

Multi-Tenant Investment Property

Gulf Coast Plaza

2301 Tamiami Trail, Port Charlotte, FL 33952



OFFERING SUMMARY

Sale Price:	\$1,950,000
Cap Rate:	5.0%
NOI:	\$106,384
Lot Size:	30,307 SF
Year Built:	1980
Building Size:	9,847 SF
Renovated:	2005
Zoning:	Commercial General
Market:	SW Florida
Submarket:	Charlotte Sarasota Counties
Traffic Count:	55,000
Price / SF:	\$198.03

PROPERTY OVERVIEW

Located on US-41/Tamiami Trail with over 51,000 cars per day. Next to Harbor Freights & Goodwill. 1 Mile South of Murdock Circle with retailers such as Burlington, Home Goods, Home Depot, Ross, Kohls, Lowes, Office Max, Staples & much more! 1.5 Miles South of Port Charlotte Mall Multi-Tenant Investment- 5% Cap Rate 5 Unit Strip Mall

PROPERTY HIGHLIGHTS

- Hard Corner on Tamiami Trail
- 55,000 AADT
- North and South Access - Egress
- Harbor Freight "Anchored"
- Fully Occupied

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