

4694 Tamiami Trail

Flexible Commercial Space



FOR LEASE



Property Overview

Discover the perfect commercial space designed to suit a variety of business needs! The spacious unit is 2,400 sq ft and offers a flexible layout with partition walls and an open area that can be adapted to fit your company's requirements. In addition to the open place, the property includes two large offices, a kitchen space with a commercial sink, and 3 bathrooms. Located in a prime area, this property combines convenience, flexibility, and a great location for a business of all kinds.

Property Highlights

- Heavy Daytime Traffic
- Open Floor Plan
- Ample Parking for Clients & Staff
- High Visibility in Charlotte Harbor Business District
- Close proximity to restaurants, retail centers, medical offices, and residential communities
- Functional space with potential for multiple business uses

Property Details

| | |
|-----------------------|-----------|
| Available SF: | 2,400 |
| Price / SF: | \$18.00 |
| CAM Rate: | \$4.00 |
| Lease Type: | NNN |
| Floors: | 1 |
| Lot Size: | 0.46 AC |
| Year Built: | 1970 |
| Renovated: | 2006 |
| Parking: | 25 Spaces |
| Parking Ratio: | 4.17 |
| Zoning: | CHMU |

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BK3307013, Florida

KELLER WILLIAMS PEACE RIVER

1675 W. Marion Ave, Suite 112

Punta Gorda, FL 33950

Each Office is Independently
Owned and Operated



Property Photos



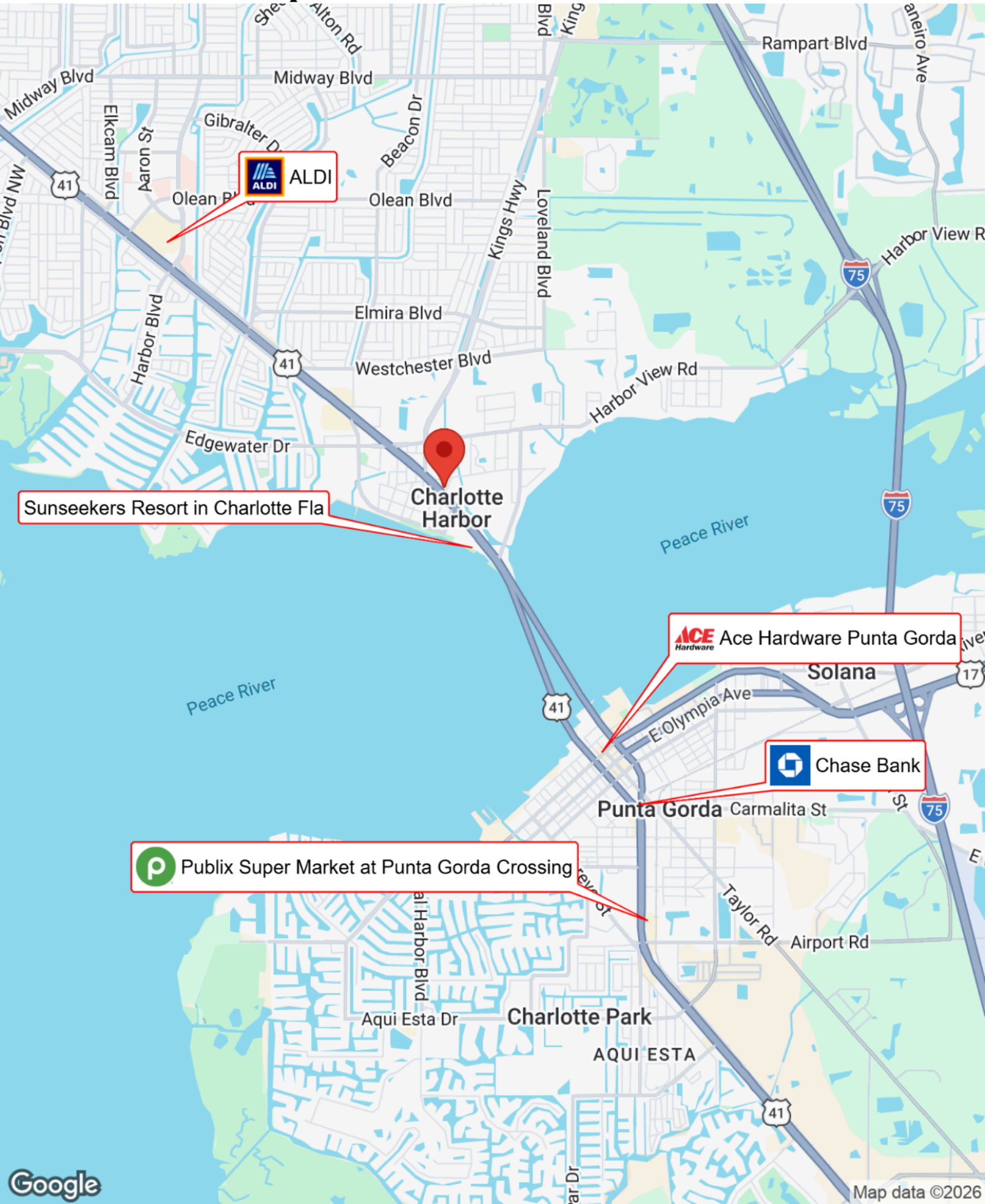
Property Photos



Property Photos



Business Map

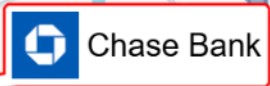


ALDI

Sunseekers Resort in Charlotte Fla

Charlotte Harbor

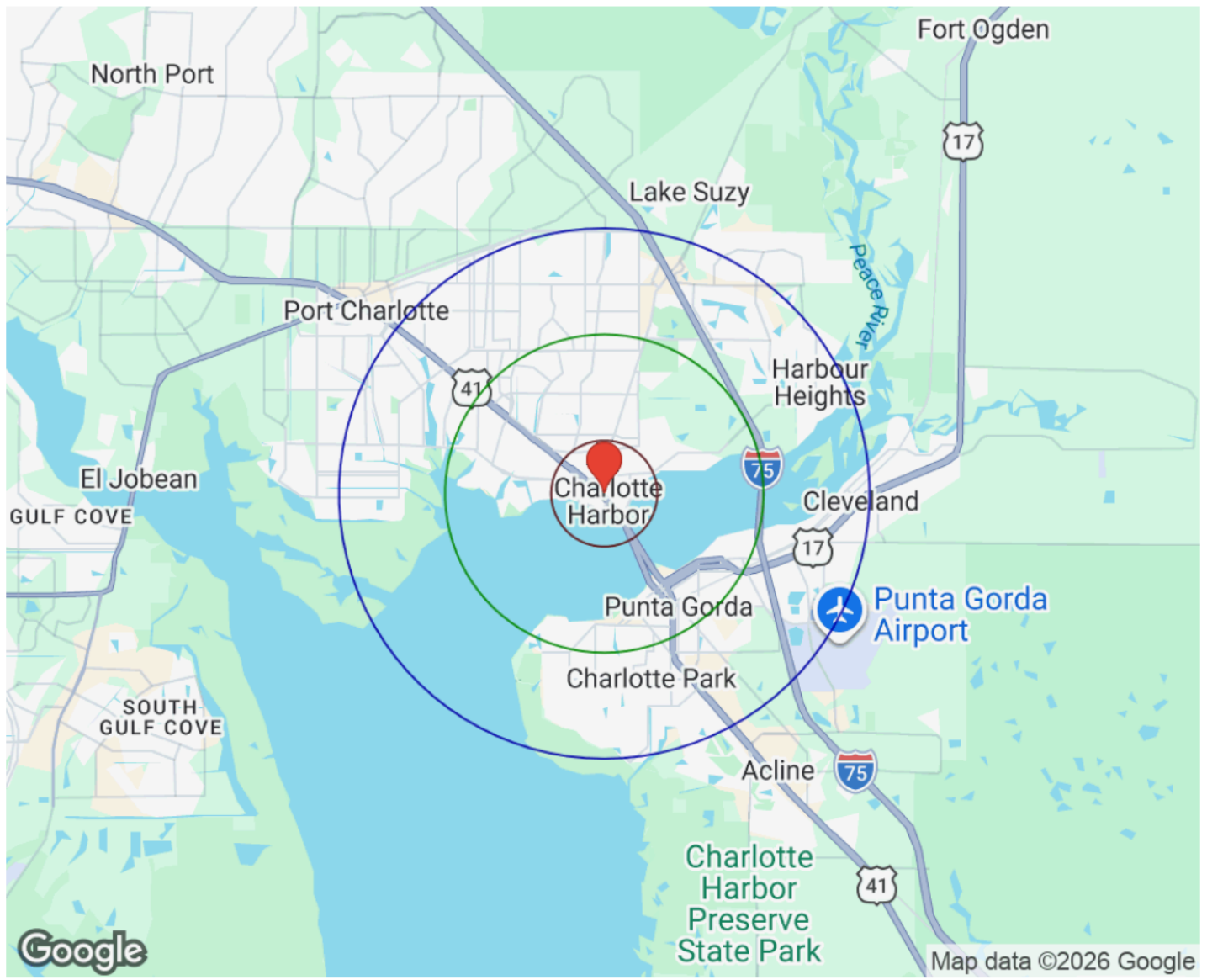
ACE Hardware Ace Hardware Punta Gorda



Chase Bank

p Publix Super Market at Punta Gorda Crossing

Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 1,430 | 14,971 | 45,119 |
| Female | 1,471 | 15,205 | 46,769 |
| Total Population | 2,901 | 30,176 | 91,888 |

| Race / Ethnicity | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| White | 2,261 | 23,311 | 71,829 |
| Black | 251 | 2,450 | 7,351 |
| Am In/AK Nat | 3 | 30 | 92 |
| Hawaiian | N/A | 12 | 18 |
| Hispanic | 283 | 3,168 | 9,281 |
| Asian | 44 | 619 | 1,645 |
| Multiracial | 53 | 537 | 1,553 |
| Other | 6 | 48 | 129 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 2,076 | 19,587 | 58,533 |
| Occupied | 1,506 | 14,502 | 43,801 |
| Owner Occupied | 676 | 10,015 | 32,606 |
| Renter Occupied | 830 | 4,487 | 11,195 |
| Vacant | 569 | 5,084 | 14,732 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| Ages 0 - 14 | 262 | 3,017 | 8,960 |
| Ages 15 - 24 | 196 | 2,491 | 7,275 |
| Ages 25 - 54 | 705 | 8,603 | 25,489 |
| Ages 55 - 64 | 335 | 4,538 | 14,223 |
| Ages 65+ | 1,404 | 11,528 | 35,942 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|-----------------|----------|----------|----------|
| Median | \$45,951 | \$66,851 | \$70,455 |
| Under \$15k | 334 | 1,577 | 3,429 |
| \$15k - \$25k | 107 | 1,153 | 3,062 |
| \$25k - \$35k | 164 | 1,393 | 3,567 |
| \$35k - \$50k | 187 | 1,373 | 4,724 |
| \$50k - \$75k | 143 | 2,591 | 8,791 |
| \$75k - \$100k | 242 | 2,215 | 6,282 |
| \$100k - \$150k | 191 | 2,257 | 7,686 |
| \$150k - \$200k | 56 | 981 | 3,111 |
| Over \$200k | 81 | 963 | 3,150 |



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