



For Lease

Seminole Lakes Plaza

10169 South Tamiami Trail, Punta Gorda, FL 33950



PROPERTY SUMMARY

This spacious commercial property offers approximately 5,040 square feet of versatile, open space designed to meet a variety of business 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 uses and is near Interstate 75 and the Punta Gorda Airport. Don't miss the opportunity to make this prime location your next business address.

Major Upgrades Coming Soon: **New Monument Signs ** Entire Complex Painted
** Parking Lot Resurfacing and Striping**

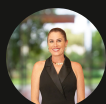
PROPERTY HIGHLIGHTS

- US 41 / Tamiami Trail Retail in Rapidly Growing SW Florida - Charlotte County
- Newly Renovated with Goodwill recently occupying the center with a training facility.
- Ability to add an outparcel on the site.
- Flexible Zoning allowing a myriad of options.
- Easy ingress / egress with ample Parking for a development of this size.
- Grand ceiling heights with options for mezzanine.
- Surrounded by established residential communities.

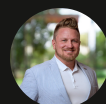
Lease Rate	\$22 SF/yr (NNN)
Available SF	1,260 - 5,040 SF
Year Built	2000
Zoning	HC
Market	Punta Gorda



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LEASE INFORMATION

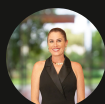
LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,260 - 5,040 SF	LEASE RATE:	\$22 SF/yr

AVAILABLE SPACES

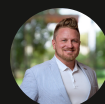
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
10175 Tamiami Trail	Available	1,700 - 14,156 SF	NNN	\$15.00 SF/yr	-
10169 - 4	Available	1,260 SF	NNN	\$22.00 SF/yr	-
10169 - 5	Available	1,260 SF	NNN	\$22.00 SF/yr	-
10169 - 6	Available	1,260 SF	NNN	\$22.00 SF/yr	-
10169 - 7	Available	1,260 SF	NNN	\$22.00 SF/yr	-



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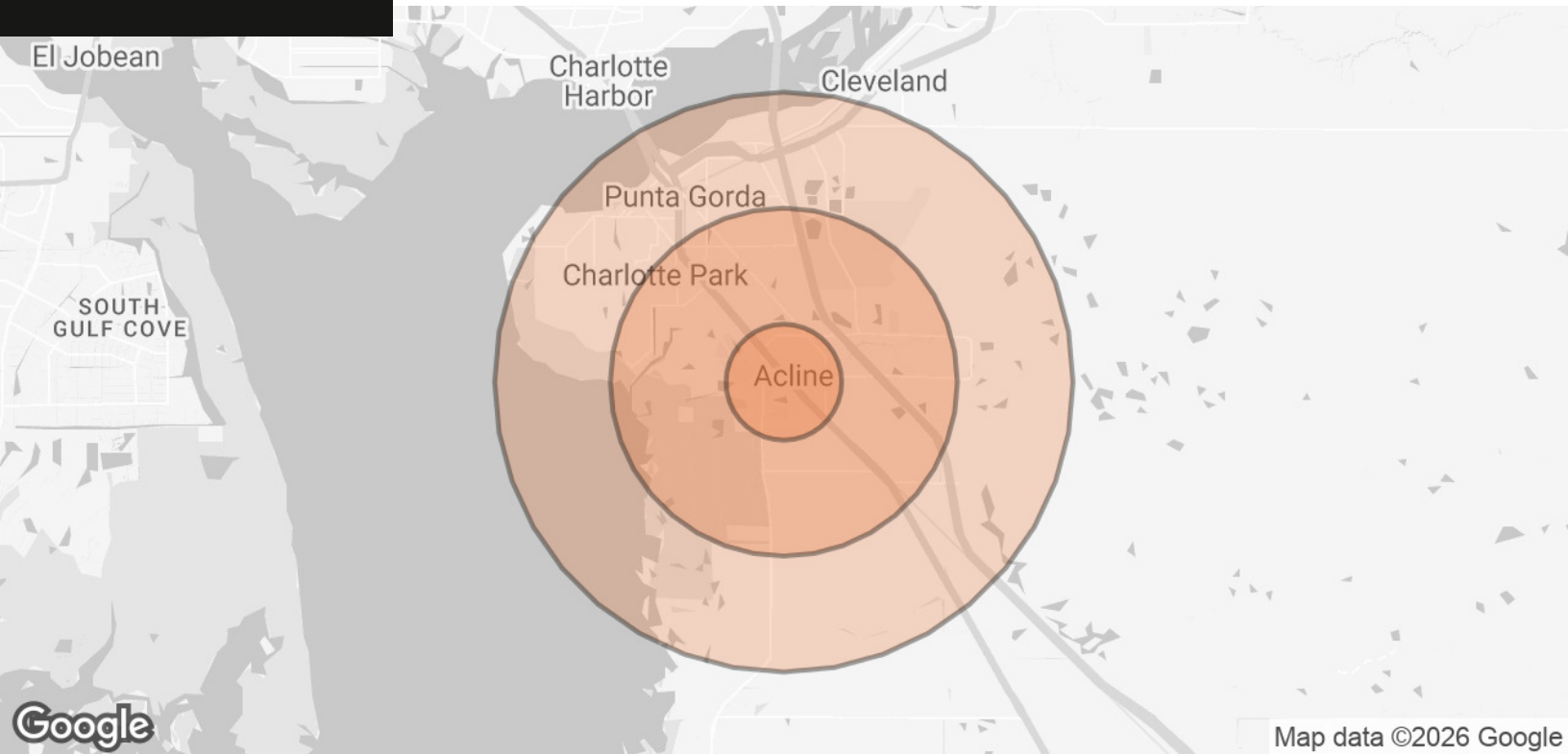




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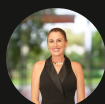
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,456	18,184	35,075
AVERAGE AGE	61	59	60
AVERAGE AGE (MALE)	61	59	60
AVERAGE AGE (FEMALE)	61	60	60

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,661	8,822	17,287
# OF PERSONS PER HH	2.1	2.1	2
AVERAGE HH INCOME	\$104,046	\$93,781	\$93,979
AVERAGE HOUSE VALUE	\$386,890	\$408,344	\$444,405

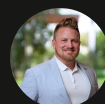
2020 American Community Survey (ACS)



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