

Discover Your Perfect Space  
at 983 Tamiami Trail



**FOR LEASE**



### Property Overview

Versatile Commercial Space with Prime Visibility & Functional Layout Available for Lease. Unlock the potential of this expansive property featuring an adaptable ideal layout for a variety of business operations. Located in a high-traffic area with a marquee sign at the main entrance, your brand will enjoy the excellent exposure and recognition. Key Details: 4-5 Private Office for focused work or executive use, 2 Dedicated Storage Rooms ideal for inventory or equipment, 2 Full Bathrooms for convenience and compliance, spacious open area with an integrated conference room, 2 Large workspaces equipped with open shelving for organized productivity, Two rear entrances including a rollup door for seamless deliveries and logistics, welcoming lobby area to great clients and guests, and breakroom providing a comfortable retreat for team members. Whether you're expanding your current operation or launching a new venture, this dynamic space offers both the professional and practical flow to support your success.

### Property Highlights

- Exceptional visibility with strong daily traffic counts and continuous consumer exposure
- Functional and Adaptable
- Excellent access to Interstate 75, Kings Highway, Midway Boulevard, and surrounding commercial corridors
- Ample nearby amenities including shopping centers, banking, dining, healthcare, and professional services
- Strong northbound and southbound traffic exposure along US 41

### Property Details

<b>Building SF:</b>	4,500
<b>Price Per SF:</b>	\$16.00
<b>CAM Rate:</b>	\$4.00
<b>Lot Size:</b>	1.68 Acres
<b>Year Built:</b>	1985
<b>APN</b>	402207108001
<b>Zoning:</b>	IG

Nix Commercial Group Admin - Admin

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KELLER WILLIAMS PEACE RIVER

1675 W. Marion Ave, Suite 112

Punta Gorda, FL 33950

Each Office is Independently  
Owned and Operated



# Property Photos



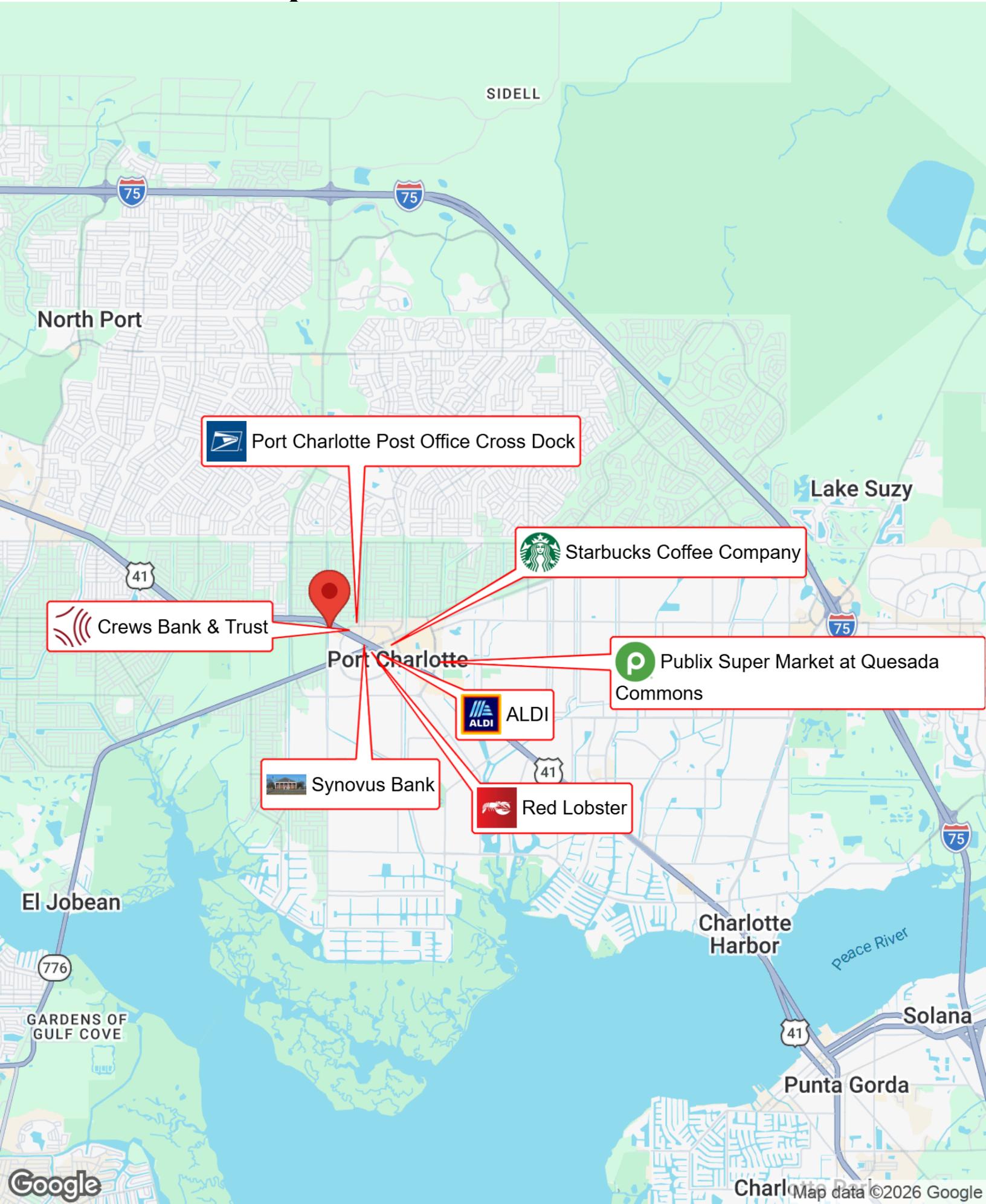
# Property Photos



# Property Photos




# Business Map




 Port Charlotte Post Office Cross Dock

 Starbucks Coffee Company

 Crews Bank & Trust

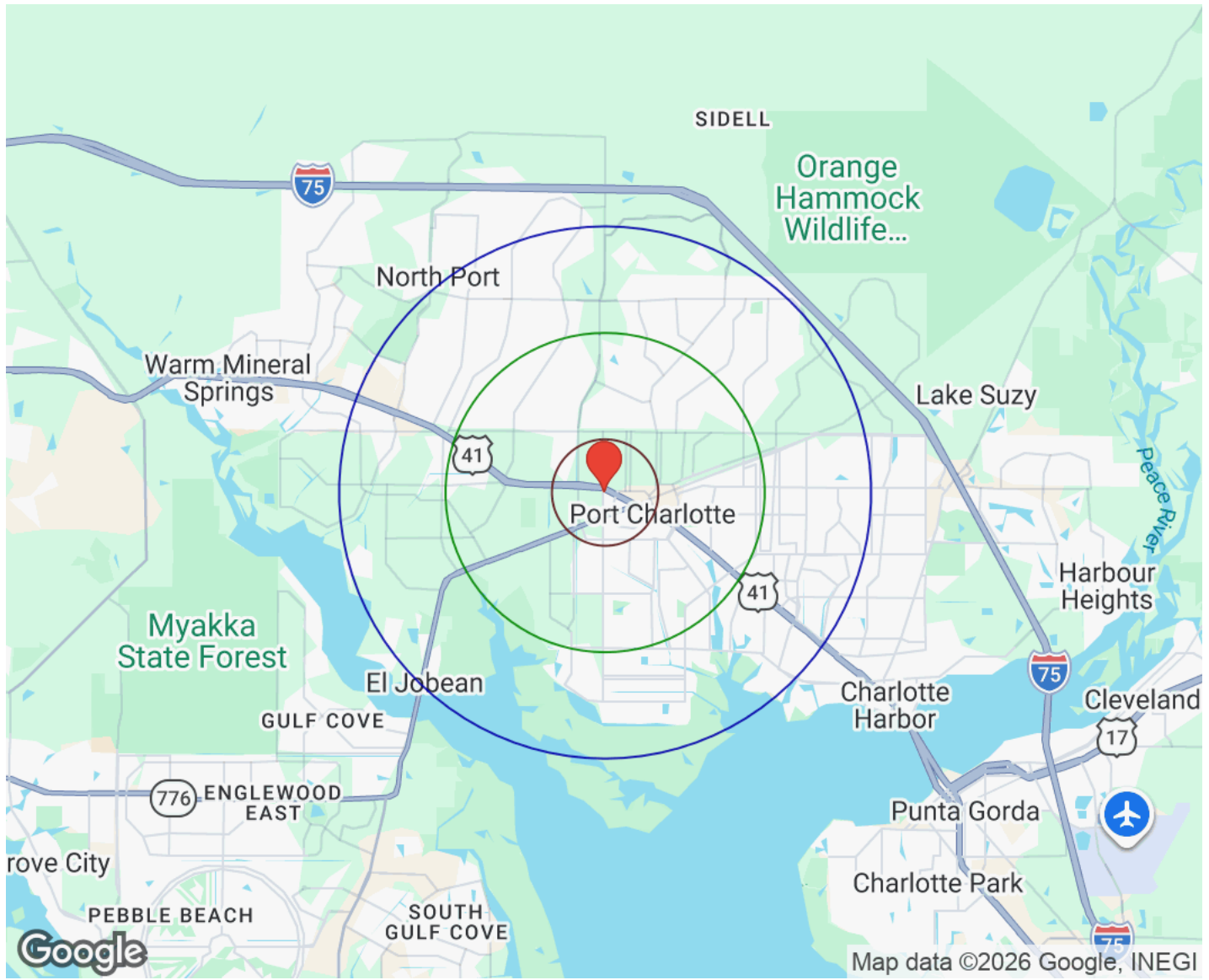
 Publix Super Market at Quesada Commons

 ALDI

 Synovus Bank

 Red Lobster

# Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	810	18,289	51,819
Female	706	18,446	52,878
Total Population	1,516	36,735	104,697

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,158	28,187	80,763
Black	131	3,045	8,009
Am In/AK Nat	2	29	84
Hawaiian	N/A	7	31
Hispanic	168	4,107	11,894
Asian	30	713	1,968
Multiracial	25	599	1,790
Other	2	51	157

Housing	1 Mile	3 Miles	5 Miles
Total Units	758	20,116	57,429
Occupied	600	15,713	44,633
Owner Occupied	377	12,117	34,479
Renter Occupied	223	3,596	10,154
Vacant	157	4,403	12,795

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	173	4,587	13,224
Ages 15 - 24	140	3,568	9,953
Ages 25 - 54	459	12,244	34,227
Ages 55 - 64	222	5,535	15,519
Ages 65+	519	10,801	31,775

Income	1 Mile	3 Miles	5 Miles
Median	\$55,298	\$71,667	\$74,888
Under \$15k	37	797	2,475
\$15k - \$25k	64	907	2,720
\$25k - \$35k	67	1,162	2,980
\$35k - \$50k	105	1,916	4,908
\$50k - \$75k	147	3,523	9,272
\$75k - \$100k	59	2,482	7,055
\$100k - \$150k	57	2,796	8,539
\$150k - \$200k	33	1,249	3,437
Over \$200k	31	881	3,246



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