



LAPLAYA PLAZA

2811 TAMiami TRl STE I, PORT CHARLOTTE, FL 33952

TAMMY SHAW

SENIOR COMMERCIAL ADVISOR | BROKER ASSOCIATE

941.769.2222

TAMMYSHAW@MSCCOMMERCIAL.COM

MSC | COMMERCIAL
REAL ESTATE

Michael Saunders & Company
LICENSED REAL ESTATE BROKER



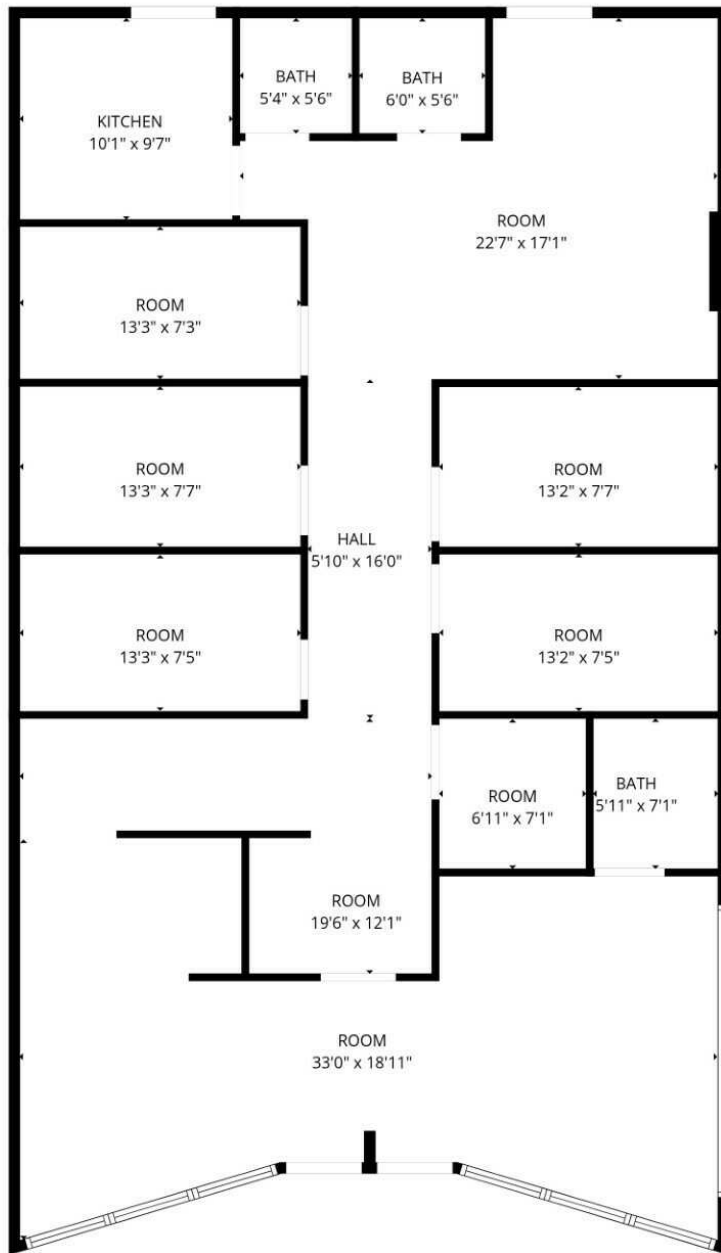
PROPERTY HIGHLIGHTS

- Turnkey, newly remodeled space with modern finishes and neutral color palette
- Flexible layout with 5 exam rooms/offices (all with sinks) plus a large open area for therapy, training, or conferences
- Spacious reception area with built-in countertops and cabinetry, plus an extra-large waiting area
- Three restrooms (one off waiting area + two in rear) and breakroom kitchen for staff convenience
- Wide hallways, four exits, and excellent flow—ideal for medical, office, or spa-like services
- Ample front parking with park-like setting and additional employee parking in rear

OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Number of Units:	2
Available SF:	1,950 SF
Lot Size:	76,378 SF
Building Size:	26,529 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	272	1,197	4,603
Total Population	598	2,514	10,035
Average HH Income	\$56,969	\$53,833	\$57,523



PROPERTY DESCRIPTION

Sublease opportunity offering flexibility with ±18 months remaining on the current term, with the option to extend for a longer lease period, a must see.

Lease rate: \$15.00/SF, Triple Net (NNN) – tenant responsible for CAM, taxes, and insurance currently \$5.72/SF

Turnkey, move-in ready space, minimizing downtime and build-out costs
 Located just off U.S. Route 41 (Tamiami Trail) between Tarpon Boulevard and Port Charlotte Boulevard, with excellent visibility and access

Protected by an access road, allowing for safe and convenient ingress and egress
 Ample on-site parking, including front customer parking and additional rear employee parking

Beautifully remodeled, turnkey space designed to accommodate a wide range of medical and professional office uses. This thoughtfully laid-out unit features an extra-large waiting area leading into a spacious reception area with built-in countertops and cabinetry, creating an efficient and welcoming front-of-house experience.

The layout includes five exam rooms or private offices, each equipped with sinks, along with a large open area ideal for therapy, training, or additional workspace. A breakroom kitchen is located toward the rear of the unit, along with two restrooms in the back and an additional restroom off the waiting area for client convenience. An additional storage room provides valuable support space.

The unit offers wide hallways, four points of egress, and a functional flow suitable for a variety of uses, including medical, wellness, or spa-like services. Finished in clean, neutral tones, the space presents a modern, move-in-ready environment.

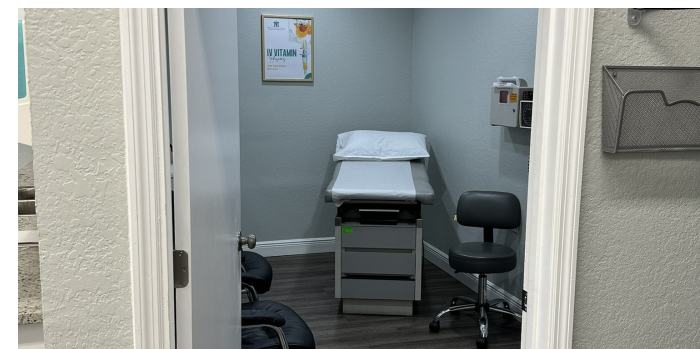
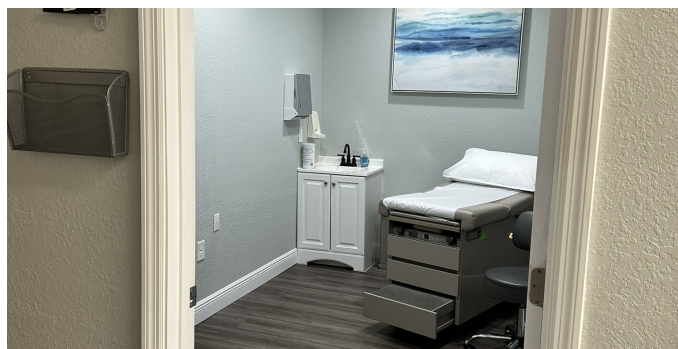
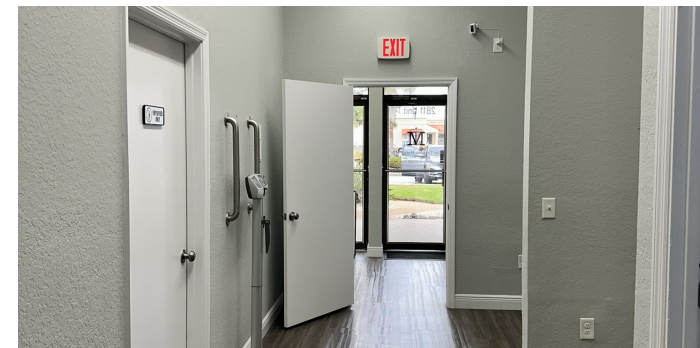
Outside, enjoy ample front parking with a park-like setting, as well as additional employee parking in the rear, enhancing accessibility for both staff and clients.

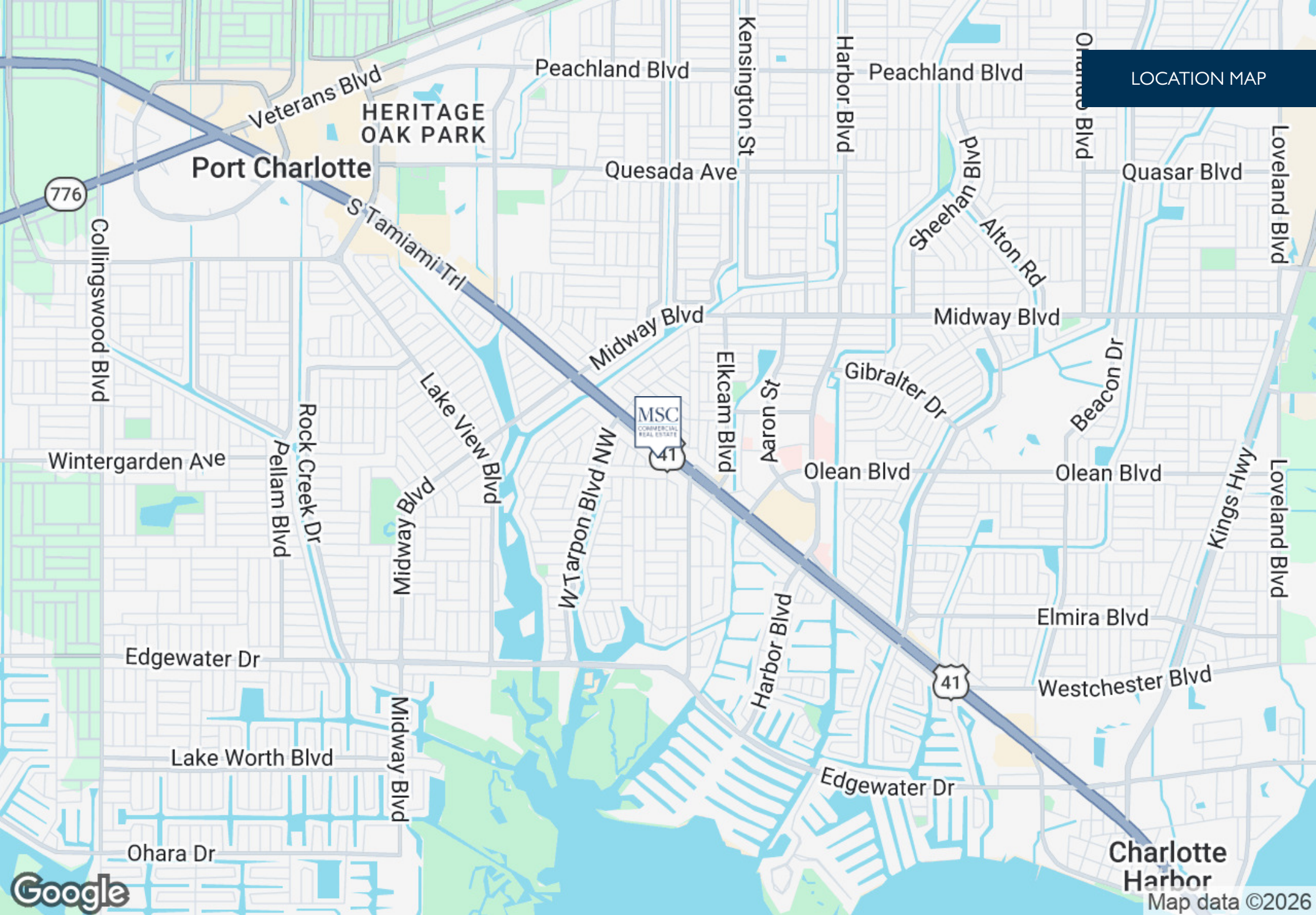
Rare opportunity—hard-to-find turnkey space ready for immediate occupancy. Act quickly.

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



ADDITIONAL PHOTOS







TAMMY SHAW

Senior Commercial Advisor | Broker Associate

TammyShaw@msccommercial.com

Direct: 941.769.2222 | Cell: 941.769.2222

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

MSC Commercial

1605 Main Street Suite 500

Sarasota, FL 34236

941.957.3730