

3443 Tamiami Trail - Unit Professional Gardens



FOR LEASE



Property Overview

Professional Garden Condo Office Suite for lease in a prime location—ideal for medical or professional use. Step into a well-established professional complex that radiates tranquility and professionalism. This conveniently located office suite offers everything you need to serve clients and conduct business with ease and efficiency. The space features a welcoming waiting area, multiple exam rooms or private offices, and two bathrooms for the convenience of both staff and clients. One assigned covered carport is included, and the property is surrounded by lush landscaping in a peaceful, well-maintained setting. It's an ideal environment for medical, wellness, or consulting practices. Recently renovated with new flooring and fresh paint. Ready for occupancy. Don't miss this opportunity to grow your practice in a space that truly supports your success.

Property Highlights

- Prime location in a tranquil, professional complex.
- Versatile layout with multiple exam rooms or private offices.
- Includes two bathrooms and a covered carport.
- Ideal for medical, wellness, or consulting professionals.
- Recently renovated with new flooring, molding, and fresh paint.
- Ready for occupancy

Property Details

Building SF:	8,934
Rentable SF:	1,706
Lease Rate:	\$15psf NNN
HOA Fee:	\$1,100
CAM Rate:	\$11.00
Lot Size:	1 acre
Year Built:	1957
Renovated:	1976

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BK3307013, Florida

KELLER WILLIAMS PEACE RIVER

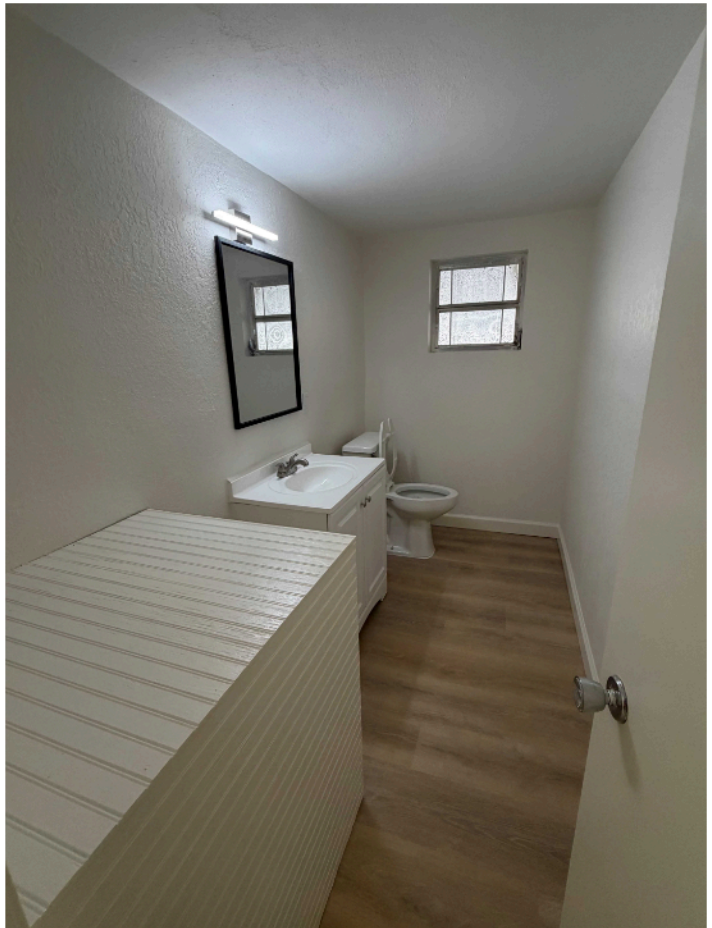
1675 W. Marion Ave, Suite 112

Punta Gorda, FL 33950

Each Office is Independently
Owned and Operated



Property Photos



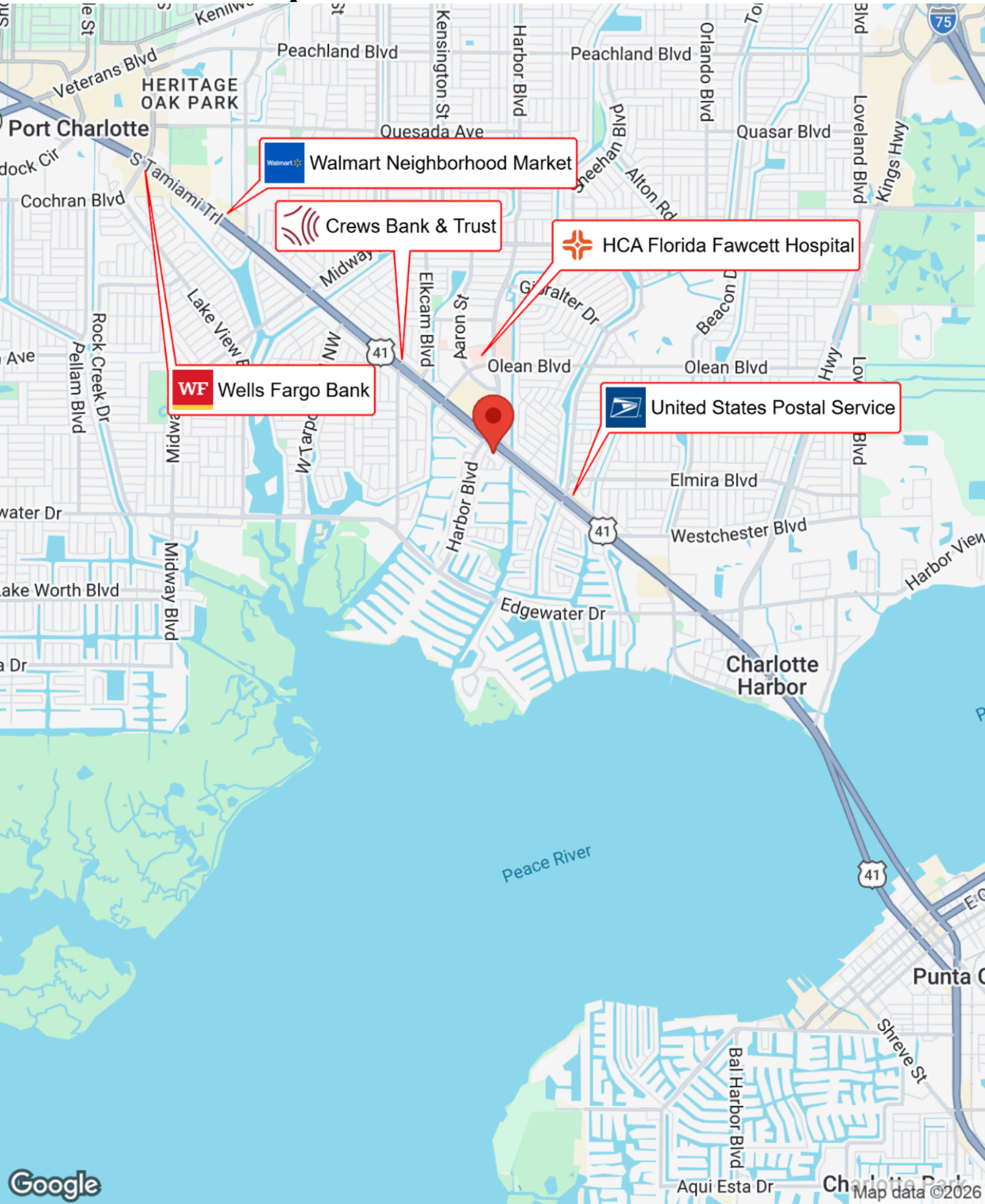
Property Photos



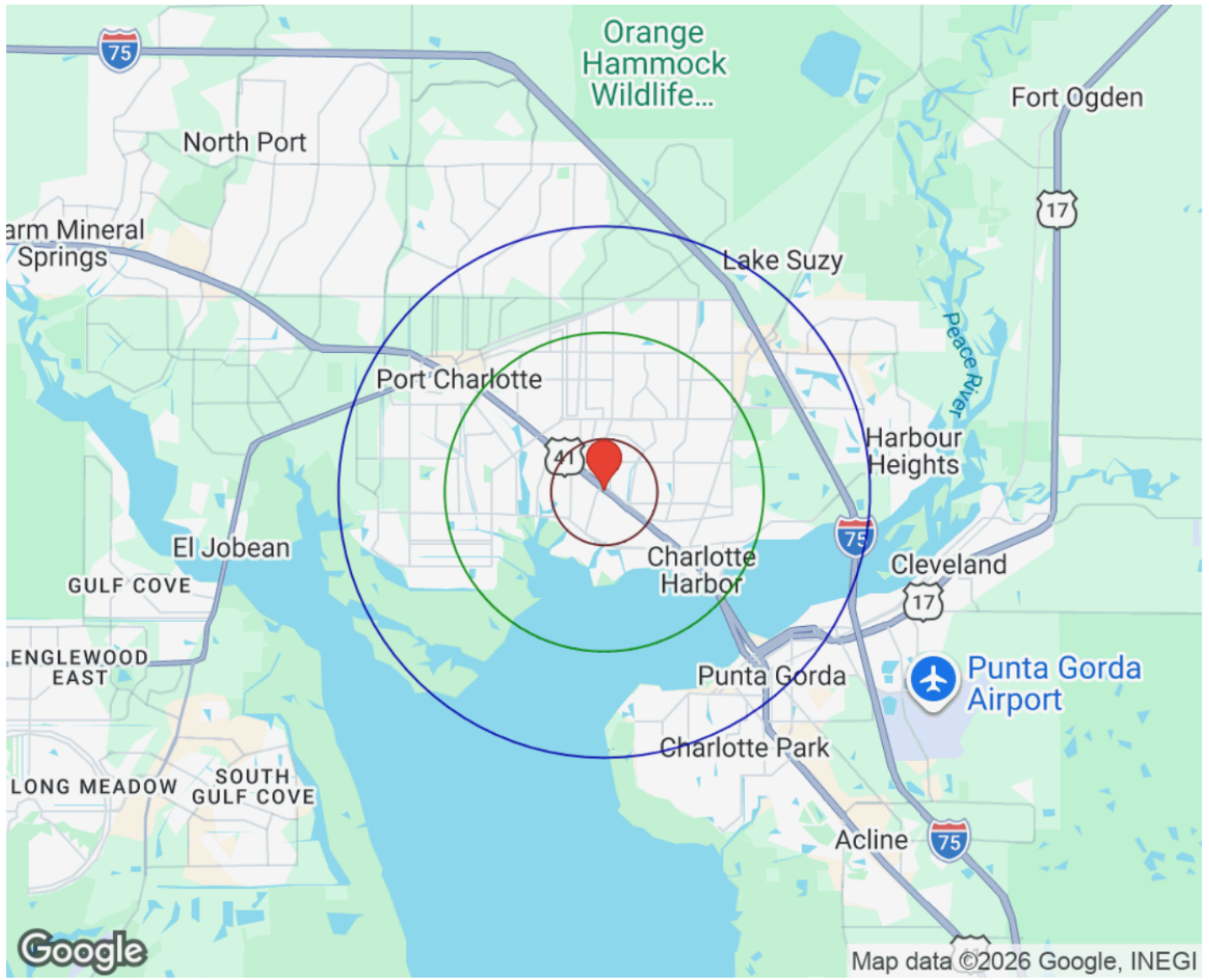
Property Photos



Business Map



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,269	23,253	42,979
Female	4,117	23,651	44,168
Total Population	8,386	46,904	87,147

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	6,295	35,342	66,929
Black	695	4,353	7,669
Am In/AK Nat	8	42	87
Hawaiian	4	14	26
Hispanic	1,054	5,310	9,142
Asian	163	919	1,656
Multiracial	149	849	1,508
Other	18	75	131

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,172	28,237	53,219
Occupied	3,868	21,300	40,210
Owner Occupied	2,378	15,398	30,013
Renter Occupied	1,490	5,902	10,197
Vacant	1,304	6,937	13,009

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	916	5,031	8,990
Ages 15 - 24	834	4,274	7,419
Ages 25 - 54	2,909	15,182	25,774
Ages 55 - 64	1,310	7,100	13,322
Ages 65+	2,417	15,315	31,641

Income	1 Mile	3 Miles	5 Miles
Median	\$56,446	\$65,310	\$69,671
Under \$15k	398	2,031	2,987
\$15k - \$25k	503	1,737	2,867
\$25k - \$35k	489	1,875	3,349
\$35k - \$50k	330	2,398	4,417
\$50k - \$75k	674	4,410	8,330
\$75k - \$100k	690	3,447	5,988
\$100k - \$150k	479	3,205	6,845
\$150k - \$200k	166	1,230	2,711
Over \$200k	140	966	2,717



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