

# 6,000 SF FREESTANDING RETAIL BUILDING FOR SALE OR LEASE | PORT CHARLOTTE, FL



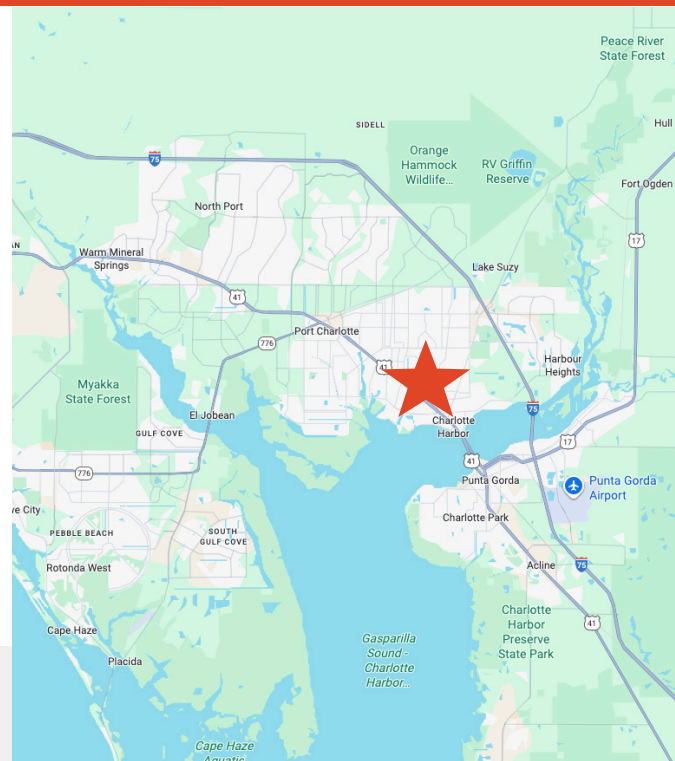
3890 TAMIAMI TRAIL | PORT CHARLOTTE, FL 33952

**PRICE:** Call for Pricing

## PROPERTY HIGHLIGHTS

- Direct frontage along Tamiami Trail
- Zoned GC "General Commercial"
- Strong traffic counts of 46,500 vehicles per day
- Located along the main retail corridor of Port Charlotte with Publix 0.6 miles to the south and HCA Florida Fawcett Hospital 1.7 miles north

FOR INFORMATION, CONTACT: **BAILEY VICK**  
407-491-3335  
bailey@v3capital.com



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



496 S. Hunt Club Blvd.  
Apopka, FL 32703  
407-848-1663

[V3CommercialAdvisors.com](http://V3CommercialAdvisors.com)

## ABOUT THE PROPERTY

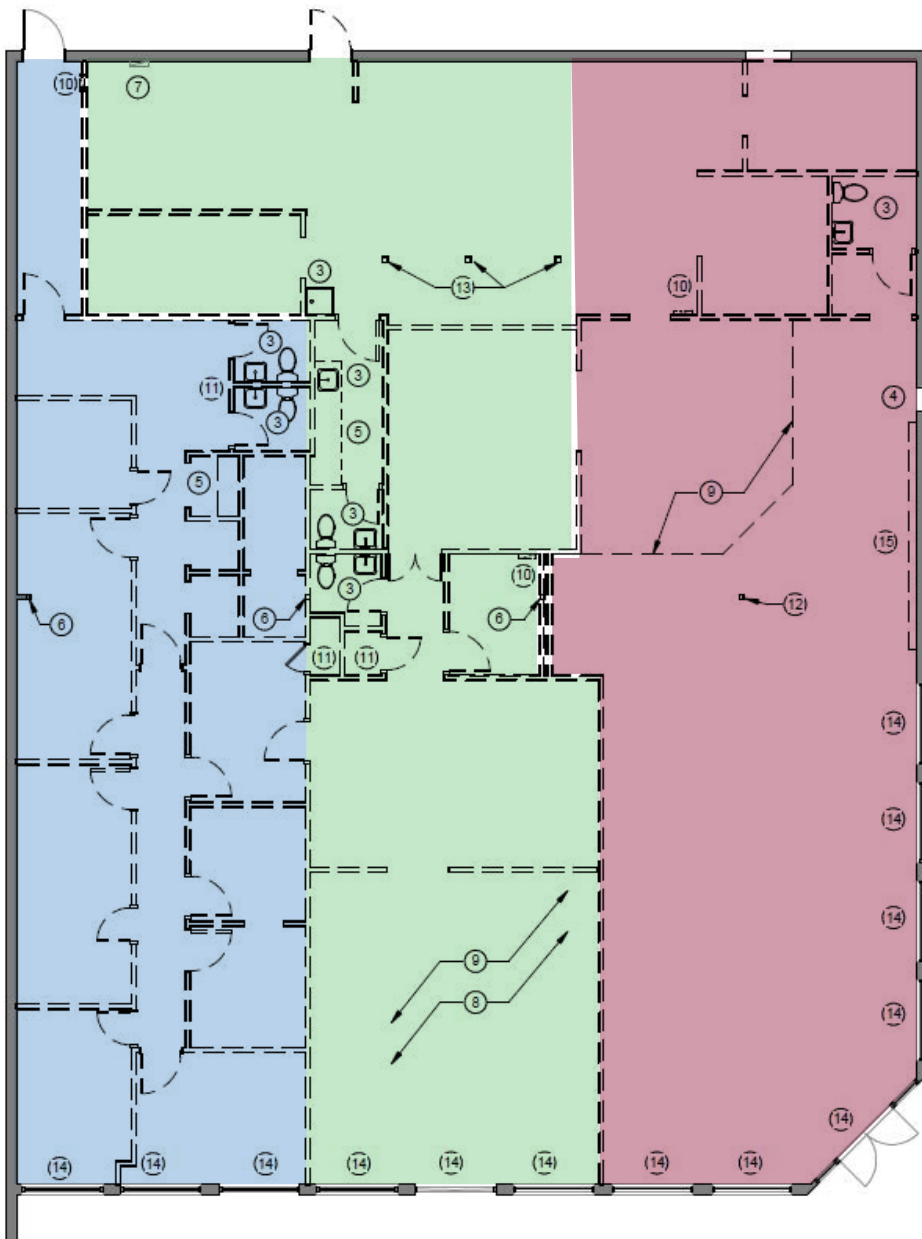
**TOTAL SPACE: 6,000 SF**

**YEAR BUILT/RENOVATED: 1975/2004**

**PARKING RATIO: 3.6/1,000 SF**

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,552	41,543	96,509
Households	3,797	17,925	43,720
Avg. HH Income	\$48,377	\$50,182	\$57,327



- UNIT A**  
±2,000 SF
  - UNIT B**  
±2,000 SF
  - UNIT C**  
±2,000 SF
- } Units A & B  
can be combined

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