

3417 Tamiami Trail - Unit Dental Office Space



FOR LEASE



Property Overview

Medical office space available in the heart of the Port Charlotte medical district. Located at 3417 Tamiami Trail Unit E, this second-floor suite is currently configured for medical use and offers elevator access for convenience and accessibility. The space features a reception area, waiting room, private doctor's office, potential for two exam rooms, kitchenette, lab area, equipment room, and two restrooms. Ideal for medical, wellness, or professional office users seeking a functional layout in a well-established healthcare corridor near hospitals, medical providers, and major

Property Highlights

- High daily traffic counts providing strong exposure for any business
- Close proximity to Punta Gorda, North Port, and I-75 access points
- Located in the heart of the Port Charlotte medical district
- Convenient access to hospitals, medical providers, and US 41
- Second-floor location with elevator access
- Includes private doctor's office and potential for 2 exam rooms

Property Details

Building SF:	12,356
Rentable SF:	1,196
CAM Rate:	\$4.34
Floors:	2
Year Built:	1984
Lease Rate:	\$20psf NNN
Parking:	50 spaces
Parking Ratio:	7.25
Zoning:	CG

Danny Nix Jr., CCIM

☎ (941) 724-0080

✉ danny.nixjr@gmail.com

📍 BK3307013, Florida

KELLER WILLIAMS PEACE RIVER

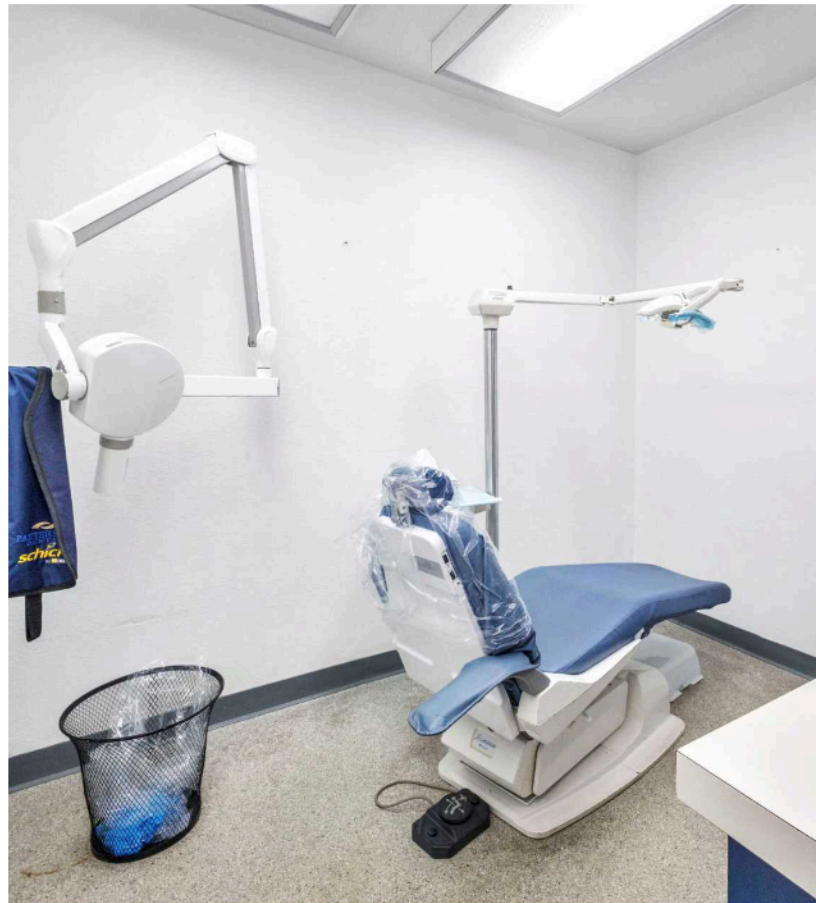
1675 W. Marion Ave, Suite 112

Punta Gorda, FL 33950

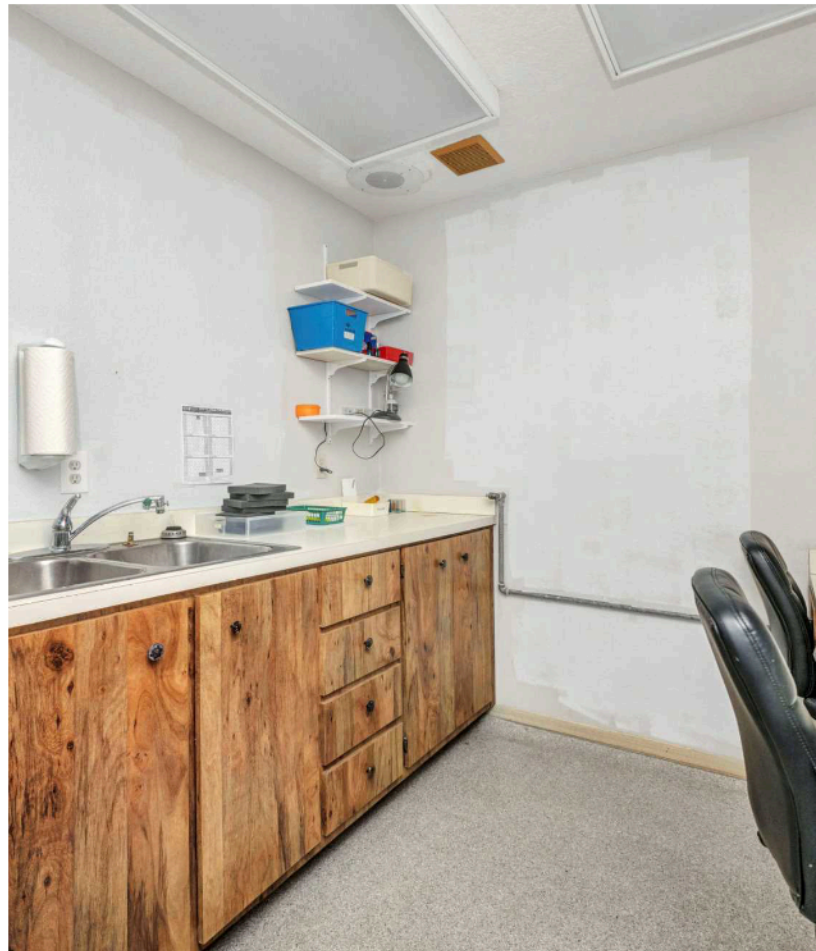
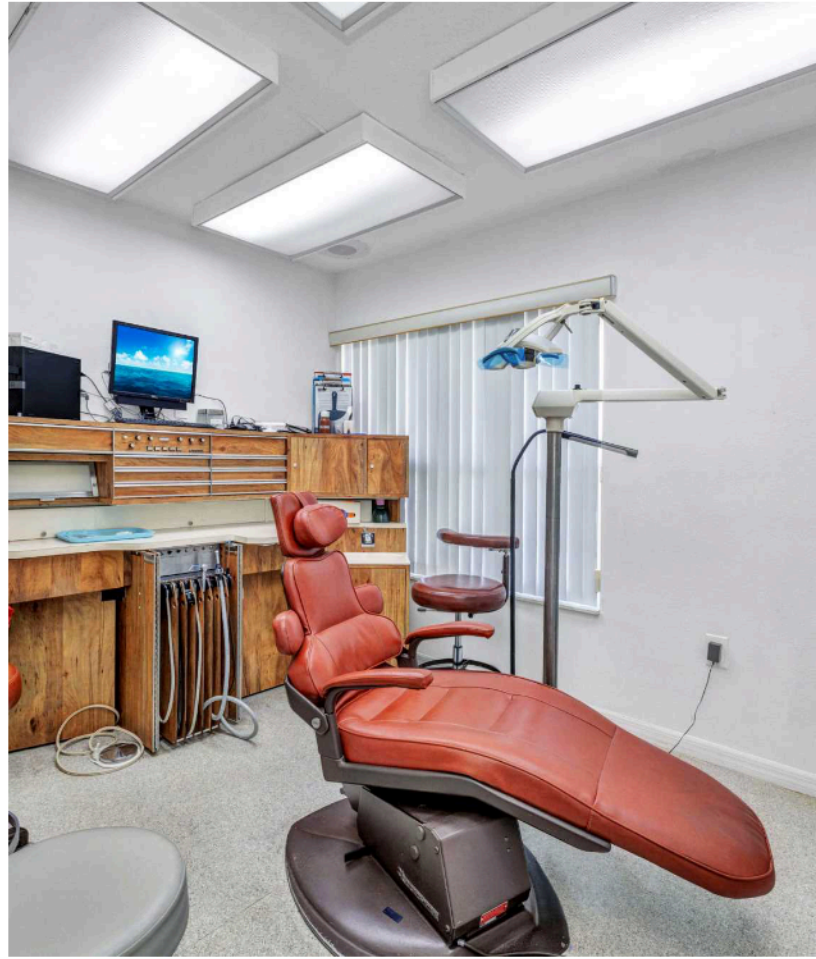
Each Office is Independently
Owned and Operated



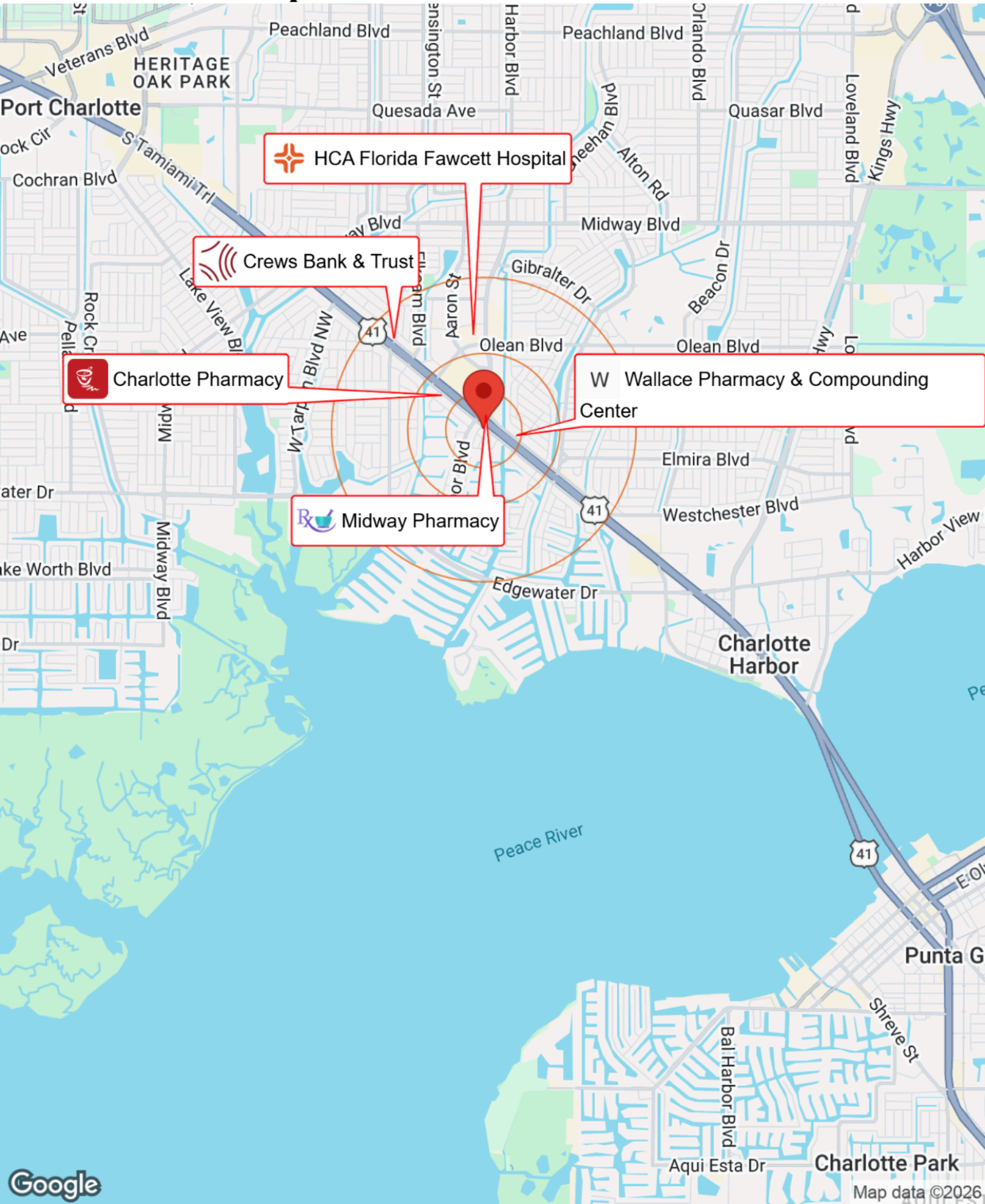
Property Photos



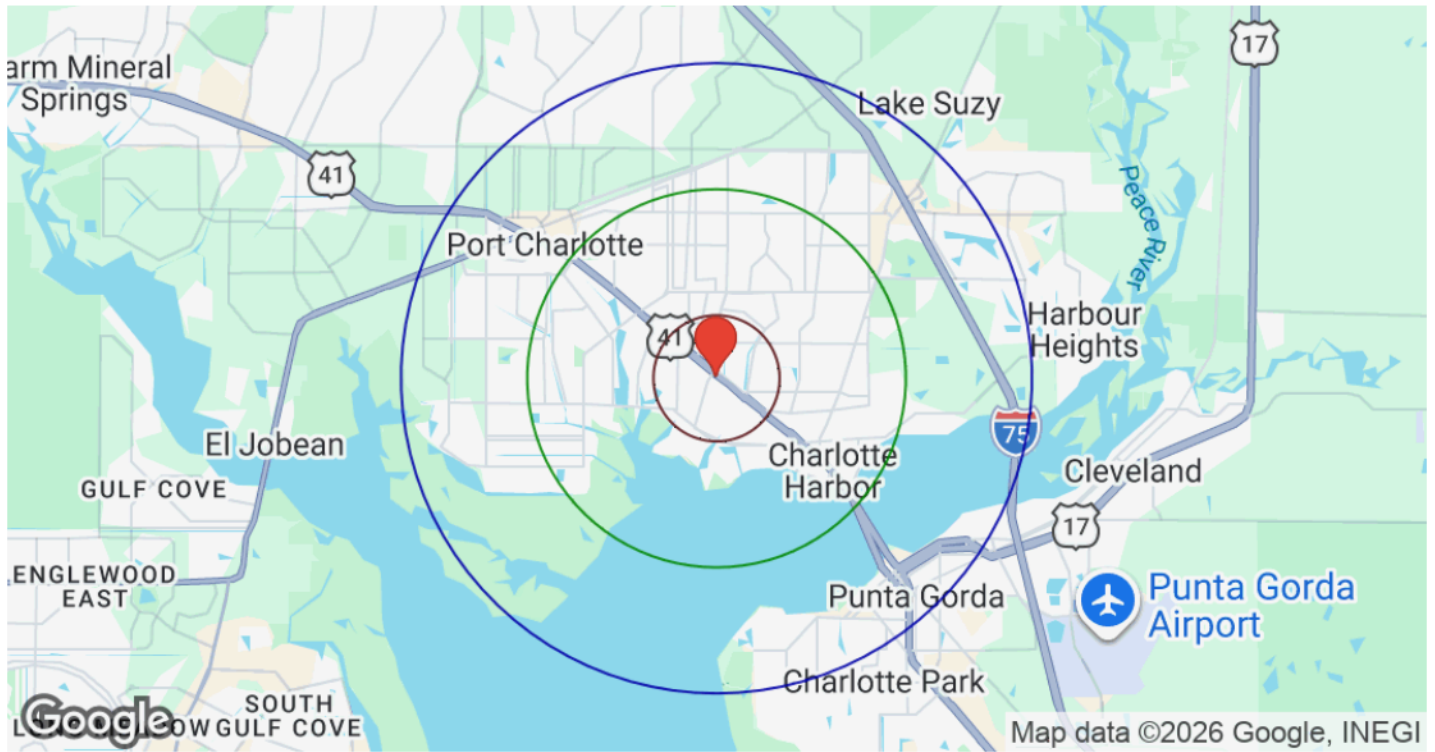
Property Photos



Business Map



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	4,416	23,302	43,032
	Female	4,273	23,686	44,219
	Total Population	8,689	46,988	87,251
Race / Ethnicity	White	6,512	35,368	67,009
	Black	723	4,384	7,678
	Am In/AK Nat	9	42	87
	Hawaiian	4	14	26
	Hispanic	1,099	5,333	9,161
	Asian	167	921	1,658
	Multiracial	156	850	1,509
	Other	18	75	131
Housing	Total Units	5,345	28,203	53,254
	Occupied	4,000	21,293	40,241
	Owner Occupied	2,446	15,376	30,046
	Renter Occupied	1,554	5,917	10,195
	Vacant	1,345	6,910	13,013
Age	Ages 0 - 14	954	5,053	9,011
	Ages 15 - 24	869	4,296	7,430
	Ages 25 - 54	3,029	15,273	25,821
	Ages 55 - 64	1,350	7,124	13,335
	Ages 65+	2,486	15,242	31,655
Income	Median	\$56,507	\$65,420	\$69,716
	Under \$15k	419	2,013	2,985
	\$15k - \$25k	512	1,740	2,865
	\$25k - \$35k	495	1,872	3,348
	\$35k - \$50k	350	2,403	4,418
	\$50k - \$75k	707	4,402	8,336
	\$75k - \$100k	705	3,456	5,992
	\$100k - \$150k	499	3,215	6,858
	\$150k - \$200k	171	1,234	2,714
	Over \$200k	143	959	2,725



Commercial Broker Associate, CCIM,
Keller Williams Peace River Partners
Realty

(941)207-5713 (O)
(941)724-0080 (M)

Danny.nixjr@gmail.com

Listing Admin: Tiffany Free

(941)207-5713 (O)
(941)661-2709 (M)

Danny Nix Jr.