

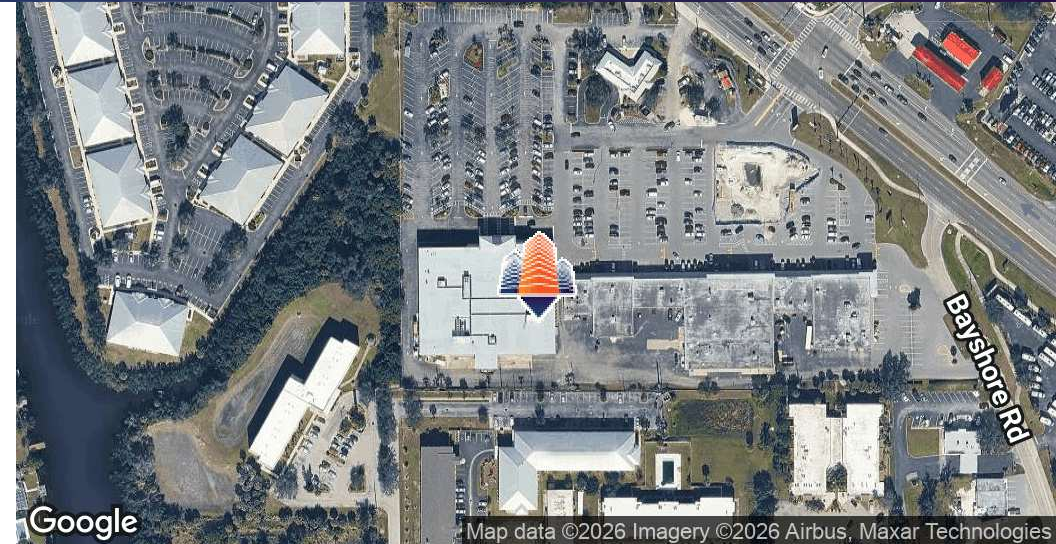
# Bayshore Village

4265 Tamiami Trail, Port Charlotte, FL 33980



EQUITY  
INVESTMENT  
SERVICES

## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- 1,500 SF & 5,400 SF Spaces Available
- Major tenants include Archwell Health, West Marine, Dollar General, and Pet Supermarket
- Shadow anchored by Publix Supermarket
- Outparcels include Rita's Italian Ice and Dunkin'
- Signalized intersection at the entrance of the center
- Plentiful parking
- 41,000+ vehicles per day on Tamiami Trail, the area's busiest North/South thoroughfare
- 1.4 miles from the brand new Sunseeker Resort by Allegiant Air, \$470mm project currently under construction includes a full service resort, world-class golf course, 55,000 SF of meeting and event space, 17 food and beverage concepts, and more

### OFFERING SUMMARY

|                |                                |
|----------------|--------------------------------|
| Lease Rate:    | Negotiable                     |
| Available SF:  | 1,500 SF, 5,400 SF & 14,460 SF |
| Lot Size:      | 6.92 Acres                     |
| Building Size: | 55,160 SF                      |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 2,748    | 16,932   | 44,270   |
| Total Population  | 6,233    | 38,769   | 99,406   |
| Average HH Income | \$76,841 | \$75,216 | \$82,326 |

Nick Barbato

954.579.2672

NBarbato@eisre.com

Eric Portnoy

954.242.2010

EPortnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

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## PROPERTY PHOTO



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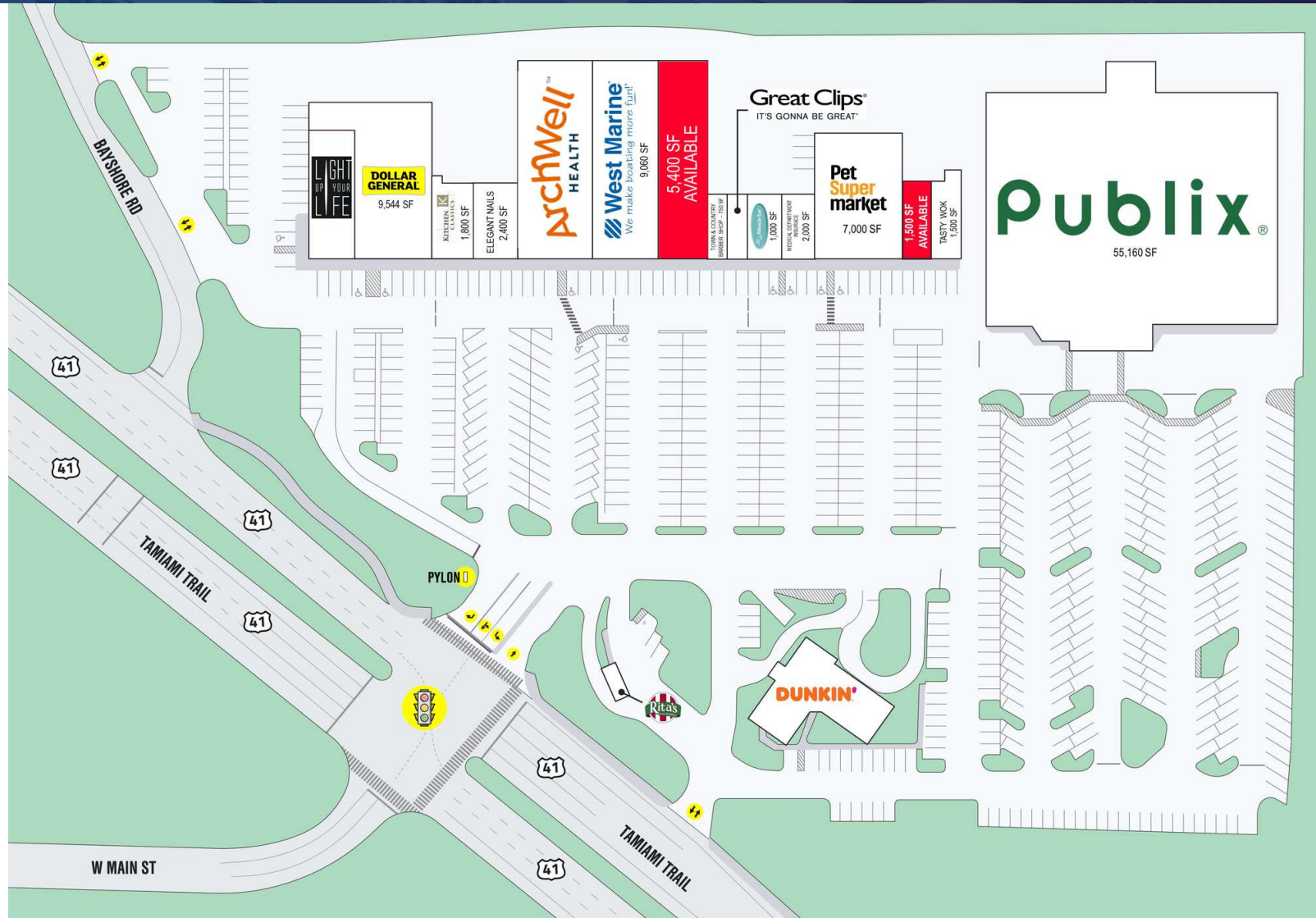
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## SITE PLAN



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954.579.2672  
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## RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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## DEMOGRAPHICS MAP & REPORT

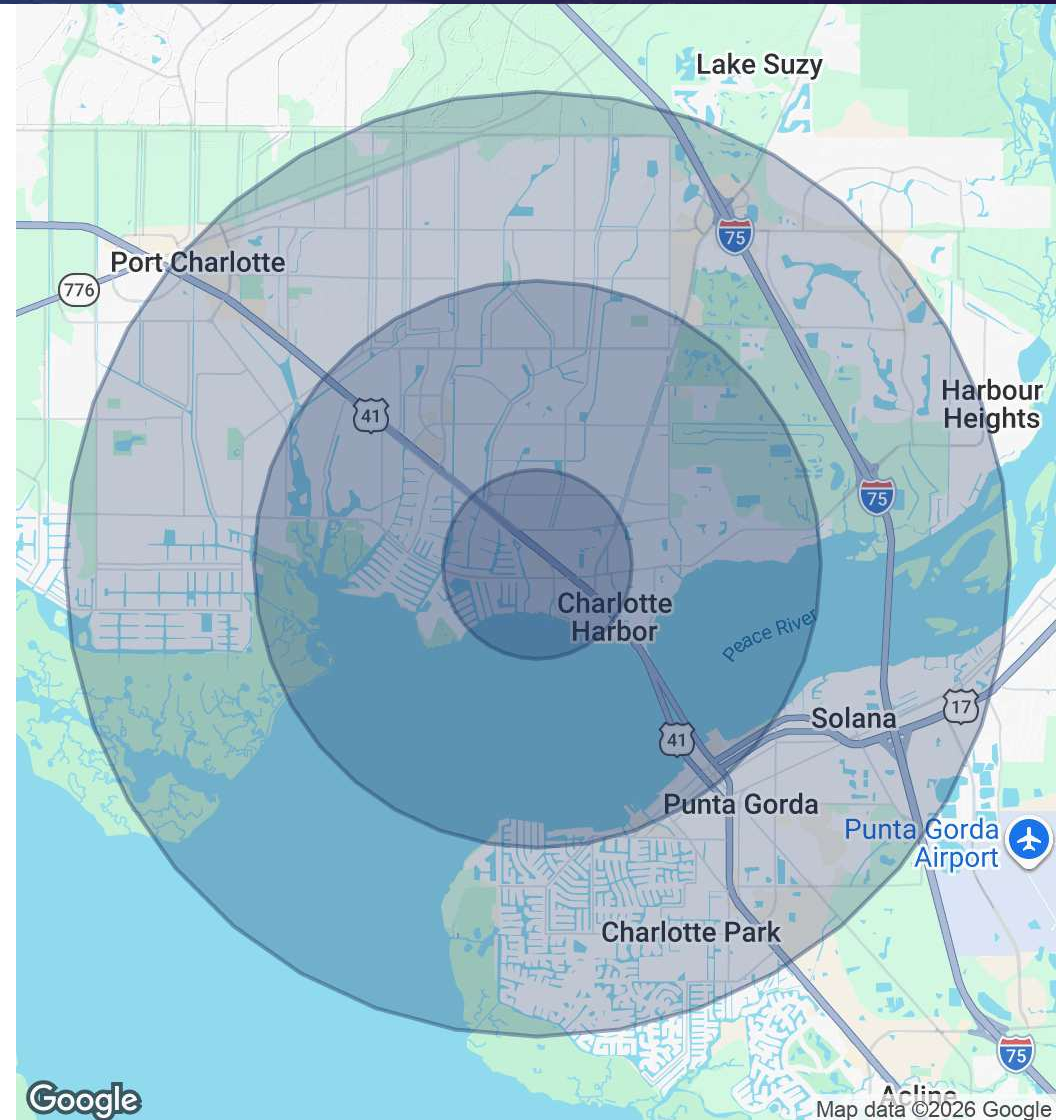
| POPULATION       | 1 MILE | 3 MILES | 5 MILES |
|------------------|--------|---------|---------|
| Total Population | 6,233  | 38,769  | 99,406  |
| Average age      | 61.6   | 55.8    | 56.9    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 2,748     | 16,932    | 44,270    |
| # of persons per HH | 2.3       | 2.3       | 2.2       |
| Average HH income   | \$76,841  | \$75,216  | \$82,326  |
| Average house value | \$285,982 | \$284,335 | \$311,663 |

| RACE                               | 1 MILE | 3 MILES | 5 MILES |
|------------------------------------|--------|---------|---------|
| Total Population - White           | 5,064  | 30,610  | 79,828  |
| Total Population - Black           | 442    | 2,854   | 7,534   |
| Total Population - Asian           | 70     | 691     | 1,384   |
| Total Population - Hawaiian        | 0      | 7       | 44      |
| Total Population - American Indian | 11     | 39      | 182     |
| Total Population - Other           | 302    | 1,416   | 2,286   |



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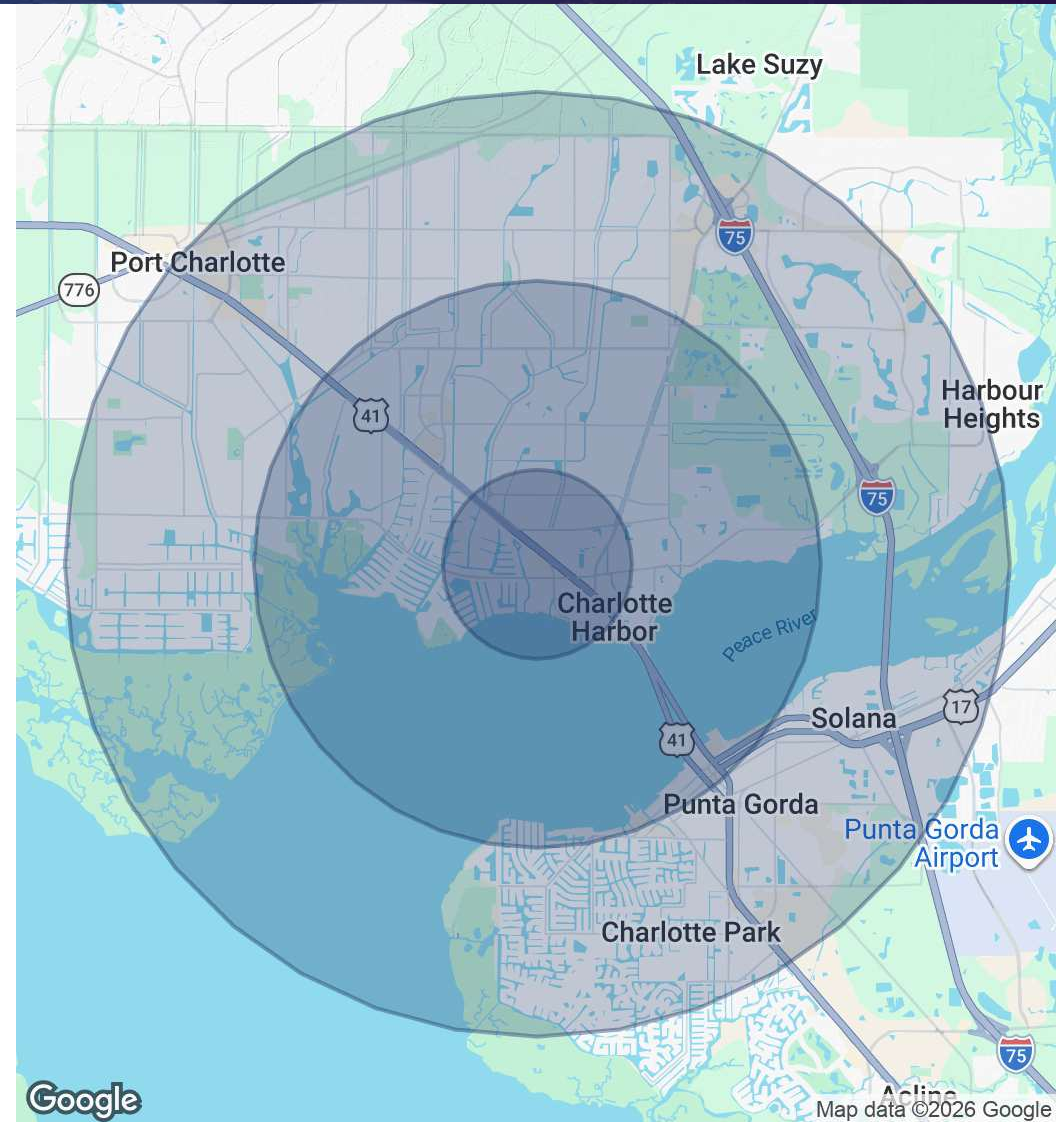
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## DEMOGRAPHICS MAP & REPORT

| AGE     | 1 MILE | 3 MILES | 5 MILES |
|---------|--------|---------|---------|
| 0 - 4   | 156    | 1,184   | 3,037   |
| 5 - 9   | 201    | 1,515   | 3,665   |
| 10 - 14 | 203    | 1,463   | 3,329   |
| 15 - 17 | 164    | 1,014   | 2,528   |
| 18 - 20 | 125    | 1,047   | 2,583   |
| 21 - 24 | 279    | 1,427   | 3,045   |
| 25 - 34 | 489    | 3,316   | 8,181   |
| 35 - 44 | 562    | 3,707   | 7,961   |
| 45 - 54 | 490    | 3,540   | 9,632   |
| 55 - 64 | 1,068  | 6,972   | 17,252  |
| 65 - 74 | 1,023  | 7,209   | 20,273  |
| 75 - 84 | 922    | 4,296   | 4,908   |
| 85+     | 556    | 2,091   | 36,869  |



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