

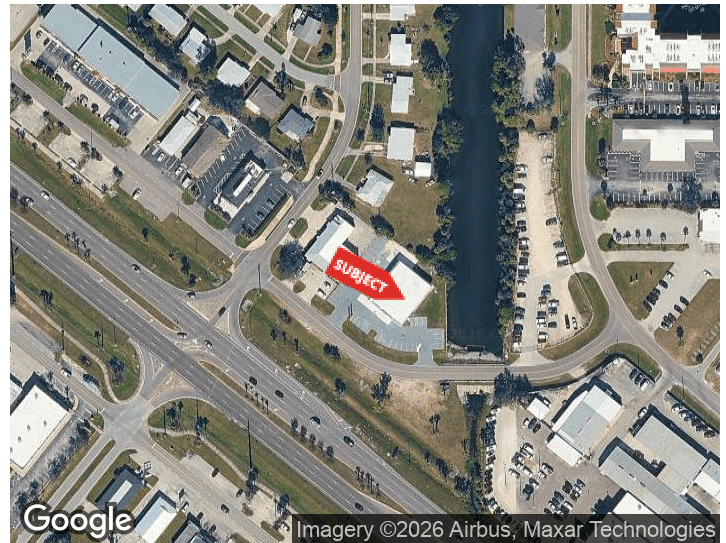


**PRICE REDUCED
PORT CHARLOTTE RETAIL
BUILDING ON US-41**

3092 TAMIAMI TRL
PORT CHARLOTTE, FLORIDA 33952

PROPERTY HIGHLIGHTS

- ±5,966 SF free-standing retail building
- ±28,905 SF lot with ample on-site parking
- Prime frontage on Tamiami Trail (US-41)
- CG zoning allows for a wide range of uses
- High-traffic location near major retailers and medical



DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

Total Households	386	1,327	5,136
Total Population	758	2,631	11,450
Average HH Income	\$51,954	\$52,015	\$55,777

For More Information

BRIAN SEIDEL
CCIM - Broker Associate
941 544 2970
brian@americanpropertygroup.com

PORT CHARLOTTE, FL 33952



OFFERING SUMMARY

Sale Price:	\$699,999
Building Size:	5,966 SF
Lot Size:	28,905 SF
Price / SF:	\$117.33
Year Built:	1984
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 3092 Tamiami Trail, Port Charlotte

Property Type: Free-Standing Retail Building

Property Size: 5,966 SF

Lot Size: 28,905 SF

Positioned along highly trafficked Tamiami Trail (US-41), this ±5,966 SF free-standing retail building offers excellent visibility, accessibility, and signage exposure in one of Port Charlotte's primary commercial corridors. Situated on a ±28,905 SF lot, the property provides ample parking and flexibility for a wide range of retail or service-based uses.

Zoned CG (Commercial General), the site allows for numerous permitted uses, making it an ideal opportunity for an owner-user, investor, or redevelopment play. The property benefits from its proximity to HCA Florida Fawcett Hospital and surrounding national and local businesses, driving consistent traffic to the area.

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AMERICAN PROPERTY GROUP
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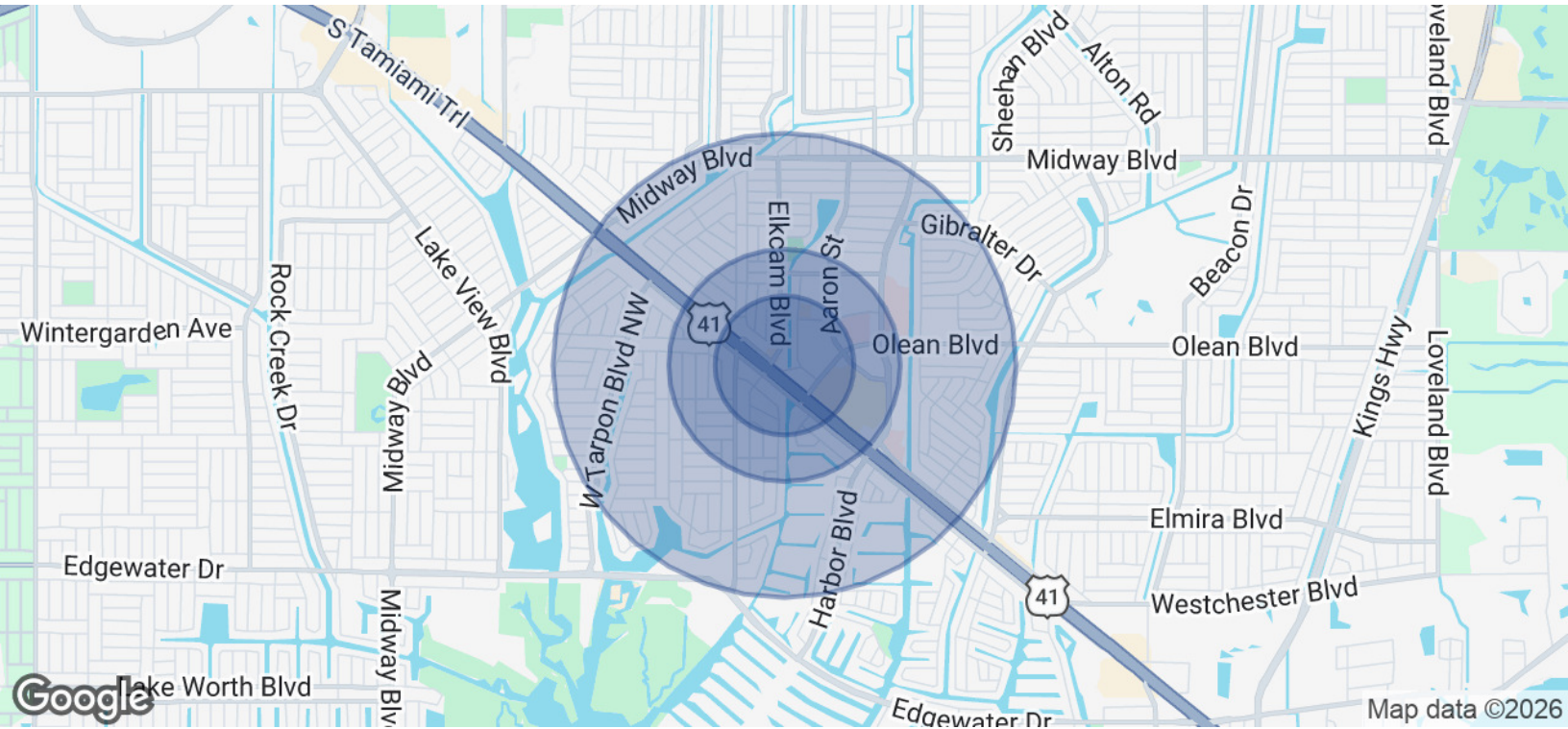


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**AMERICAN
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PORT CHARLOTTE, FL 33952



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	758	2,631	11,450
Average Age	55	54	49
Average Age (Male)	52	52	47
Average Age (Female)	56	56	50
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	386	1,327	5,136
# of Persons per HH	2	2	2.2
Average HH Income	\$51,954	\$52,015	\$55,777
Average House Value	\$217,499	\$213,730	\$224,818

2020 American Community Survey (ACS)

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