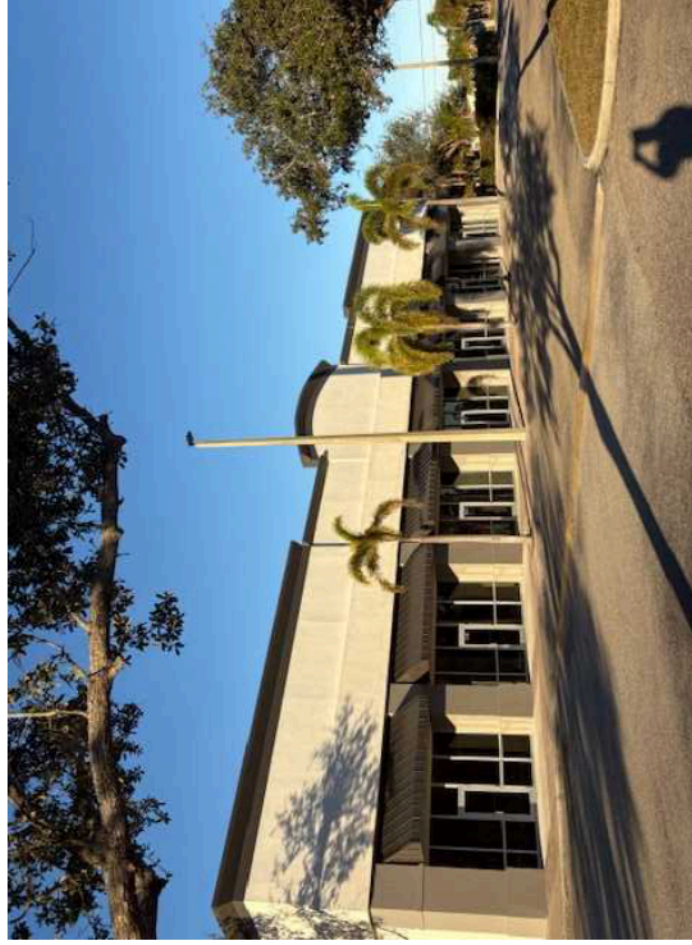
Each Office is Independently  
Owned and Operated



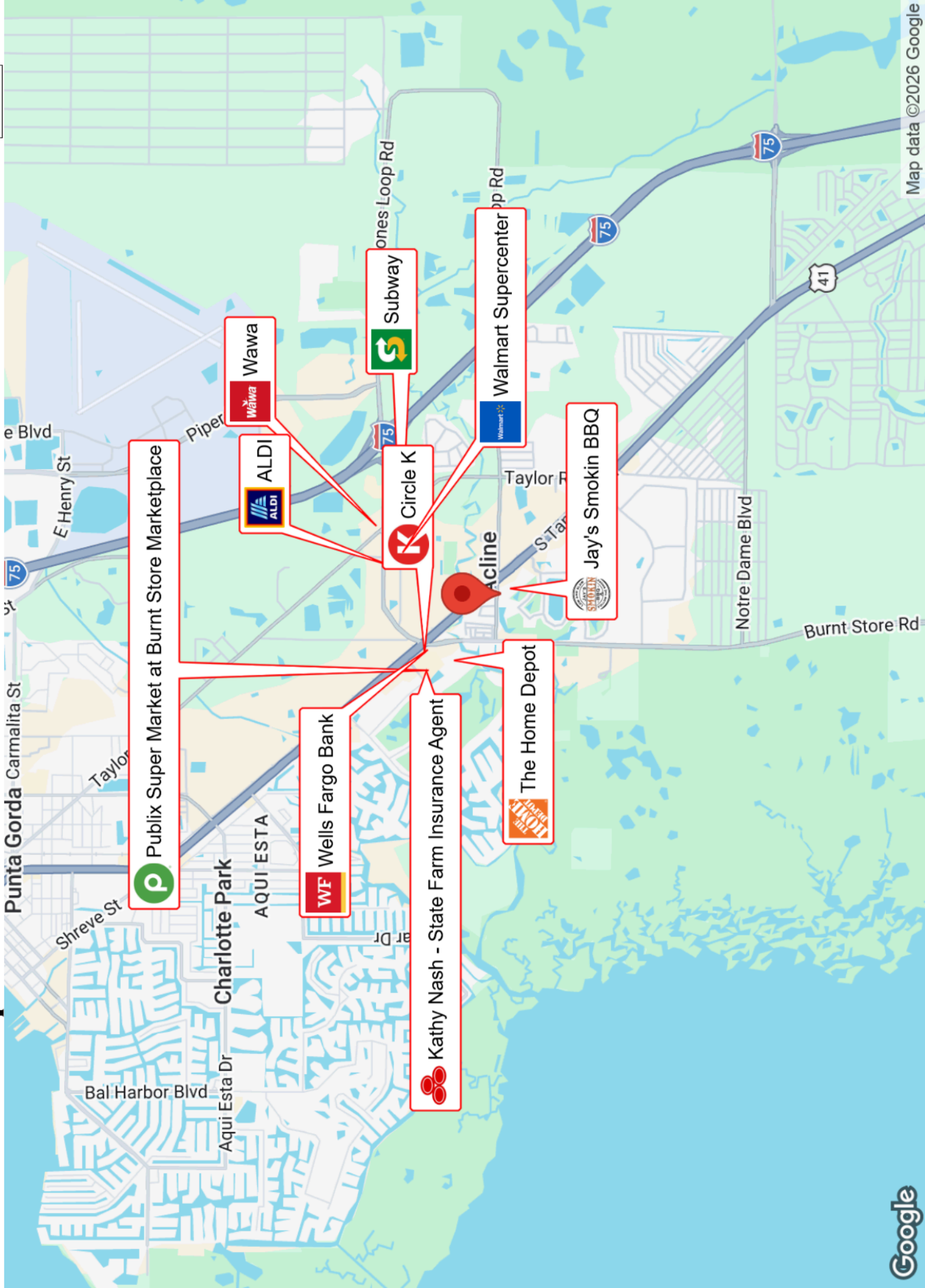
# Property Photos



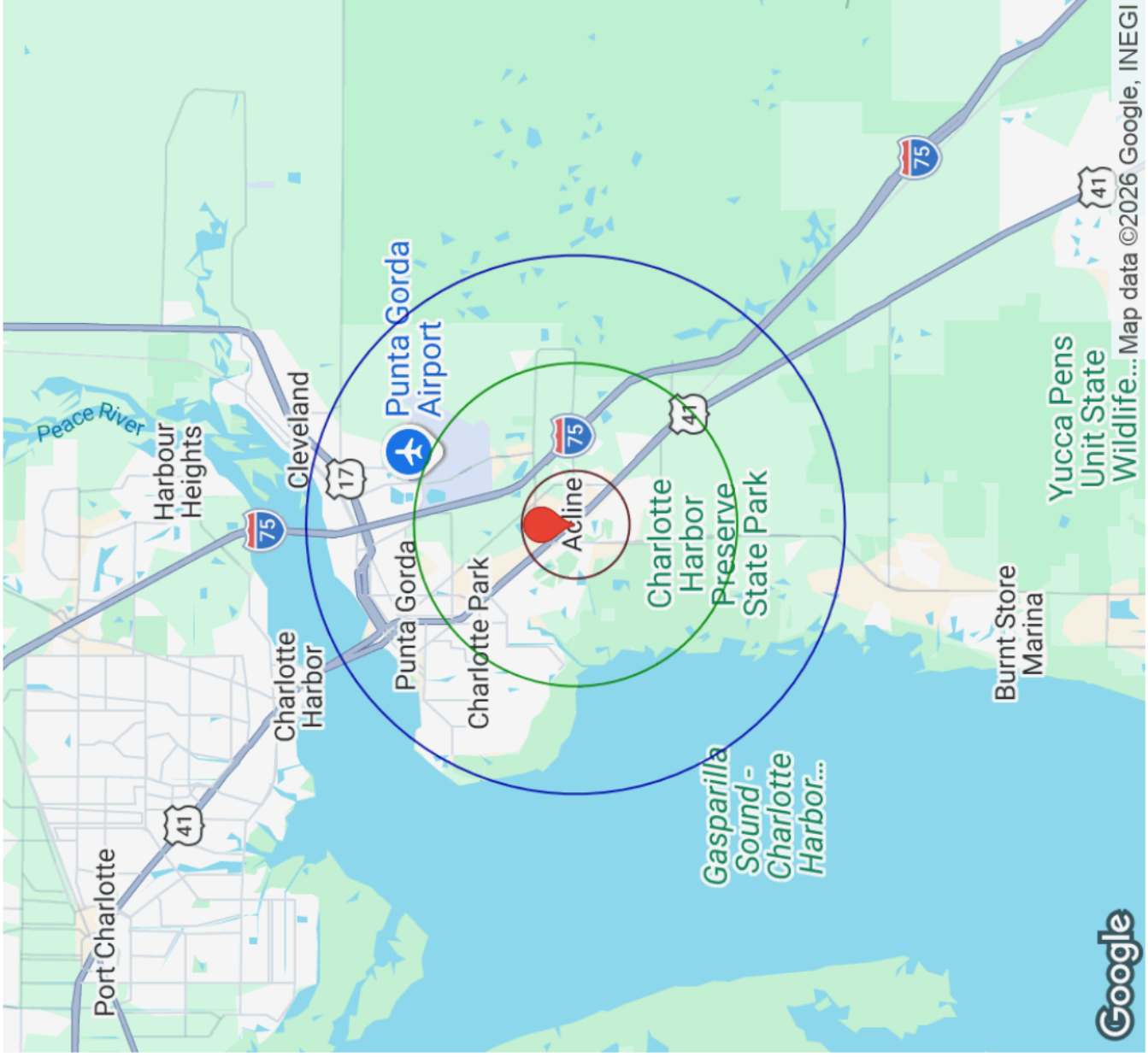
# Property Photos



# Business Map



# Demographics



Distance: ○ 1Mile ○ 3Miles ○ 5Miles

## Population

	1 Mile	3 Miles	5 Miles
Male	2,185	8,641	18,550
Female	2,046	8,497	18,781
Total Population	4,231	17,139	37,331

## Race / Ethnicity

	1 Mile	3 Miles	5 Miles
White	3,666	14,565	31,899
Black	157	720	1,512
Am In/ AK Nat	2	15	37
Hawaiian	N/A	2	4
Hispanic	251	1,280	2,703
Asian	102	300	635
Multiracial	50	238	511
Other	3	17	34

## Housing

	1 Mile	3 Miles	5 Miles
Total Units	2,488	10,950	24,572
Occupied	1,909	8,264	18,426
Owner Occupied	1,669	6,842	15,032
Renter Occupied	240	1,422	3,394
Vacant	579	2,686	6,146

## Age

	1 Mile	3 Miles	5 Miles
Ages 0 - 14	299	1,373	2,950
Ages 15 - 24	264	1,046	2,159
Ages 25 - 54	1,032	3,987	7,944
Ages 55 - 64	628	2,664	6,038
Ages 65+	2,010	8,069	18,239

## Income

	1 Mile	3 Miles	5 Miles
Median	\$79,555	\$73,451	\$74,304
Under \$15k	85	550	1,230
\$15k - \$25k	130	708	1,376
\$25k - \$35k	155	677	1,458
\$35k - \$50k	260	988	1,933
\$50k - \$75k	287	1,273	3,297
\$75k - \$100k	202	1,051	2,363
\$100k - \$150k	399	1,581	3,492
\$150k - \$200k	149	645	1,371
Over \$200k	241	790	1,906