MATTHEWS™

Owner-User | Investment Opportunity

Offering Memorandum

Prime Tamiami Frontage

MULTI TENANT OFFICE

474 Tamiami Trl | Port Charlotte, FL 33953

EXCLUSIVELY LISTED BY

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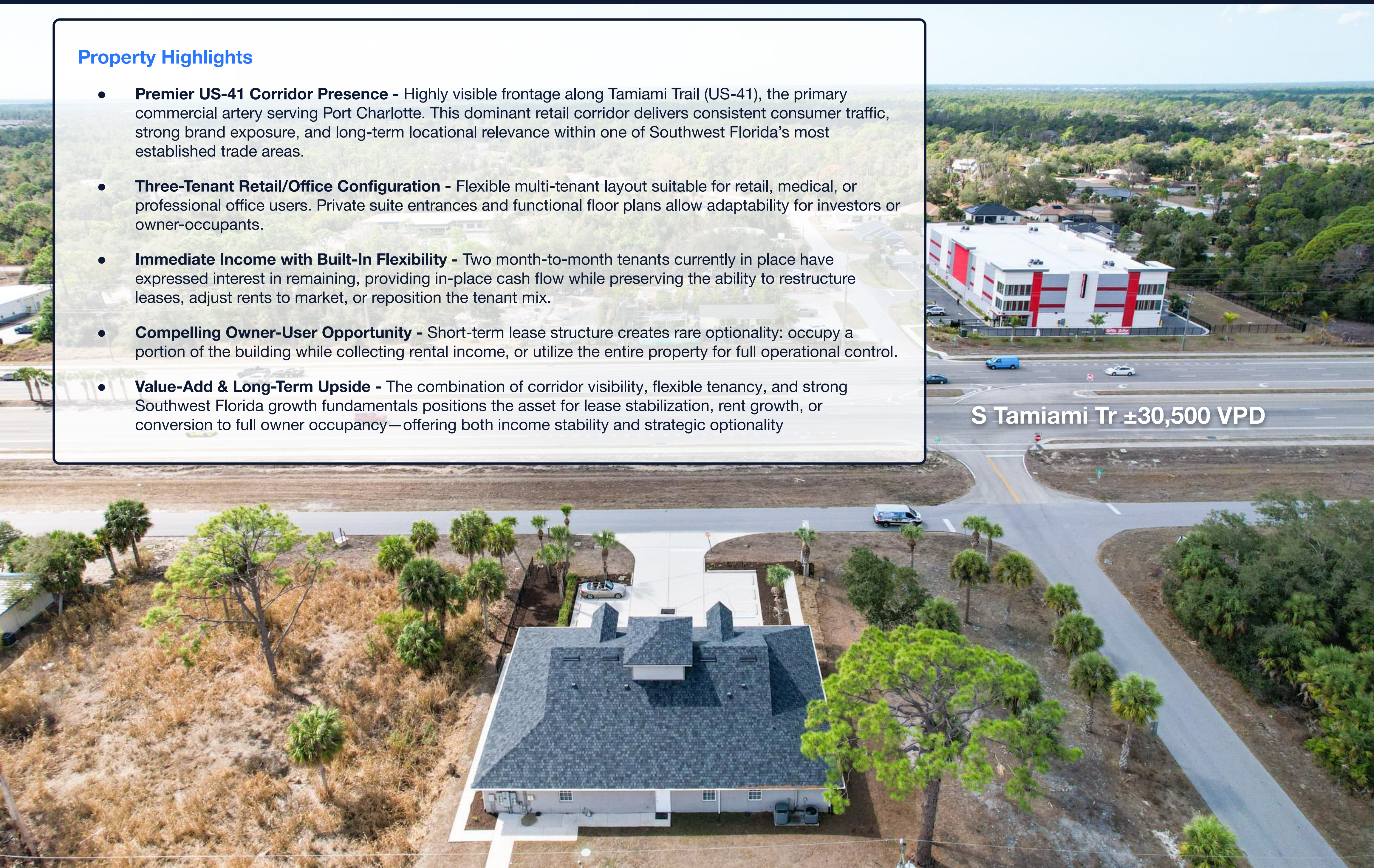
PROPERTY OVERVIEW

Multi-Tenant Office
474 Tamiami Trl Port Charlotte, FL 33953

INVESTMENT HIGHLIGHTS

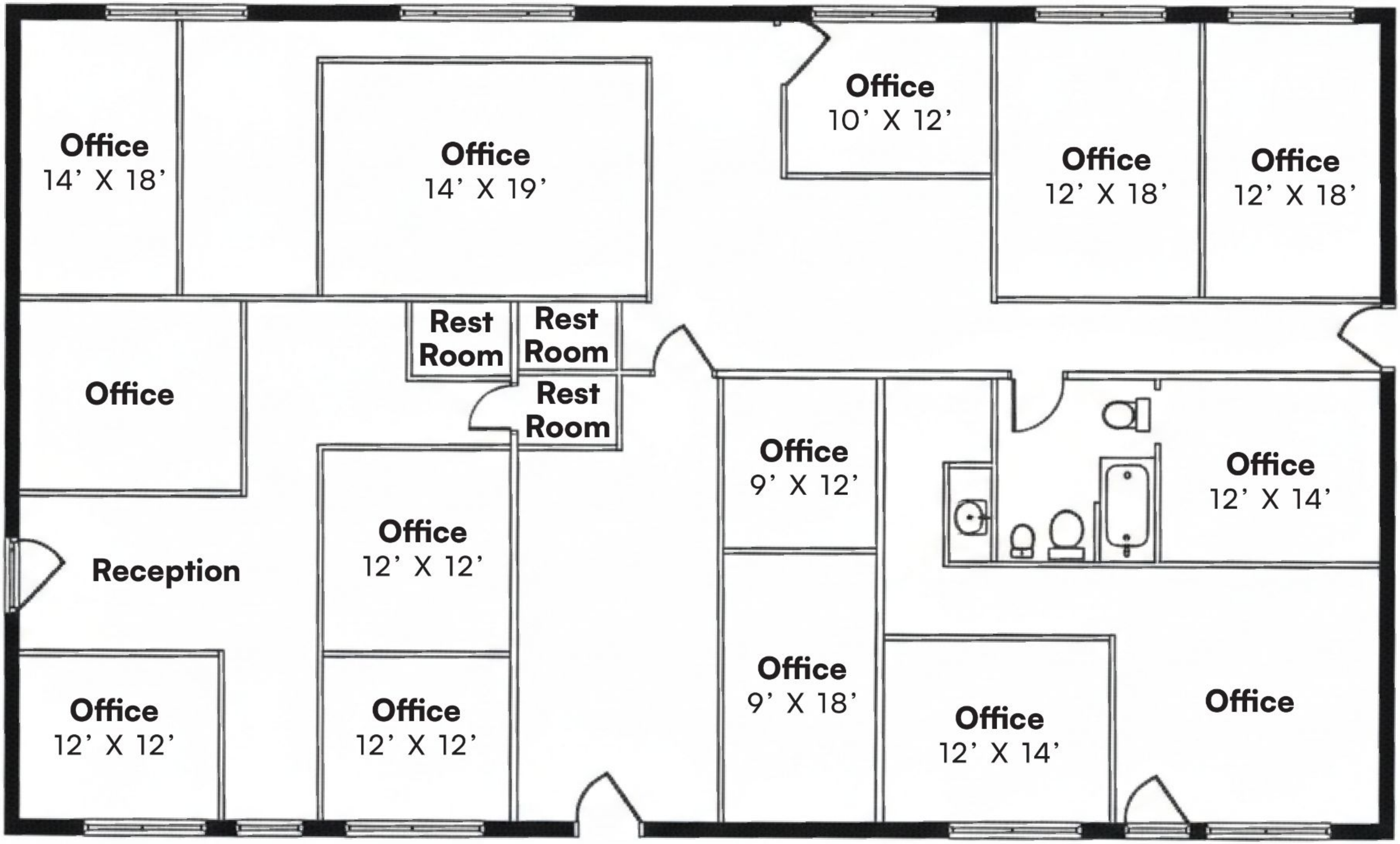
Property Highlights

- **Premier US-41 Corridor Presence -** Highly visible frontage along Tamiami Trail (US-41), the primary commercial artery serving Port Charlotte. This dominant retail corridor delivers consistent consumer traffic, strong brand exposure, and long-term locational relevance within one of Southwest Florida's most established trade areas.
- **Three-Tenant Retail/Office Configuration -** Flexible multi-tenant layout suitable for retail, medical, or professional office users. Private suite entrances and functional floor plans allow adaptability for investors or owner-occupants.
- **Immediate Income with Built-In Flexibility -** Two month-to-month tenants currently in place have expressed interest in remaining, providing in-place cash flow while preserving the ability to restructure leases, adjust rents to market, or reposition the tenant mix.
- **Compelling Owner-User Opportunity -** Short-term lease structure creates rare optionality: occupy a portion of the building while collecting rental income, or utilize the entire property for full operational control.
- **Value-Add & Long-Term Upside -** The combination of corridor visibility, flexible tenancy, and strong Southwest Florida growth fundamentals positions the asset for lease stabilization, rent growth, or conversion to full owner occupancy—offering both income stability and strategic optionality



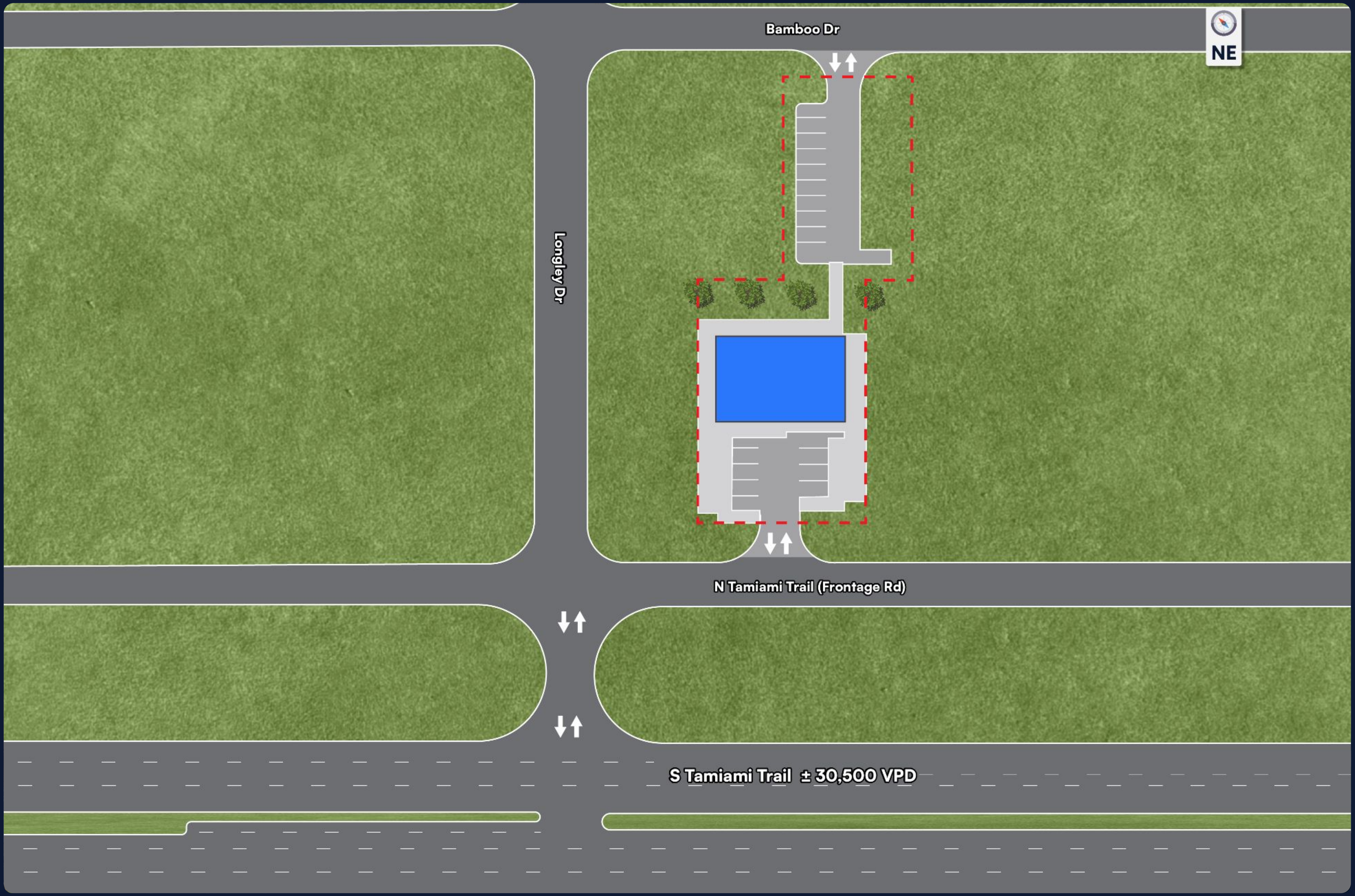
NW
Publix
Jersey Mike's Subs
crumbl cookies
Cocoplum Village Shops
HOBBY LOBBY
BEALLS
ULTA BEAUTY
DICK'S SPORTING GOODS
ROSS DRESS FOR LESS
Pet Supermarket
TJ·MAXX
OLD NAVY
FIVE GUYS
DOLLAR TREE
First Watch
LOWE'S
Hampton
Culver's
KFC
Walmart Supercenter
THE HOME DEPOT
Applebee's GRILL + BAR
FIFTH THIRD BANK
AutoZone
Livano Charlotte Harbor
±333 Units
Perkins AMERICAN FOOD CO.
BOCCA LUPO COAL FIRED PIZZA
DUBZ BBQ
TIRE KINGDOM
A MAVIS COMPANY
ALDI
KIA
CUBESMART self storage
Tamiami Trail ± 30,500 VPD
Subject Property

FLOOR PLAN



Office
14’ X 18’
Office
14’ X 19’
Office
10’ X 12’
Office
12’ X 18’
Office
12’ X 18’
Rest
Room
Rest
Room
Rest
Room
Office
Office
9’ X 12’
Office
12’ X 14’
Office
12’ X 12’
Reception
Office
9’ X 18’
Office
Office
12’ X 12’
Office
12’ X 12’
Office
12’ X 14’

SITE PLAN


Bamboo Dr
NE
Longley Dr
N Tamiami Trail (Frontage Rd)
S Tamiami Trail ± 30,500 VPD

474 Tamiami Trl
Port Charlotte, FL 33953

$775,000
List Price

2006
Year Built

±30,500
Vehicles Per Day

±4,240 SF
GLA

±0.57 AC
Lot Size

PROPERTY PHOTOS

MARKET OVERVIEW

Multi-Tenant Office
474 Tamiami Trl Port Charlotte, FL 33953

PORT CHARLOTTE , FL

60,625
Total Population

$57,279
Median HH Income

28,604
# of Households

76%
Homeownership Rate

23,900
Employed Population

55.8
Median Age

$255,000
Median Property Value

Local Market Overview

Port Charlotte is a coastal community in Charlotte County positioned along Florida's Gulf Coast between Sarasota and Fort Myers. The area has experienced sustained population growth driven by in-migration from the Midwest and Northeast, supported by Florida's favorable tax climate and coastal lifestyle. The community is characterized by stable residential neighborhoods, waterfront housing, and access to recreational amenities including Charlotte Harbor, Gulf beaches, golf courses, and regional parks. Median household incomes reflect a mix of retirees and working households, with continued growth in healthcare, retail, and construction employment supporting economic stability.

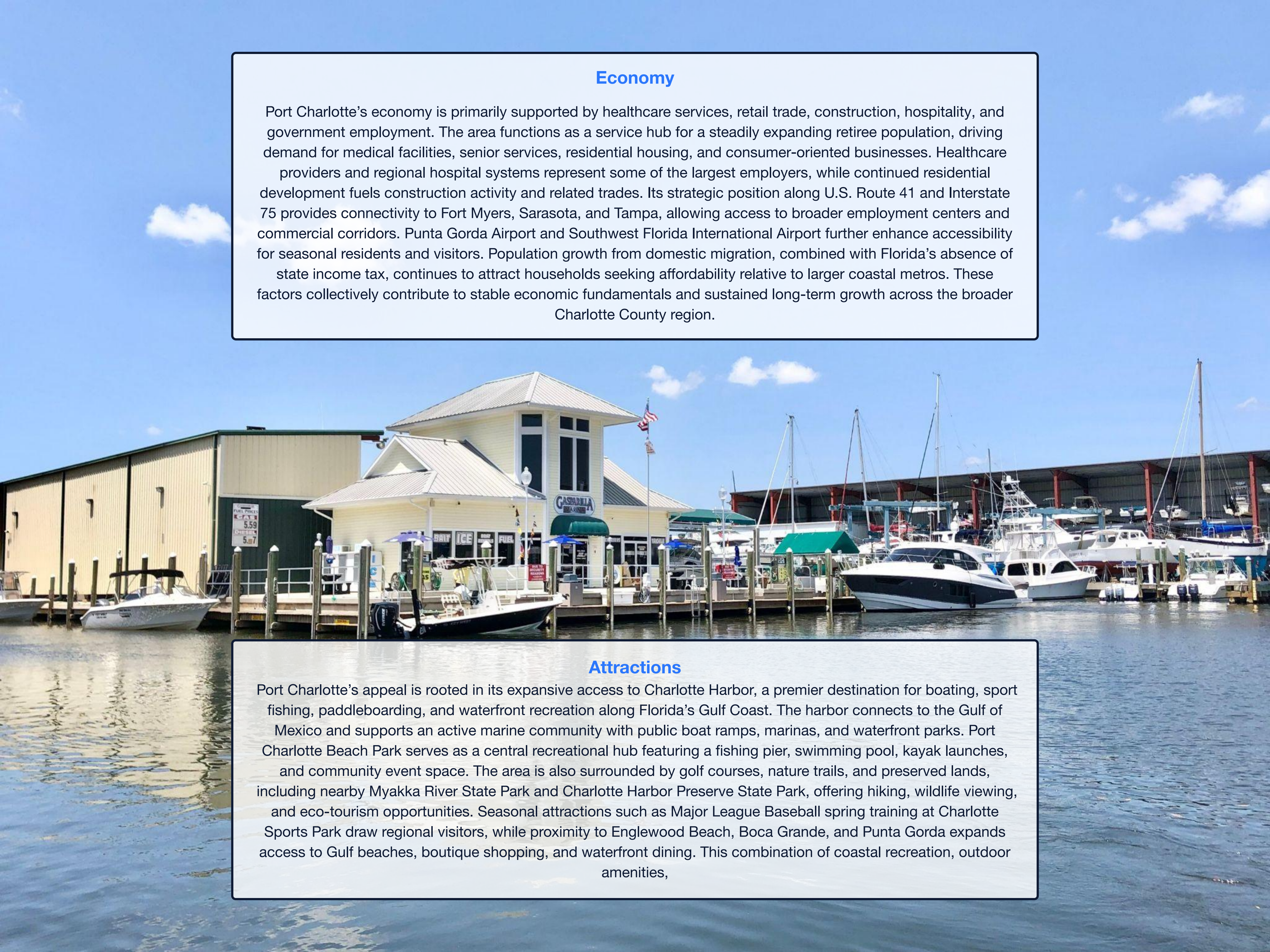
The market benefits from its strategic location along U.S. Route 41 and Interstate 75, providing regional connectivity while maintaining a lower cost structure compared to larger coastal metros. Ongoing residential development, healthcare expansion, and infrastructure improvements continue to support long-term demand fundamentals. Port Charlotte's accessibility, demographic stability, and steady housing growth position the area as a consistent performer within Southwest Florida's broader economic corridor.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	5,800	36,616	100,008
Current Year Estimate	4,379	32,480	92,684
2020 Census	2,450	28,080	85,579
Growth Current Year-Five-Year	32.45%	12.73%	7.90%
Growth 2020-Current Year	78.74%	15.67%	8.30%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	2,468	15,250	41,542
Current Year Estimate	1,892	13,675	38,980
2020 Census	986	11,591	35,659
Growth Current Year-Five-Year	30.48%	11.51%	6.57%
Growth 2020-Current Year	91.90%	17.98%	9.31%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$102,343	$102,955	$101,432

Economy

Port Charlotte's economy is primarily supported by healthcare services, retail trade, construction, hospitality, and government employment. The area functions as a service hub for a steadily expanding retiree population, driving demand for medical facilities, senior services, residential housing, and consumer-oriented businesses. Healthcare providers and regional hospital systems represent some of the largest employers, while continued residential development fuels construction activity and related trades. Its strategic position along U.S. Route 41 and Interstate 75 provides connectivity to Fort Myers, Sarasota, and Tampa, allowing access to broader employment centers and commercial corridors. Punta Gorda Airport and Southwest Florida International Airport further enhance accessibility for seasonal residents and visitors. Population growth from domestic migration, combined with Florida's absence of state income tax, continues to attract households seeking affordability relative to larger coastal metros. These factors collectively contribute to stable economic fundamentals and sustained long-term growth across the broader Charlotte County region.



Attractions

Port Charlotte's appeal is rooted in its expansive access to Charlotte Harbor, a premier destination for boating, sport fishing, paddleboarding, and waterfront recreation along Florida's Gulf Coast. The harbor connects to the Gulf of Mexico and supports an active marine community with public boat ramps, marinas, and waterfront parks. Port Charlotte Beach Park serves as a central recreational hub featuring a fishing pier, swimming pool, kayak launches, and community event space. The area is also surrounded by golf courses, nature trails, and preserved lands, including nearby Myakka River State Park and Charlotte Harbor Preserve State Park, offering hiking, wildlife viewing, and eco-tourism opportunities. Seasonal attractions such as Major League Baseball spring training at Charlotte Sports Park draw regional visitors, while proximity to Englewood Beach, Boca Grande, and Punta Gorda expands access to Gulf beaches, boutique shopping, and waterfront dining. This combination of coastal recreation, outdoor amenities,

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **474 Tamiami Trl, Port Charlotte, FL, 33953** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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