



For Lease

Bell Plaza, Unit 104

2395 S Tamiami Trail, Unit 104, Port Charlotte, FL 33952



PROPERTY SUMMARY

Introducing a prime leasing opportunity at 2395 S. Tamiami Trail, Unit 104, Port Charlotte, FL, 33952. This exceptional property offers a well-designed space with ample light, and open layout options to suit a range of business needs. The location boasts convenient access and visibility on the bustling S Tamiami Trail, making it an ideal spot for both retailers and service providers. With ample parking and a well-maintained exterior, the property presents a polished and professional image to potential customers. Don't miss the chance to make this sought-after location the new home for your business.

PROPERTY HIGHLIGHTS

- Prime location on S Tamiami Trail
- Convenient access and visibility
- Ample parking for customers and staff
- Great tenant mix in an otherwise fully lease center
- Available November 1, 2026

Lease Rate	\$16 SF/yr (NNN)	Monthly Rent	\$1,408.00
Unit Size	1,056 SF	Monthly CAM	\$968.88
Building Size	19,162 SF	Total	\$2,376.88



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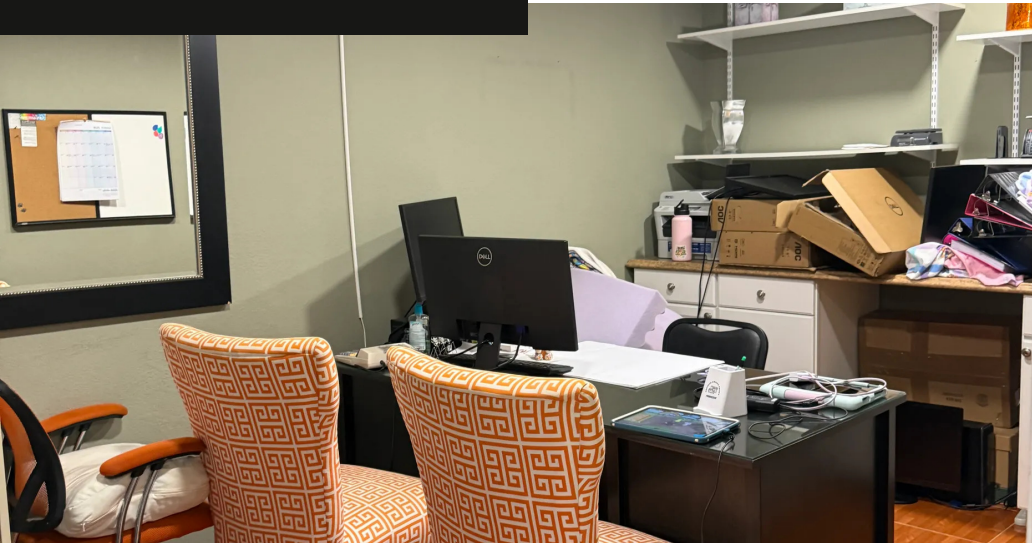




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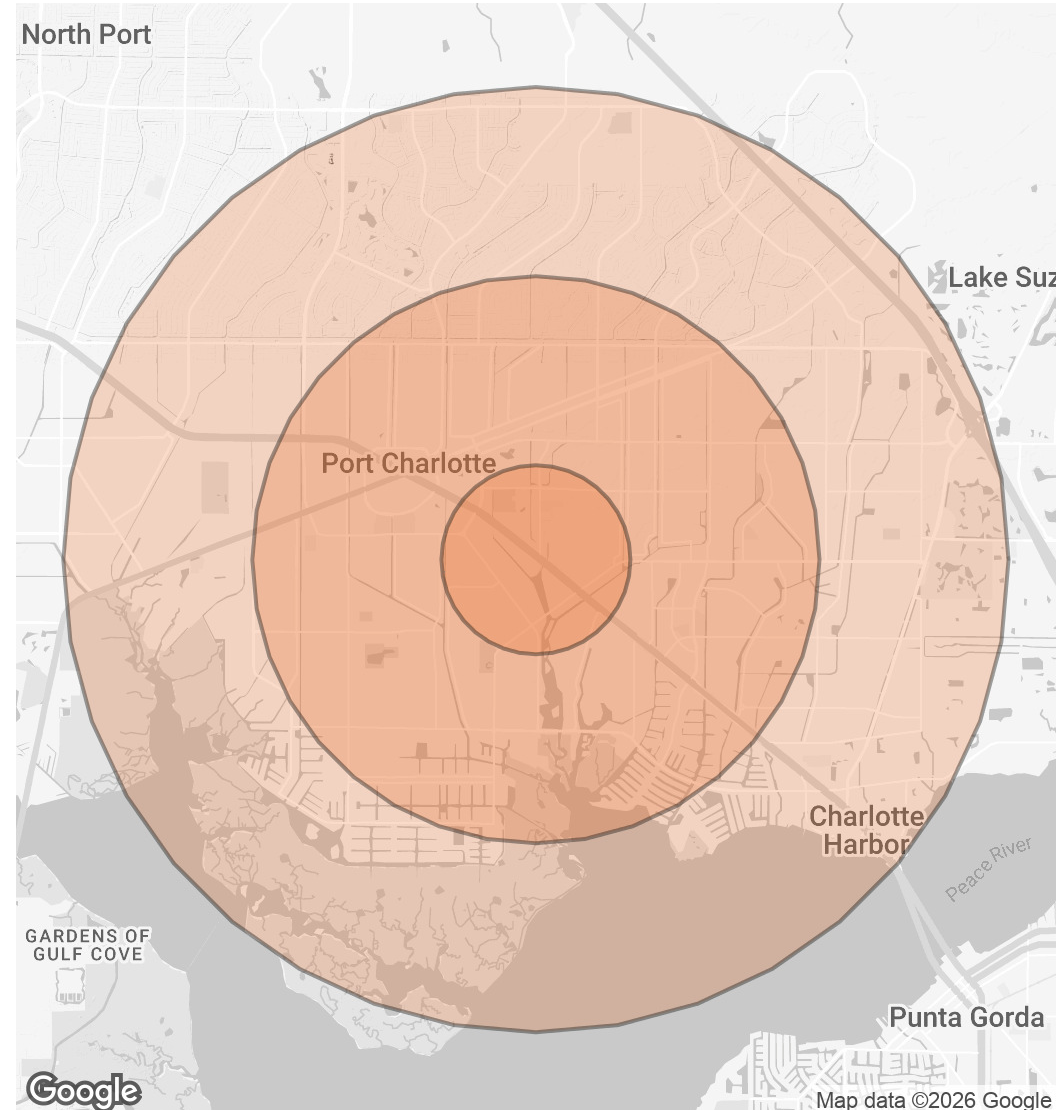
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,738	50,927	92,662
AVERAGE AGE	51.3	53.3	53
AVERAGE AGE (MALE)	49.3	52.1	52.1
AVERAGE AGE (FEMALE)	54.8	54.6	53.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,697	21,452	38,564
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$74,732	\$78,783	\$83,613
AVERAGE HOUSE VALUE	\$225,362	\$272,099	\$290,401

2023 American Community Survey (ACS)



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