



2450 SOUTH TAMIAMI TRAIL

PORT CHARLOTTE, FLORIDA 33952

PROPERTY HIGHLIGHTS

- ±7,022 SF two-story medical office building
- Configured for multi-tenant use (1 unit first floor, 3 units second floor)
- Ideal for owner-user with additional rental income
- Zoned CG (Commercial General)
- High-visibility location on S Tamiami Trail
- Strong accessibility in central Port Charlotte



DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

Total Households	212	932	4,139
Total Population	559	2,332	9,832
Average HH Income	\$67,744	\$65,934	\$66,842

For More Information

GEOFFREY PAUL

Commercial Specialist

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PORT CHARLOTTE, FL 33952



OFFERING SUMMARY

Sale Price:	\$2,200,000
Building Size:	7,022 SF
Lot Size:	14,783 Acres
Price / SF:	\$313.30
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 2450 S Tamiami Trl, Port Charlotte, FL

Property Type: Medical Office Building for Sale
Property Size: ±7,022 SF | Two-Story

This well-located two-story medical office building offers a strong opportunity for investors or owner-users along the highly trafficked S Tamiami Trail corridor in Port Charlotte. The property benefits from excellent visibility, accessibility, and proximity to surrounding medical, retail, and residential developments.

The building features a flexible layout that can easily accommodate multiple users, making it ideal for an owner-user looking to occupy a portion while generating income from additional tenants. The current configuration is first floor medical space, and the second floor is office and training facilities.

Zoned CG (Commercial General), the property supports a wide range of medical and professional office uses, offering long-term flexibility and value.

Please do not disturb employees. Showings by appointment only.

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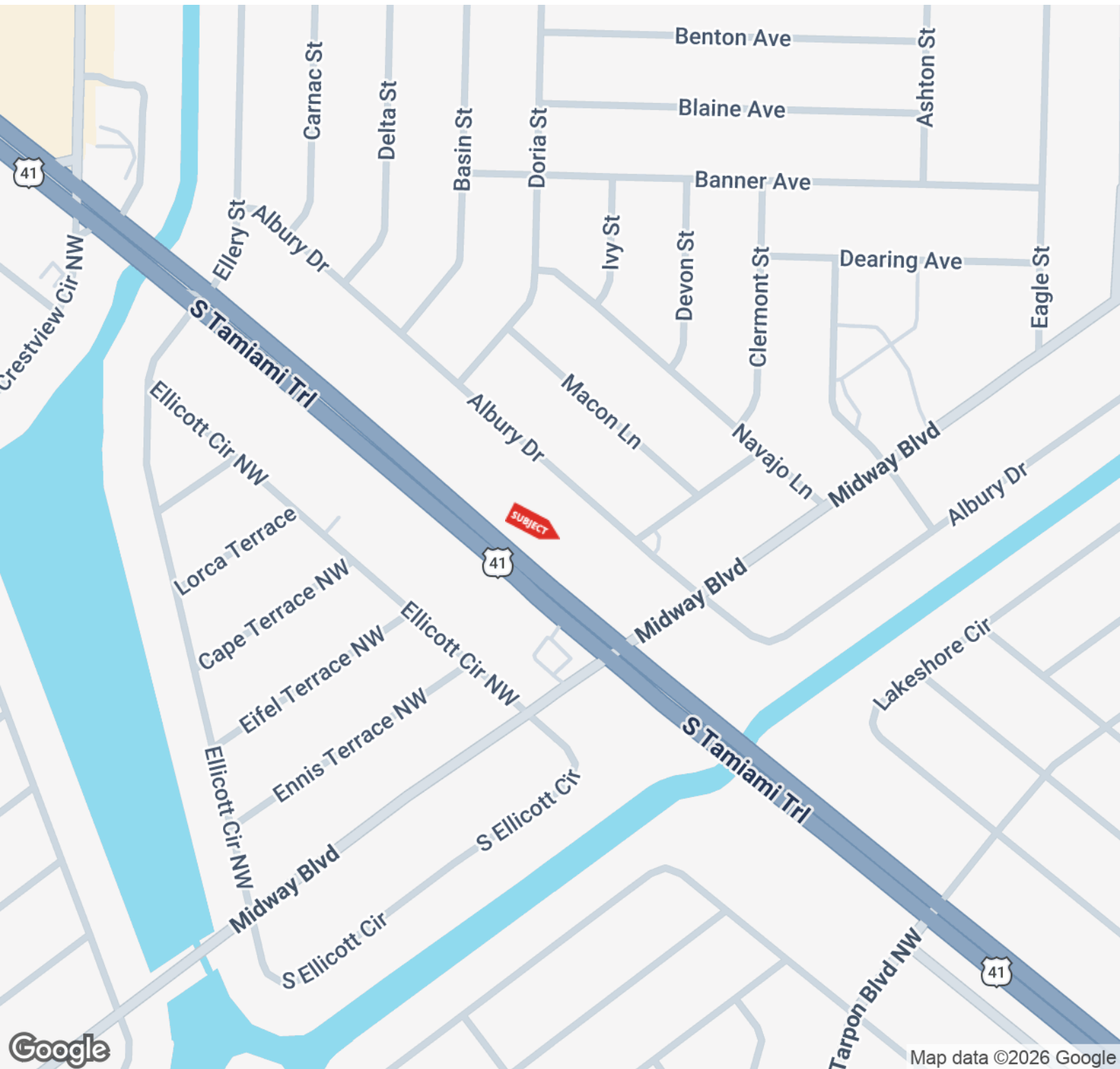


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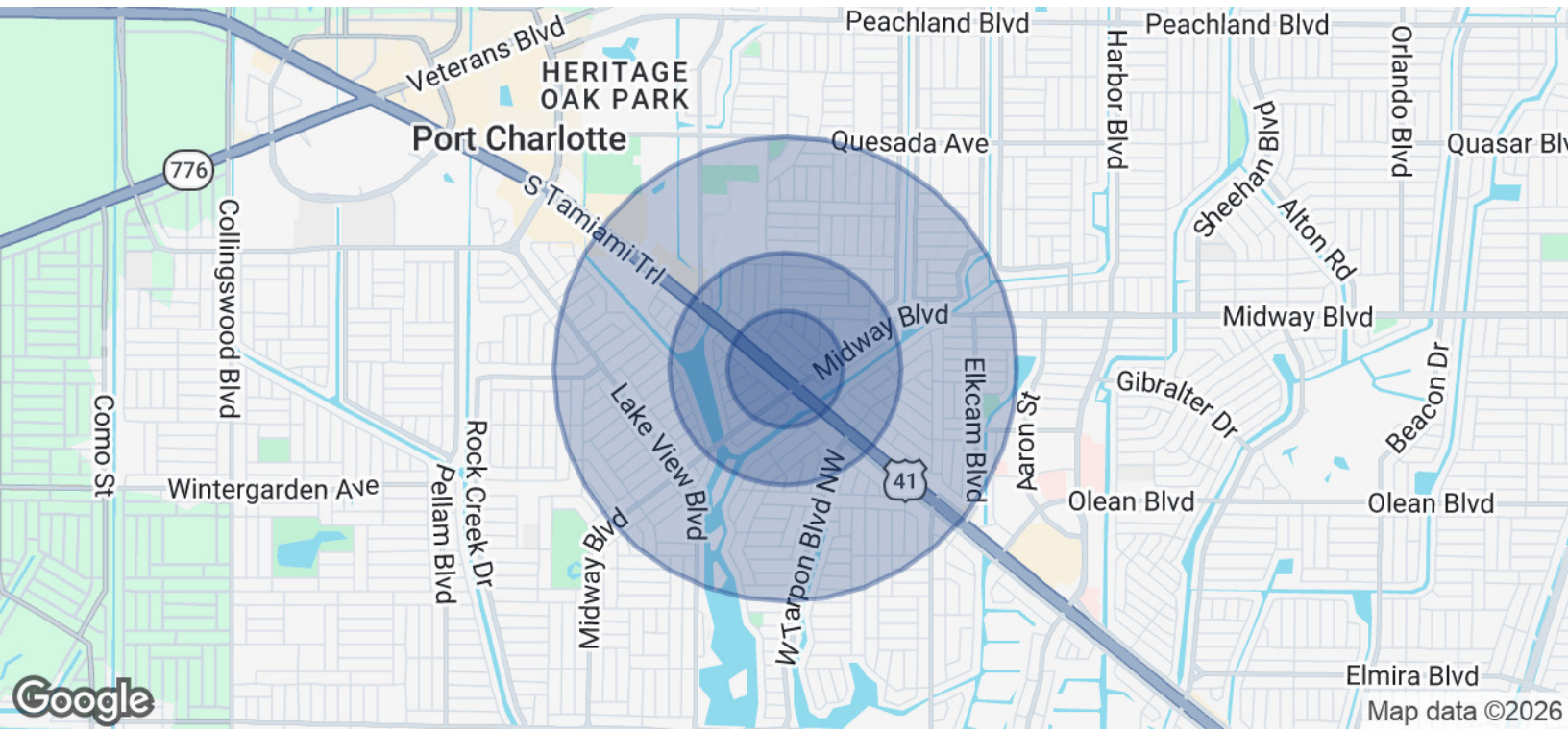


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	559	2,332	9,832
Average Age	42.7	46.2	51.4
Average Age (Male)	37.3	40.1	46.6
Average Age (Female)	49.8	52.0	55.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	212	932	4,139
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$67,744	\$65,934	\$66,842
Average House Value	\$230,681	\$221,875	\$217,366

2023 American Community Survey (ACS)

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