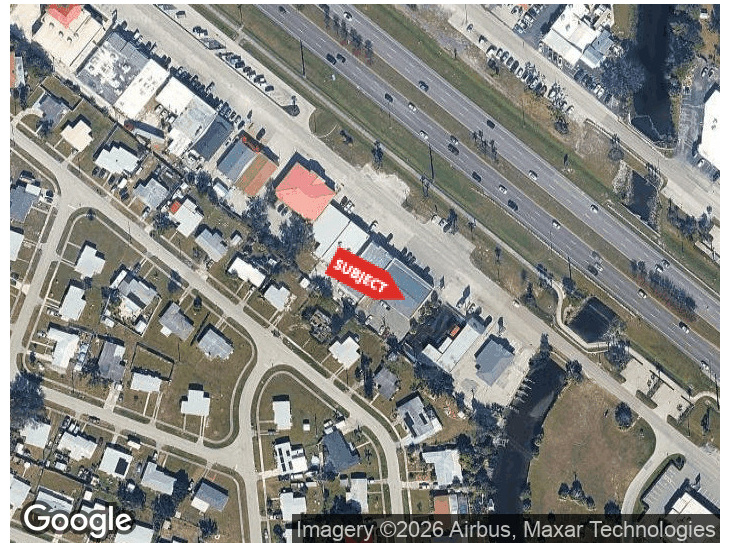




3821 TAMIAMI TRAIL
PORT CHARLOTTE, FLORIDA 33952

PROPERTY HIGHLIGHTS

- ±1,200 SF available
- Prime Tamiami Trail (US-41) location
- Zoned CG (Commercial General)
- Open reception/retail area
- Private offices
- Storage/work areas
- Private restroom
- Large storefront windows
- Excellent visibility and signage
- Ample on-site parking



DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	232	964	3,758
Total Population	558	2,303	9,081
Average HH Income	\$81,487	\$76,650	\$77,826

For More Information

GEOFFREY PAUL
Commercial Specialist
941 923 0535
geoffrey@americanpropertygroup.com

PORT CHARLOTTE, FL 33952



OFFERING SUMMARY

Lease Rate:	\$17 SF/yr (NNN)
Building Size:	5,160 SF
Available SF:	1,200 SF
Lot Size:	15,000 SF
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 3821 Tamiami Trail, Unit B, Port Charlotte, FL

Property Type: Retail / Office Space
Available Size: ±1,200 SF

Position your business on highly traveled Tamiami Trail (US-41) in the heart of Port Charlotte. This ±1,200 SF commercial suite offers a flexible layout ideal for retail, office, medical, or service-oriented businesses. The space features an open reception/retail area, private offices, storage/work areas, a private restroom, and large storefront windows that provide excellent natural light and visibility.

Zoned CG (Commercial General), the property accommodates a wide variety of commercial uses. Located within an established commercial center, tenants benefit from strong frontage, ample parking, excellent signage opportunities, and convenient access to the surrounding Port Charlotte market.

Lease Rate: \$17.00 PSF NNN
Estimated NNN Expenses: \$5.00 PSF

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**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

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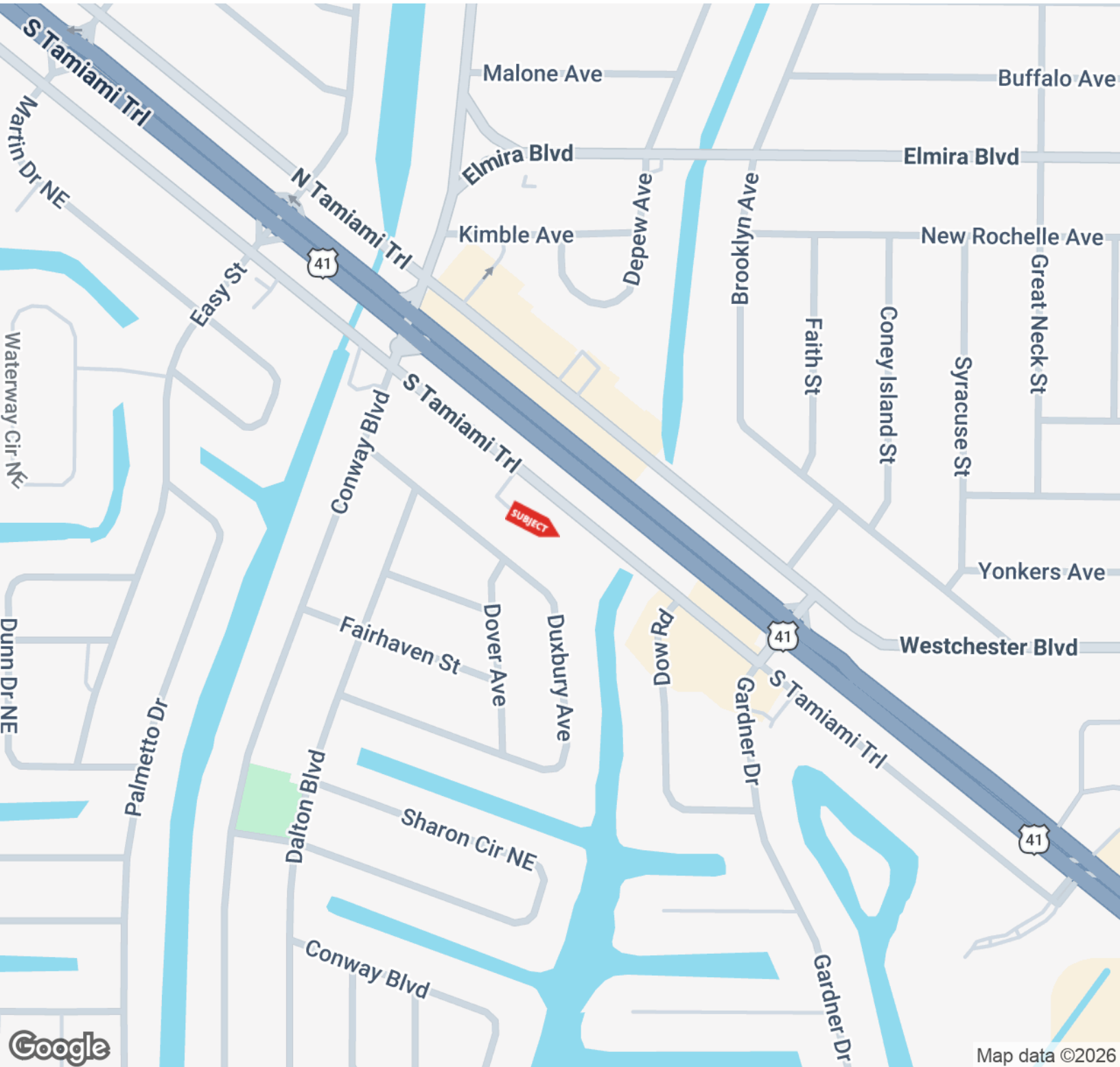


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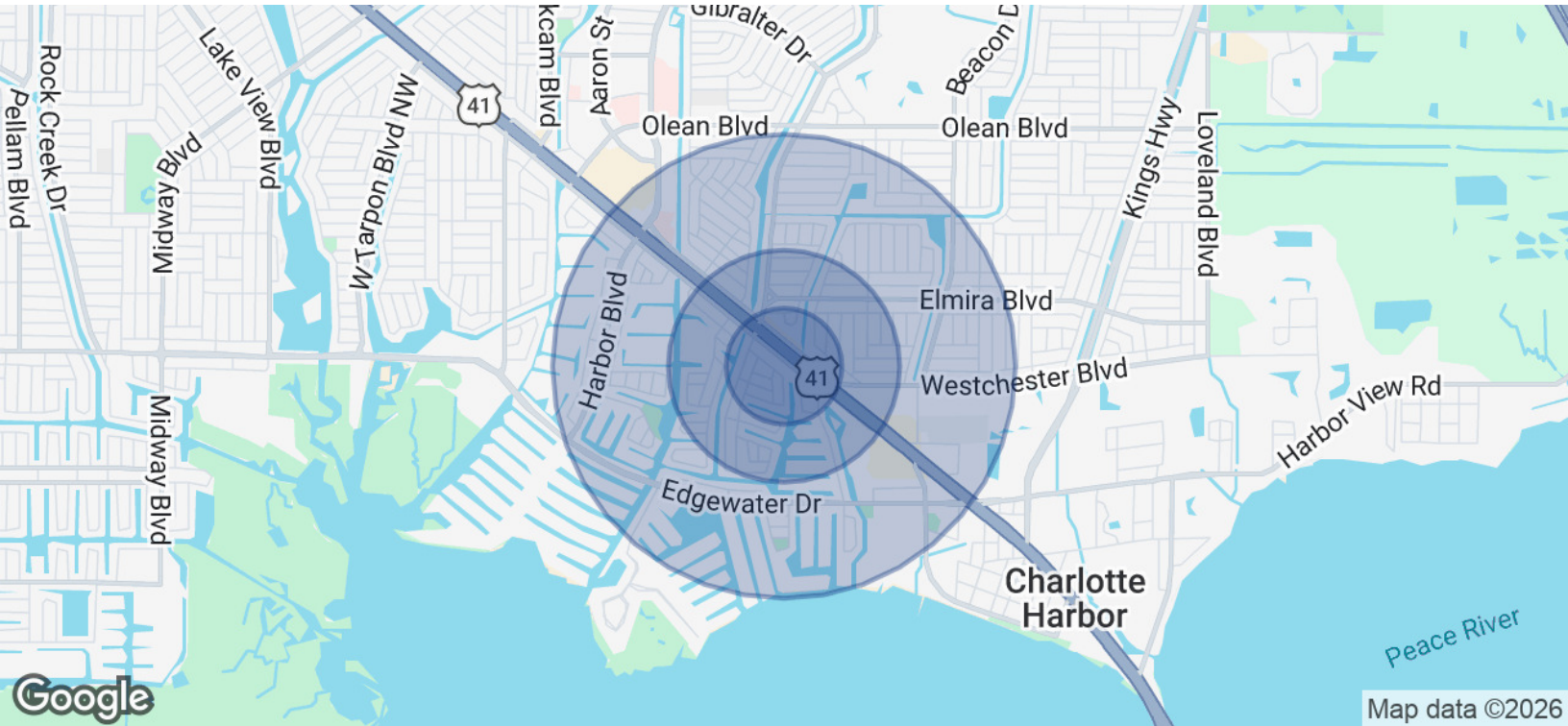


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	558	2,303	9,081
Average Age	56.9	56.8	57.1
Average Age (Male)	57.7	57.4	57.8
Average Age (Female)	55.5	55.9	56.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	232	964	3,758
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$81,487	\$76,650	\$77,826
Average House Value	\$230,960	\$221,875	\$267,978

2023 American Community Survey (ACS)

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