



1163 SQ.FT AT THE TOWERS
PROFESSIONAL CENTER

3417 TAMIAMI TRL UNIT B
PORT CHARLOTTE, FL 33952

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Property Summary



OFFERING SUMMARY

Sale Price:	\$110,000
Year Built:	1984
Building Size:	1,163 SF
Zoning:	CG
Market:	Port Charlotte
Submarket:	Punta Gorda, North Port
Price / SF:	\$94.58

PROPERTY OVERVIEW

Doctors office directly off US 41 Tamiami Trail in Port Charlotte. Less than a mile from Fawcett Memorial and Bayfront Health Port Charlotte. Office includes waiting room, patient rooms and private office space.

PROPERTY HIGHLIGHTS

- 50,000 - 60,000 CPD
- Directly off US41 Tamiami Trl
- Signaled Intersection with Harbor Blvd.
- Access property from access road with parking in front and back of building

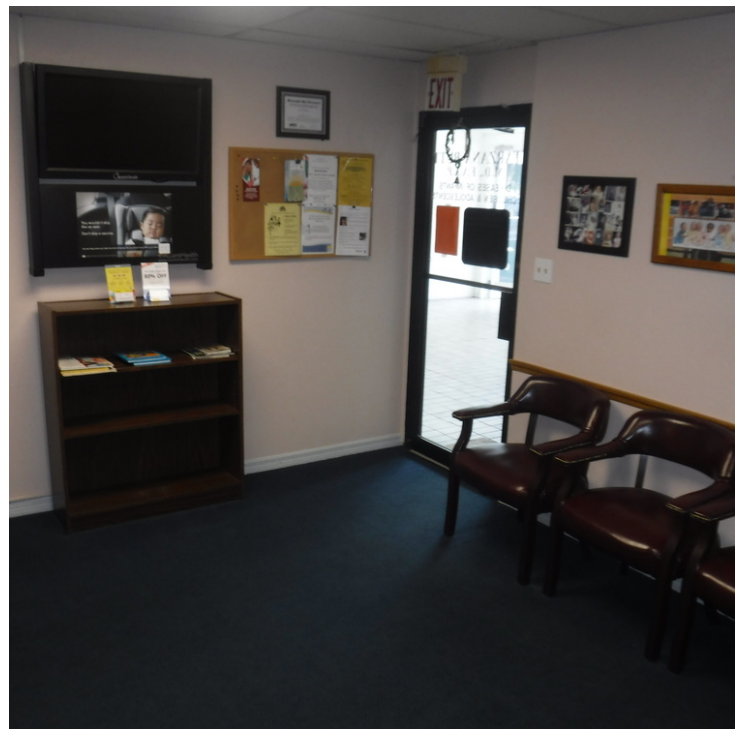
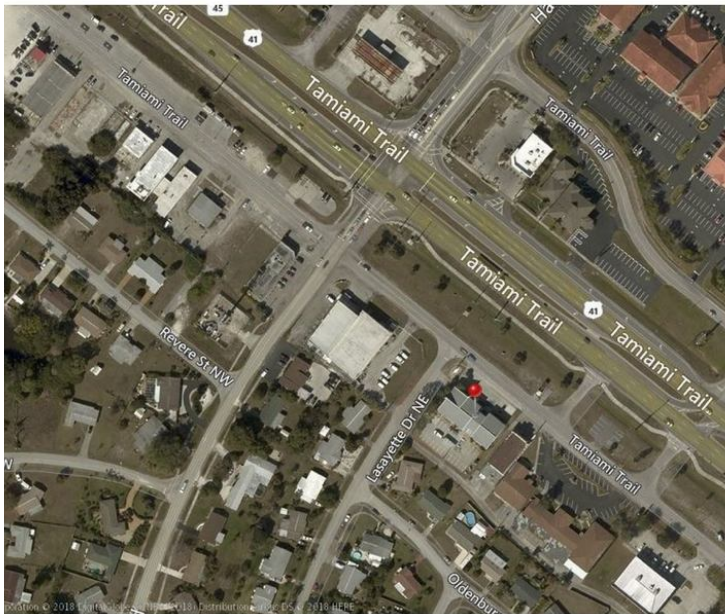
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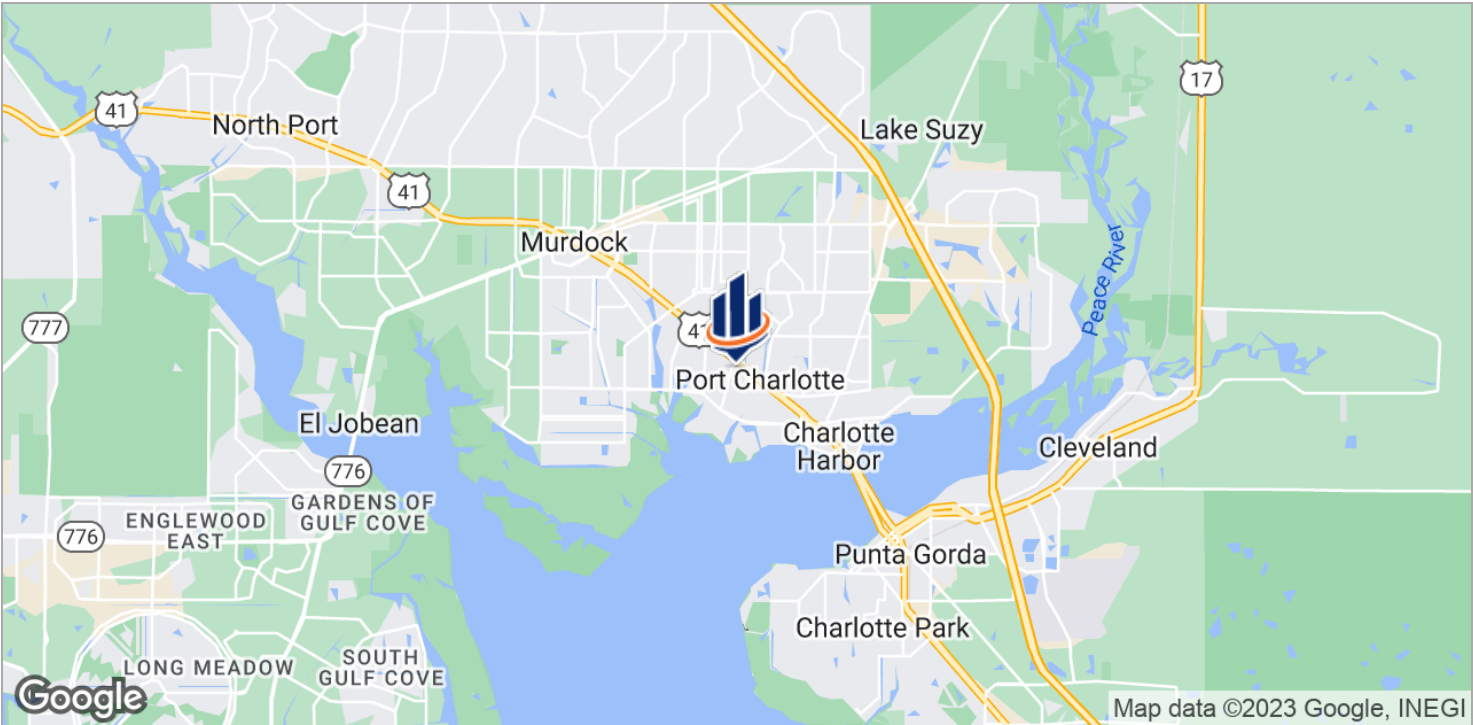
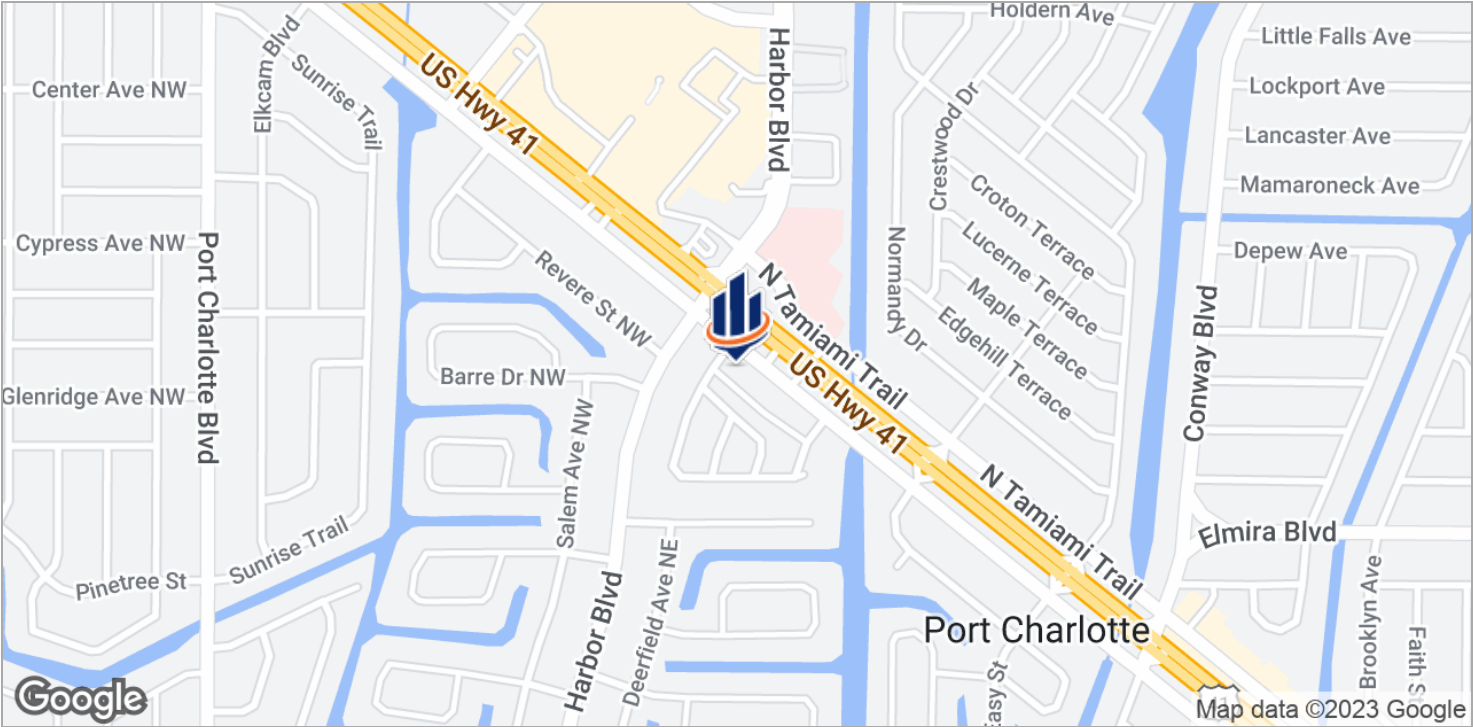
Additional Photos



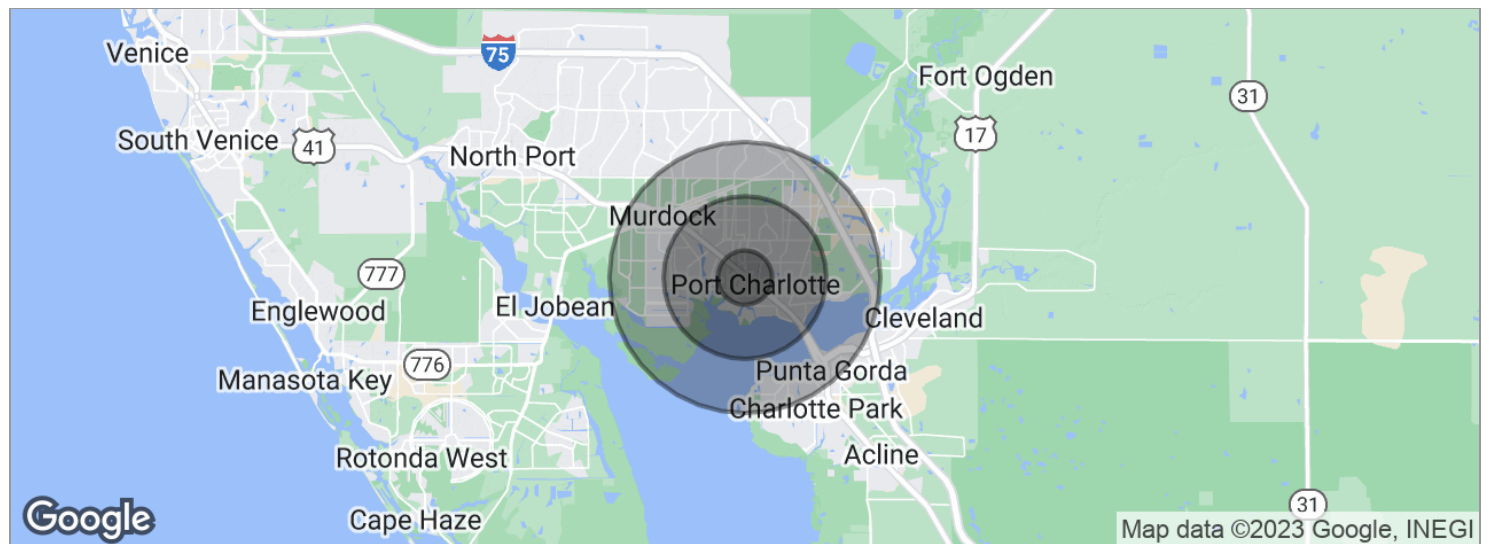
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Location Maps

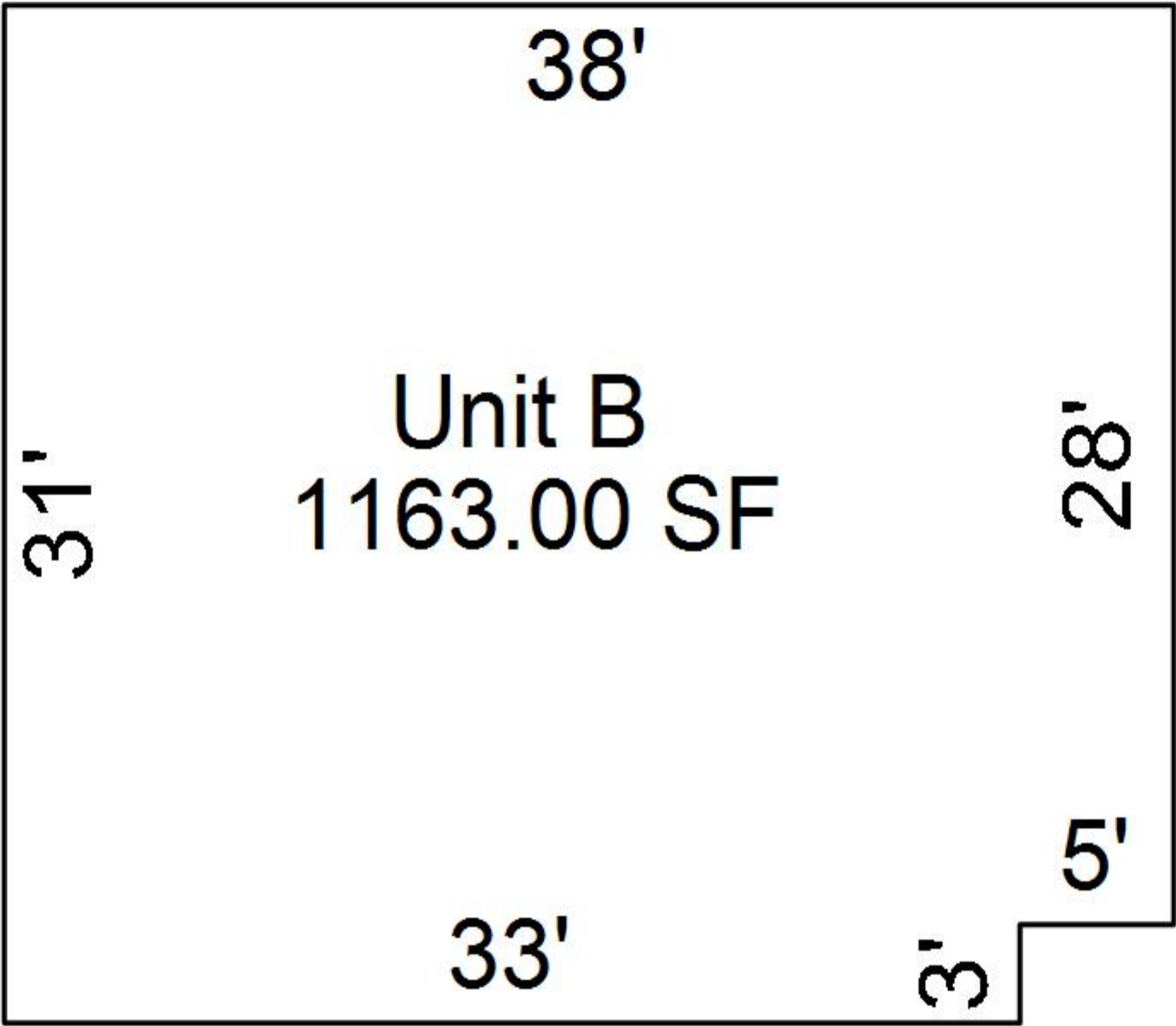


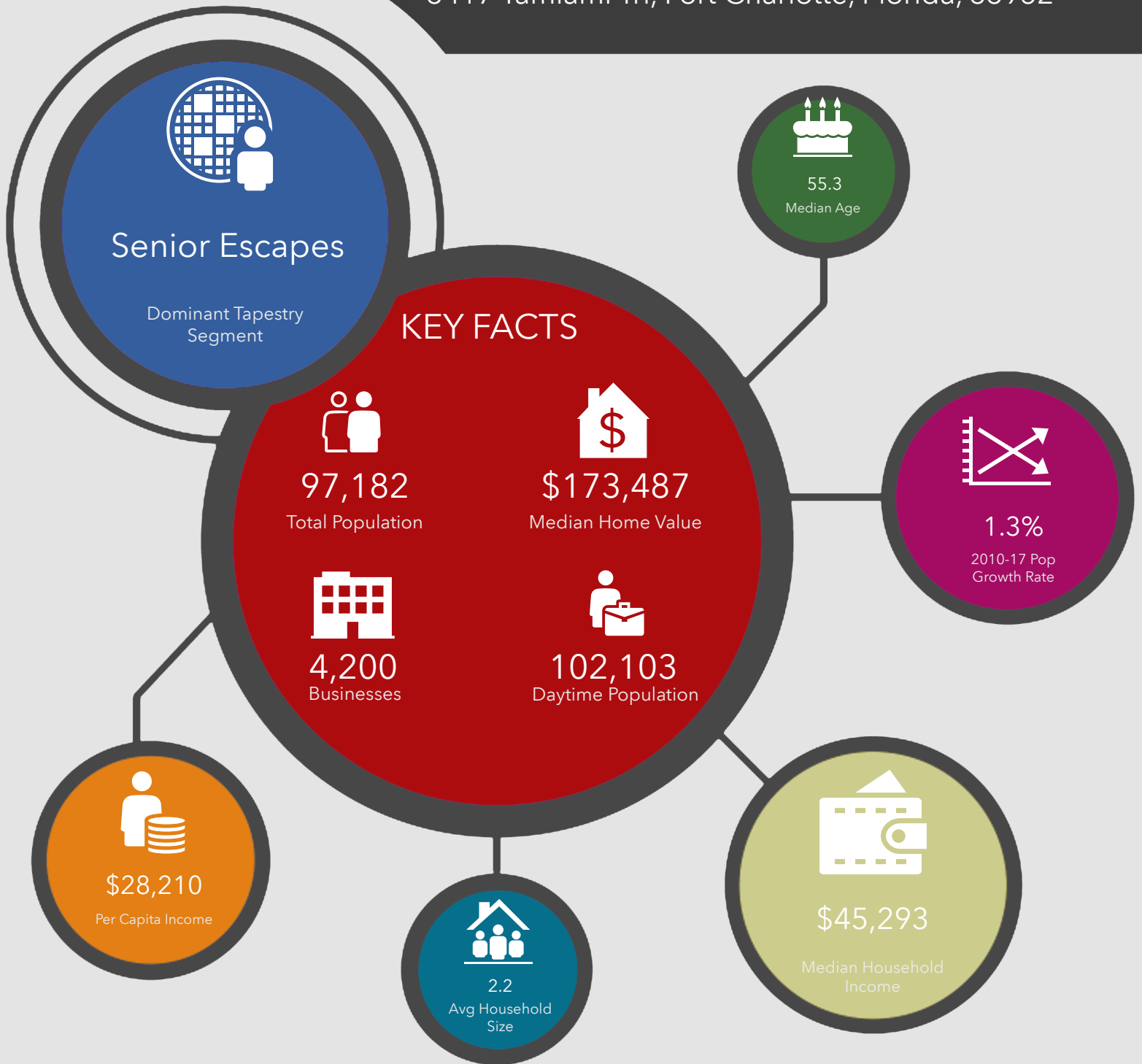
Demographics Map



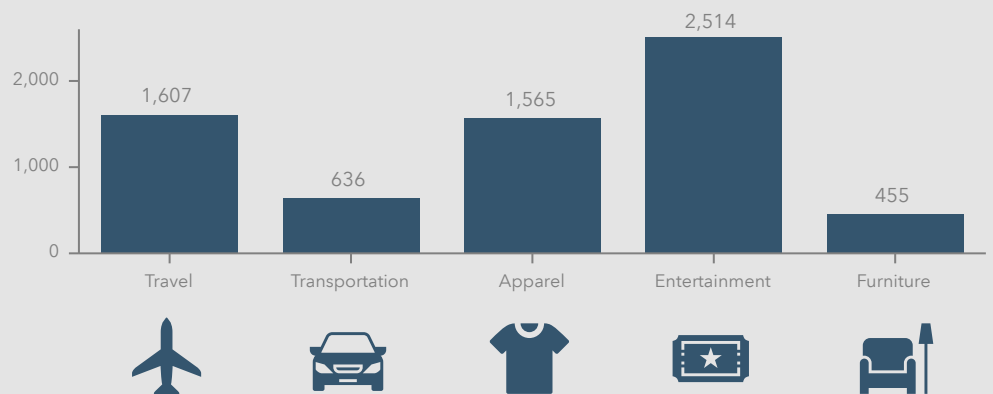
POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,029	41,532	77,378
Median age	47.9	49.5	50.8
Median age [Male]	45.1	47.5	49.3
Median age [Female]	48.7	50.8	52.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,163	18,290	34,691
# of persons per HH	2.2	2.3	2.2
Average HH income	\$40,247	\$48,184	\$52,932
Average house value	\$119,096	\$194,527	\$224,394

** Demographic data derived from 2020 ACS - US Census*





KEY SPENDING FACTS (\$)





Traffic Count Profile

3417 Tamiami Trl, Port Charlotte, Florida, 33952
Drive Time (10/25/18, 10:04 AM GMT-04:00): 5, 10, 15 minute radii

Prepared by Esri
Latitude: 26.98018
Longitude: -82.09717

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.67	Tamiami Trl	Elkcam Blvd (0.04 miles SE)	1999	47,000
1.43	Tamiami Trl	Midway Blvd (0.13 miles NW)	2005	60,000
1.63	Tamiami Trl	Midway Blvd (0.06 miles SE)	2005	62,000
1.72	Tamiami Trl	Edgewater Dr (0.07 miles SE)	2005	49,000
2.78	Tamiami Trl	Toledo Blade Blvd (0.15000001 miles NW)	2001	51,500
2.98	Tamiami Trl	Melbourne St (0.18000001 miles NW)	2005	28,500
2.99	Tamiami Trl	Toledo Blade Blvd (0.06 miles E)	2005	58,500
3.60	Tamiami Trl	Veterans Blvd (0.16 miles NW)	2005	43,500
3.79	El Jobean Rd	Veterans Blvd (0.05 miles NE)	2005	25,500
3.81	Tamiami Trl	Veterans Blvd (0.03 miles SE)	1999	25,000
3.97	I-75	Rampart Blvd (0.56 miles SE)	2005	51,500
4.01		(0.0 miles)	2005	6,400
4.04		(0.0 miles)	2005	4,200
4.12		(0.0 miles)	2005	6,100
4.17		(0.0 miles)	2005	4,300
4.22	E Marion Ave	Nesbit St (0.05 miles NE)	2005	6,800
4.24	E Marion Ave	Dupont St (0.01 miles SW)	2005	12,500
4.27	I-75	Kings Hwy (0.55000001 miles SE)	2005	49,000
4.27	Tamiami Trl	Herald Ct (0.02 miles NW)	2005	20,000
4.31	E Olympia Ave	Nesbit St (0.05 miles NE)	2005	13,000
4.34	E Olympia Ave	Wood St (0.02 miles NE)	2005	9,500
4.35	Tamiami Trl	E Virginia Ave (0.04 miles SE)	2001	17,500
4.42		(0.0 miles)	2005	950
4.44	Marion Ave	E Marion Ave (0.03 miles SW)	2005	11,500
4.50	El Jobean Rd	Como St (0.07 miles SW)	2001	18,600
4.51	Cross St	W Charlotte Ave (0.03 miles NW)	2001	18,000
4.51	E Olympia Ave	Cooper St (0.03 miles W)	2005	9,000
4.51		(0.0 miles)	2005	1,000
4.54		(0.0 miles)	2005	3,600
4.68	I-75	Harbor View Rd (0.33000001 miles NW)	2005	60,000

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2018 to 1963. Over 25% of the counts were taken between 2010 and 2018 and over 77% of the counts were taken between 2000 and 2018. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2018 Kalibrate Technologies (Q2 2018).

October 25, 2018



Executive Summary

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	5 minutes	10 minutes	15 minutes
Population			
2000 Population	18,868	50,264	79,221
2010 Population	17,188	49,286	87,331
2018 Population	19,176	53,937	97,182
2023 Population	20,567	57,205	103,937
2000-2010 Annual Rate	-0.93%	-0.20%	0.98%
2010-2018 Annual Rate	1.34%	1.10%	1.30%
2018-2023 Annual Rate	1.41%	1.18%	1.35%
2018 Male Population	47.4%	47.6%	47.7%
2018 Female Population	52.6%	52.4%	52.3%
2018 Median Age	54.1	54.1	55.3

In the identified area, the current year population is 97,182. In 2010, the Census count in the area was 87,331. The rate of change since 2010 was 1.30% annually. The five-year projection for the population in the area is 103,937 representing a change of 1.35% annually from 2018 to 2023. Currently, the population is 47.7% male and 52.3% female.

Median Age

The median age in this area is 54.1, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	84.2%	83.4%	84.5%
2018 Black Alone	7.7%	9.3%	8.7%
2018 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2018 Asian Alone	1.7%	1.8%	1.7%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	2.9%	2.2%	2.0%
2018 Two or More Races	2.9%	2.8%	2.7%
2018 Hispanic Origin (Any Race)	12.7%	11.0%	10.1%

Persons of Hispanic origin represent 10.1% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 40.8 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	8,991	22,483	35,341
2010 Households	8,116	22,244	39,131
2018 Total Households	8,888	23,961	42,977
2023 Total Households	9,487	25,325	45,846
2000-2010 Annual Rate	-1.02%	-0.11%	1.02%
2010-2018 Annual Rate	1.11%	0.91%	1.14%
2018-2023 Annual Rate	1.31%	1.11%	1.30%
2018 Average Household Size	2.12	2.21	2.23

The household count in this area has changed from 39,131 in 2010 to 42,977 in the current year, a change of 1.14% annually. The five-year projection of households is 45,846, a change of 1.30% annually from the current year total. Average household size is currently 2.23, compared to 2.20 in the year 2010. The number of families in the current year is 26,775 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

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	5 minutes	10 minutes	15 minutes
Median Household Income			
2018 Median Household Income	\$37,891	\$42,770	\$45,293
2023 Median Household Income	\$43,215	\$50,019	\$52,182
2018-2023 Annual Rate	2.66%	3.18%	2.87%
Average Household Income			
2018 Average Household Income	\$52,835	\$57,459	\$62,588
2023 Average Household Income	\$63,304	\$68,283	\$75,221
2018-2023 Annual Rate	3.68%	3.51%	3.75%
Per Capita Income			
2018 Per Capita Income	\$24,960	\$25,911	\$28,210
2023 Per Capita Income	\$29,601	\$30,534	\$33,683
2018-2023 Annual Rate	3.47%	3.34%	3.61%

Households by Income

Current median household income is \$45,293 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$52,182 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$62,588 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$75,221 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$28,210 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$33,683 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	10,371	26,108	41,753
2000 Owner Occupied Housing Units	6,415	17,821	28,575
2000 Renter Occupied Housing Units	2,575	4,662	6,766
2000 Vacant Housing Units	1,381	3,625	6,412
2010 Total Housing Units	10,473	28,317	50,774
2010 Owner Occupied Housing Units	5,251	16,453	29,304
2010 Renter Occupied Housing Units	2,865	5,791	9,827
2010 Vacant Housing Units	2,357	6,073	11,643
2018 Total Housing Units	11,463	30,390	55,377
2018 Owner Occupied Housing Units	5,661	17,473	31,859
2018 Renter Occupied Housing Units	3,227	6,488	11,118
2018 Vacant Housing Units	2,575	6,429	12,400
2023 Total Housing Units	12,244	32,079	58,645
2023 Owner Occupied Housing Units	6,304	19,014	34,978
2023 Renter Occupied Housing Units	3,183	6,311	10,868
2023 Vacant Housing Units	2,757	6,754	12,799

Currently, 57.5% of the 55,377 housing units in the area are owner occupied; 20.1%, renter occupied; and 22.4% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 50,774 housing units in the area - 57.7% owner occupied, 19.4% renter occupied, and 22.9% vacant. The annual rate of change in housing units since 2010 is 3.93%. Median home value in the area is \$173,487, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.62% annually to \$207,216.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Advisor Bio & Contact 1

RAY BRUNNER

Senior CRE Advisor

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PROFESSIONAL BACKGROUND

Ray Brunner's career covers over forty years in Senior Management positions, real estate leasing and development.

Most notably GAP Stores where he held various positions including VP of Merchandising & Design and General Manager of GAP KIDS, Esprit Europe where he was President of European Retail operations and oversaw the development and roll out of company owned retail stores, Adidas America where he served as President of retail operations and executed a retail roll out for company owned stores, Eddie Bauer where he was VP of Real Estate and Store Operations, and DWR where he was a member of the founding team and served as President and CEO. His background provides an in-depth understanding of land and building acquisition for both retail locations and distribution facilities. He is considered an expert at retail site selection and growth strategies.

In the last three years he has transacted over \$30,000,000 in business and currently manages over \$70,000,000 in active listings.

EDUCATION

Education: Attended Western Connecticut State College and did his graduate work at UCLA.

MEMBERSHIPS & AFFILIATIONS

Life Member of Mensa.

Member of the Presidents Association of the American Management Association.