

3221 Tamiami Trail Strategic Medical/Office



FOR LEASE



Property Overview

Commercial space available for lease on the second floor. This layout will work for general office use. Ideal for financial, real estate, technology services, attorney offices, etc. The second floor has 1 restroom plus 5 offices. Rooms available to rent all or by room (individually) each 100sqft-1000sqft) With a prime corner location, there is parking on 2 sides of the building plus a large parking lot on the access road, as well as the vacant lot that adjoins the building. Executive Suites Available. Inquire with Realtor for Pricing. Take advantage of nearby attractions such as the scenic Port Charlotte Beach Park and the bustling Port Charlotte Town Center, which boasts an array of dining and retail options. With easy access to major thoroughfares, the property ensures seamless connectivity for commuters and visitors. Port Charlotte's thriving economy and business-friendly atmosphere make it an ideal setting for professional endeavors.

Property Highlights

- Positioned within an established and highly traveled business district
- Ample parking for customers and employees
- Flexible Work Space
- Prime US 41 frontage with excellent visibility and signage potential
- Strong exposure in a rapidly growing area of Port Charlotte
- Ideal opportunity for owner-users, investors, or expanding businesses
- High traffic location in a busy commercial corridor
- Located near restaurants, retail centers, and professional businesses

Property Details

Building SF:	5,600
Price Per SF:	\$20.00
Rentable SF:	1,000
Floors:	2
Year Built:	1960
Renovated:	2005
Parking:	16 spaces
Parking Ratio:	2.86
Zoning:	CG

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KELLER WILLIAMS PEACE RIVER

1675 W. Marion Ave, Suite 112

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Each Office is Independently
Owned and Operated



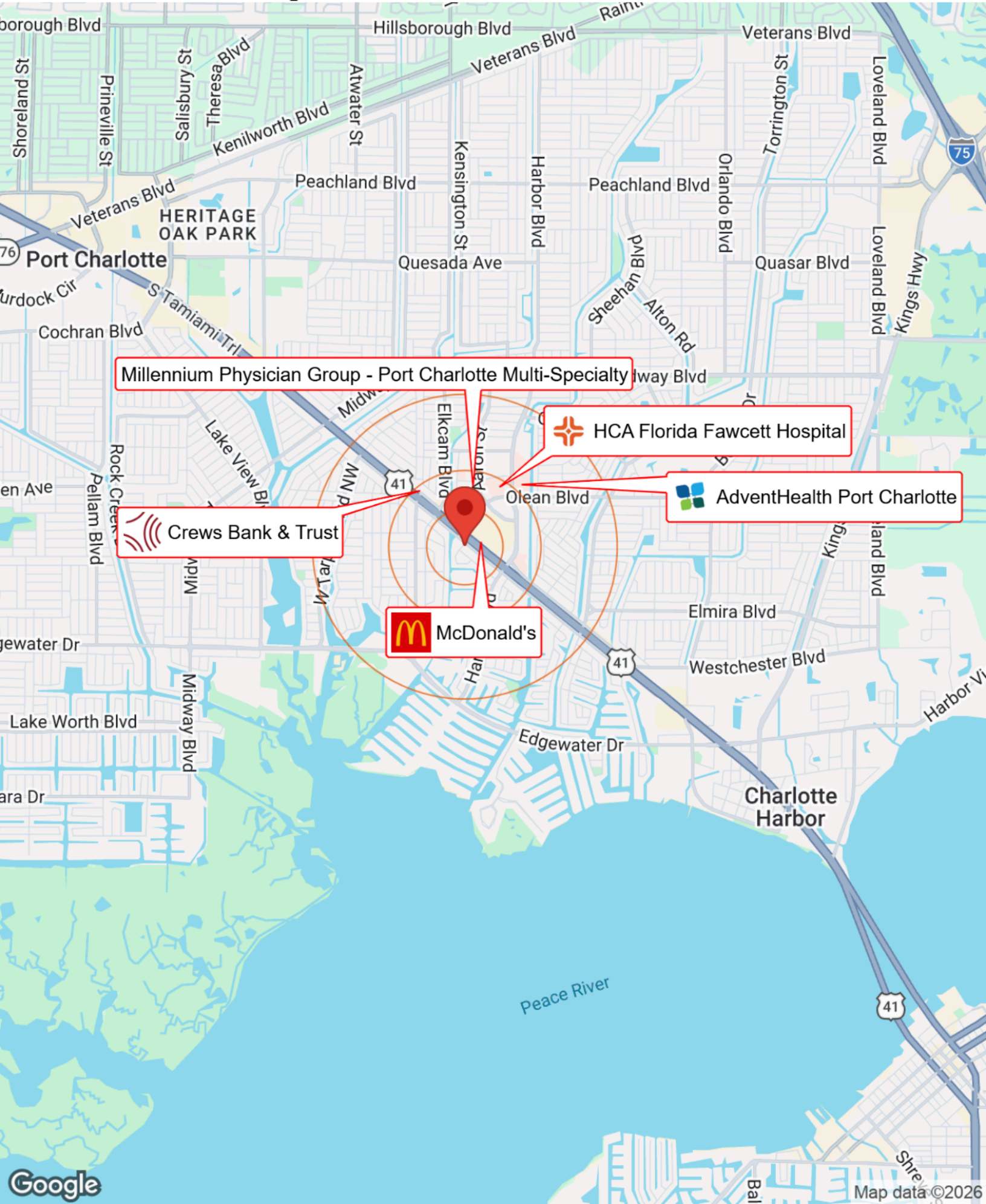
Property Photos



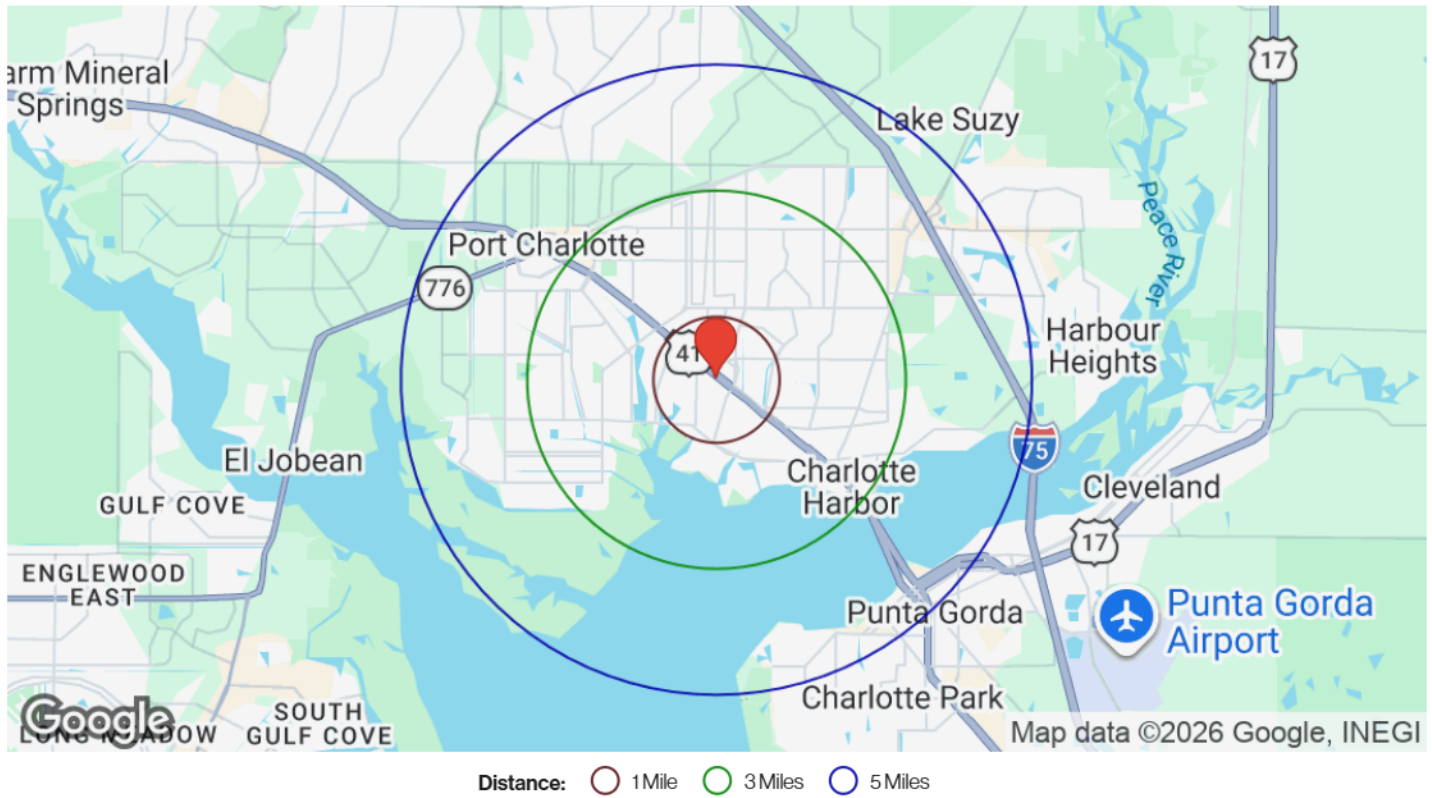
Property Photos



Business Map



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	4,538	24,881	42,798
	Female	4,434	25,271	43,872
	Total Population	8,972	50,152	86,670
Race / Ethnicity	White	6,678	37,749	66,467
	Black	744	4,689	7,636
	Am In/AK Nat	11	45	87
	Hawaiian	5	15	26
	Hispanic	1,170	5,687	9,170
	Asian	181	983	1,655
	Multiracial	165	903	1,508
	Other	18	80	130
Housing	Total Units	5,577	29,970	52,311
	Occupied	4,174	22,658	39,629
	Owner Occupied	2,450	16,443	29,695
	Renter Occupied	1,724	6,215	9,934
	Vacant	1,403	7,312	12,681
Age	Ages 0 - 14	1,010	5,369	9,118
	Ages 15 - 24	895	4,595	7,499
	Ages 25 - 54	3,074	16,308	26,121
	Ages 55 - 64	1,339	7,633	13,217
	Ages 65+	2,654	16,249	30,716
Income	Median	\$54,285	\$65,489	\$70,083
	Under \$15k	443	2,059	2,888
	\$15k - \$25k	562	1,862	2,791
	\$25k - \$35k	507	2,015	3,285
	\$35k - \$50k	447	2,598	4,360
	\$50k - \$75k	694	4,700	8,156
	\$75k - \$100k	710	3,612	5,965
	\$100k - \$150k	535	3,466	6,813
	\$150k - \$200k	133	1,327	2,719
	Over \$200k	144	1,017	2,652



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