

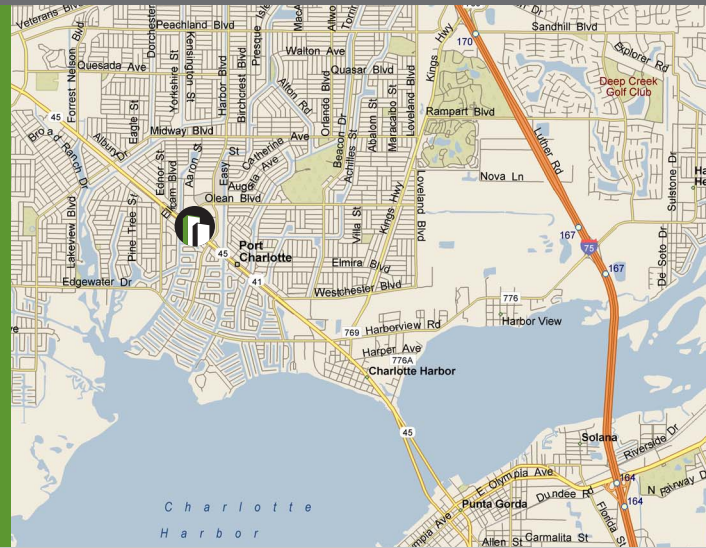
# For Lease

## Promenades | Port Charlotte, FL

3280 Tamiami Trail (US 41), Port Charlotte, Florida 33952

**NEW OWNERS**

**600 - 7,200 Square Feet Available**



- Retail/Medical/Office space available
- Tremendous visibility and multiple signaled access on US 41
- Traffic counts on Tamiami Trail and exceed 42,500 vpd
- Join Winn-Dixie (complete store renovation underway), Bealls Outlet, Tuesday Morning (coming soon), Youfit and others
- Sits at the entrance of Port Charlotte's "Medical Arts District"

**For More Information Contact:**

**Bryan Zenchyk, CCIM, SCLS | Director of Leasing**  
cell: 561-676-0342 | [bzenchyk@in-rel.com](mailto:bzenchyk@in-rel.com)

**Jonathan Davison | Leasing Associate**  
cell: 561-718-7044 | [jdavison@in-rel.com](mailto:jdavison@in-rel.com)



Concept 2 Towers • 2328 Tenth Avenue North, Suite 401 • Lake Worth, Florida 33461  
Main: 888.523.0344 Fax: 561.249.1013 • [www.in-rel.com](http://www.in-rel.com)



**THE SPACE YOU NEED...TO SUCCEED**

# Promenades For Lease



## Demographics

	1 mi.	3 mi.	5 mi.
Population	10,280	47,502	80,333
Avg HH Income	\$40,897	\$51,266	\$56,881

110-170	Fawcett Memorial Hospital	14,560
200	Dermatology & Skin Cancer Center	4,800
330	Youfit Health Club	11,091
350	Bealls Outlet	41,290
360	Radio Shack	2,000
270	Le Nails	1,800
400	Fantastic Sam's	1,300
405	Deb's Dollar Store	2,040
410	Retina Association of Sarasota	1,566
450	Hope Hospice	6,413
485-495	Fawcett Memorial / various	17,345
505	Charlotte County Sheriff's Dept	15,000
520	Winn-Dixie	52,416
530	Tuesday Morning	18,400
540	Med Sol Clinical Research Center	1,400
550	UPS Store	1,120
555	H&R Block	1,120
560	Unity Medical	2,270

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