

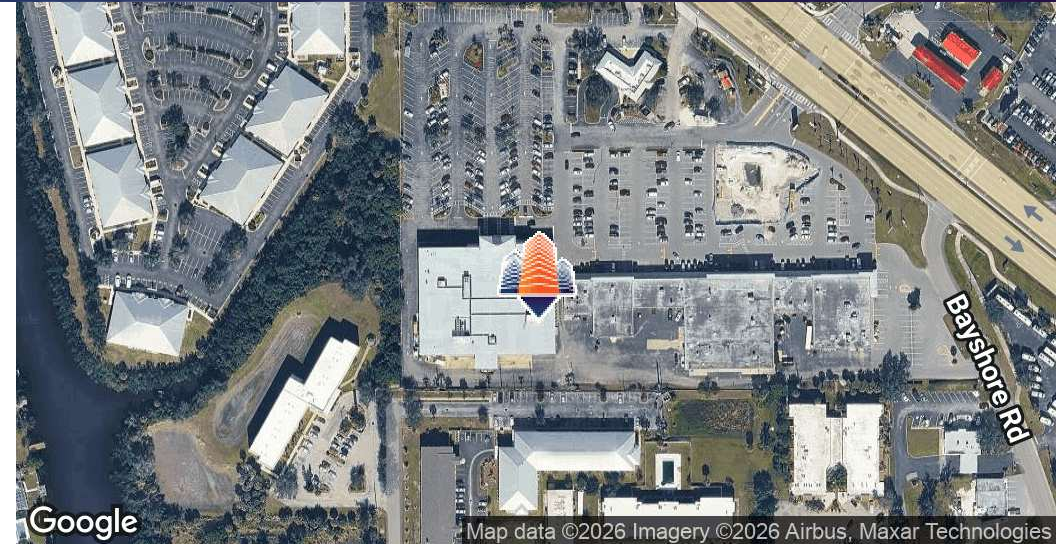
Bayshore Village

4265 Tamiami Trail, Port Charlotte, FL 33980



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 1,500 SF & 5,400 SF Spaces Available
- Major tenants include Archwell Health, West Marine, Dollar General, and Pet Supermarket
- Shadow anchored by Publix Supermarket
- Outparcels include Rita's Italian Ice and Dunkin'
- Signalized intersection at the entrance of the center
- Plentiful parking
- 41,000+ vehicles per day on Tamiami Trail, the area's busiest North/South thoroughfare
- 1.4 miles from the brand new Sunseeker Resort by Allegiant Air, \$470mm project currently under construction includes a full service resort, world-class golf course, 55,000 SF of meeting and event space, 17 food and beverage concepts, and more

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,500 SF & 5,400 SF
Lot Size:	6.92 Acres
Building Size:	55,160 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,748	16,932	44,270
Total Population	6,233	38,769	99,406
Average HH Income	\$76,841	\$75,216	\$82,326

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PROPERTY PHOTO



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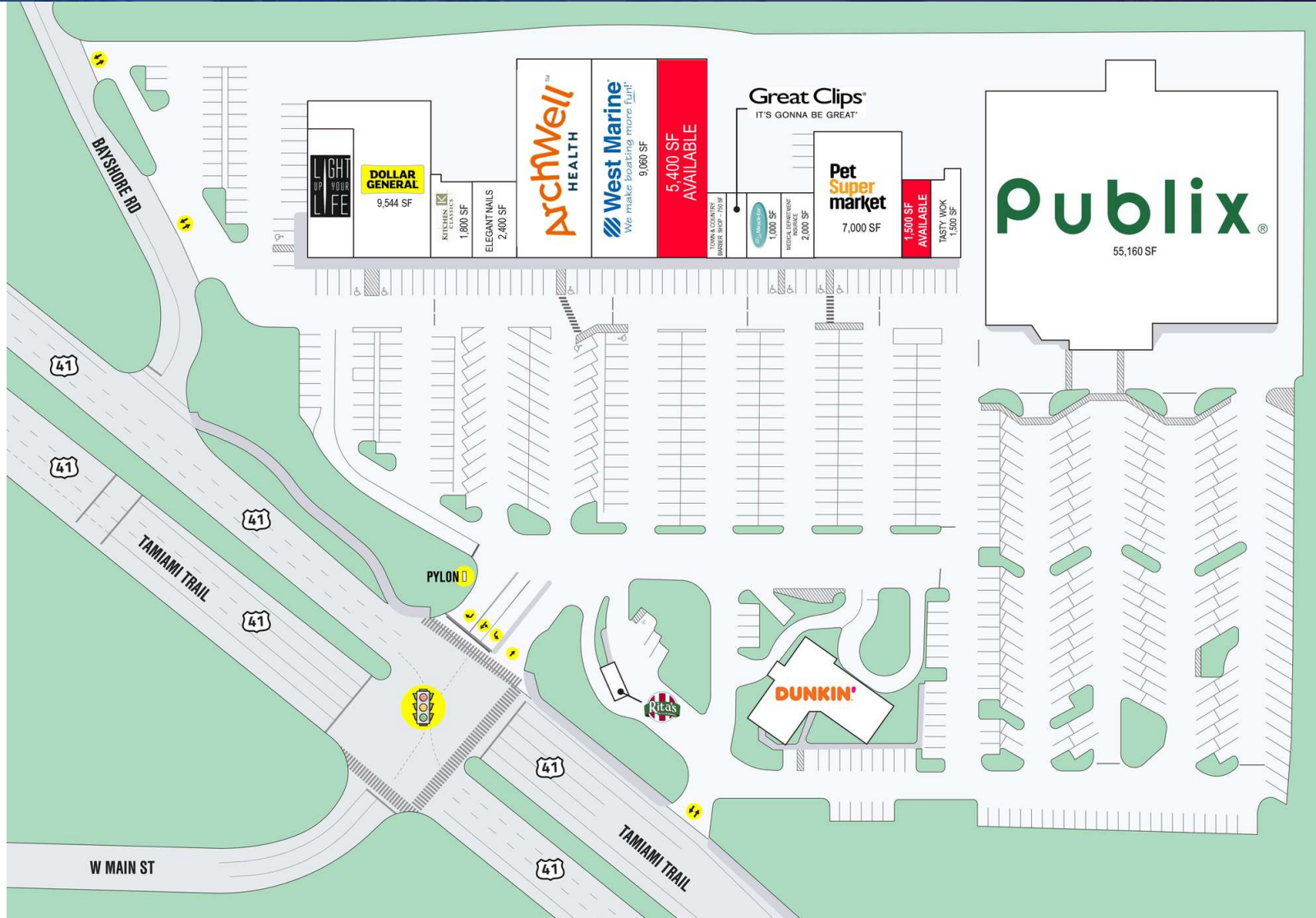
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SITE PLAN



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RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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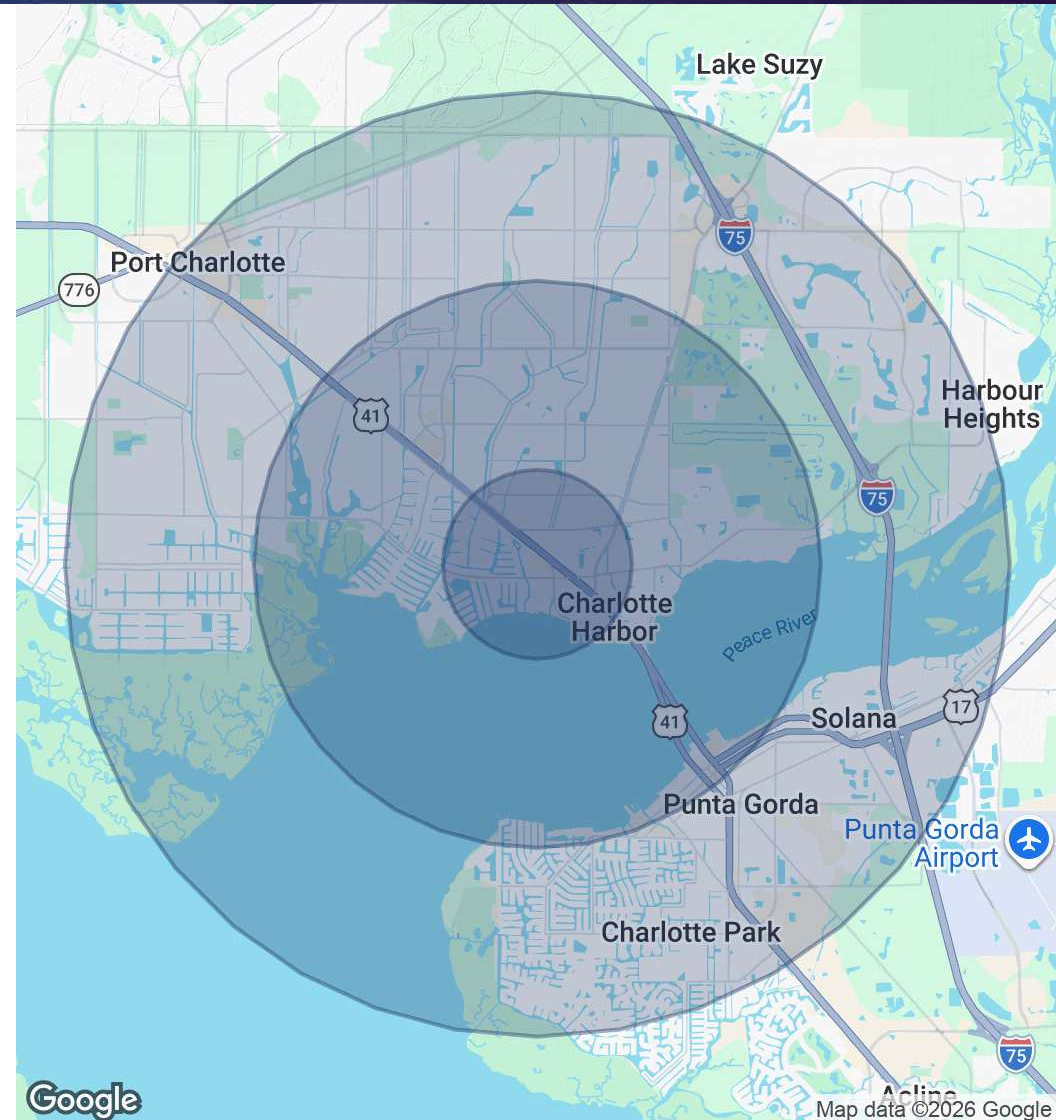
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,233	38,769	99,406
Average age	61.6	55.8	56.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,748	16,932	44,270
# of persons per HH	2.3	2.3	2.2
Average HH income	\$76,841	\$75,216	\$82,326
Average house value	\$285,982	\$284,335	\$311,663
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	5,064	30,610	79,828
Total Population - Black	442	2,854	7,534
Total Population - Asian	70	691	1,384
Total Population - Hawaiian	0	7	44
Total Population - American Indian	11	39	182
Total Population - Other	302	1,416	2,286



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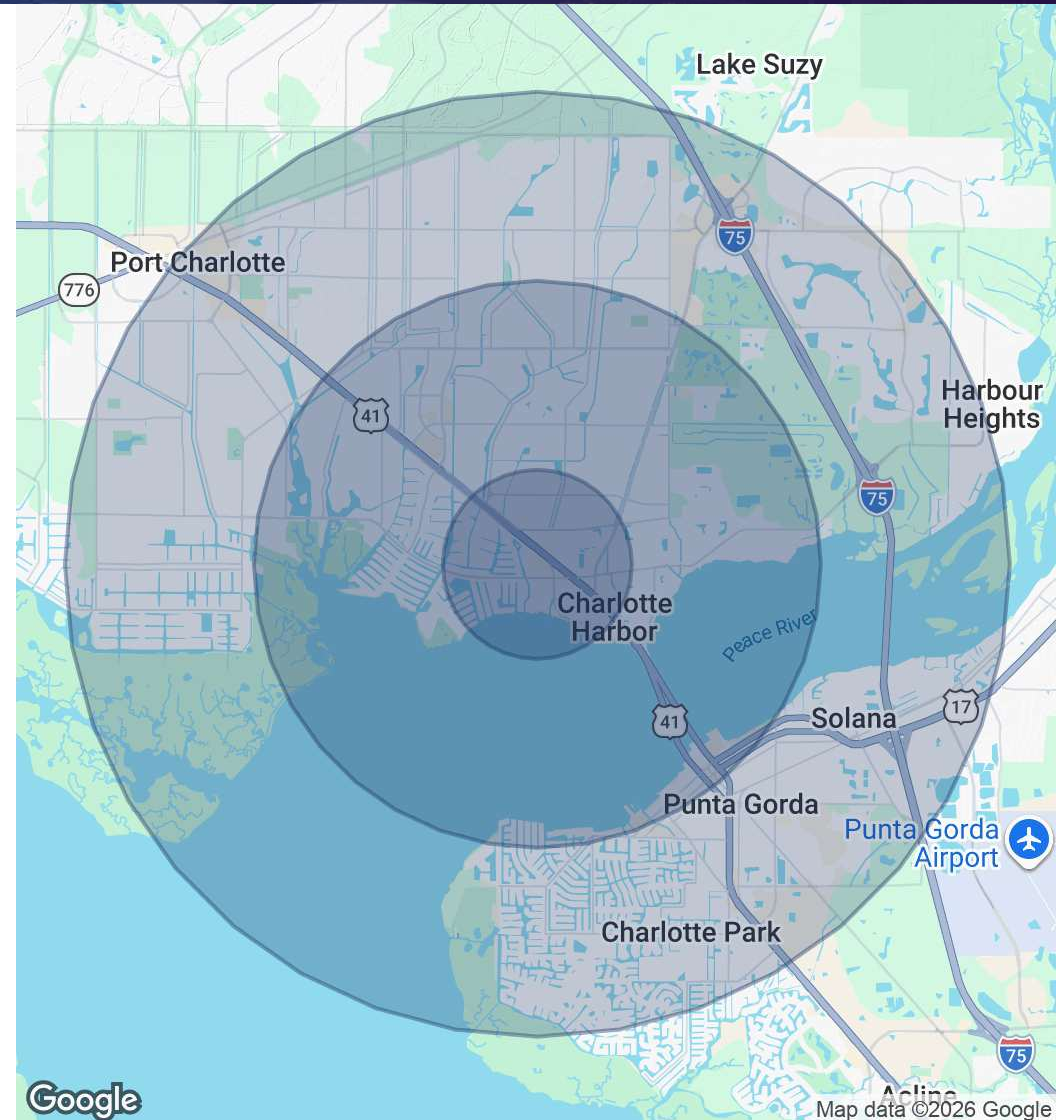
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DEMOGRAPHICS MAP & REPORT

AGE	1 MILE	3 MILES	5 MILES
0 - 4	156	1,184	3,037
5 - 9	201	1,515	3,665
10 - 14	203	1,463	3,329
15 - 17	164	1,014	2,528
18 - 20	125	1,047	2,583
21 - 24	279	1,427	3,045
25 - 34	489	3,316	8,181
35 - 44	562	3,707	7,961
45 - 54	490	3,540	9,632
55 - 64	1,068	6,972	17,252
65 - 74	1,023	7,209	20,273
75 - 84	922	4,296	4,908
85+	556	2,091	36,869



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