



THE COURTYARD

**2595 Tamiami Trl
Port Charlotte, FL 33952**

PROPERTY FEATURES

- 100% Leased
- 8% Cap Rate
- Newly Renovated
- Mixed Use Res/Office/Retail/Multi-Family
- Opportunity to adjust rents to market rate upon lease expiration and further upgrade the tenant mix and income.
- Located on the main artery makes this the marque property welcoming to visitors and residents.

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------|----------|----------|----------|
| Total Households: | 3,430 | 19,943 | 32,333 |
| Total Population: | 7,149 | 45,066 | 74,301 |
| Average HH Income: | \$42,623 | \$48,059 | \$52,095 |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions. prior sale. lease or financing. or



PRESENTED BY:

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THE COURTYARD RETAIL PROPERTY

2595 TAMIAMI TRL, PORT CHARLOTTE, FL



OFFERING SUMMARY

| | |
|----------------|-------------------------|
| Sale Price: | \$1,280,000 |
| Building Size: | 8,948 SF |
| Lot Size: | 18,550 SF |
| Price / SF: | \$143.05 |
| Cap Rate: | 8.09% |
| NOI: | \$103,500 |
| Year Built: | 1974 |
| Renovated: | 2018 |
| Zoning: | CG - Commercial General |
| Market: | Charlotte County |
| Submarket: | Port Charlotte |
| Traffic Count: | 43,000 |

PROPERTY OVERVIEW

The Courtyard was acquired in 2018 by a professional plumbing company who renovated the units and enhanced the courtyard with beautiful greenery, sitting areas for customers and residents, a gazebo with an outdoor area for pet friendly businesses and a laundry area for all tenants. This little gem sits in the middle of Port Charlotte. Its 100% occupied and the tenants have a long-term commitment to the location. The building contains 6 commercial spaces on the lower level and 6 residential suites with 1 bedroom and 1 bathroom on the 2nd level. The owners have set up two of the six residential suites on airbnb and they are booked through the end of the year. There is 26 onsite parking spaces and plenty of ambiance for visitors. This is truly an awesome investment opportunity!

PROPERTY HIGHLIGHTS

- 100% Leased
- 8% Cap Rate
- Newly Renovated
- Mixed Use Res/Office/Retail/Multi-Family
- Opportunity to adjust rents to market rate upon lease expiration and further upgrade the tenant mix and income.

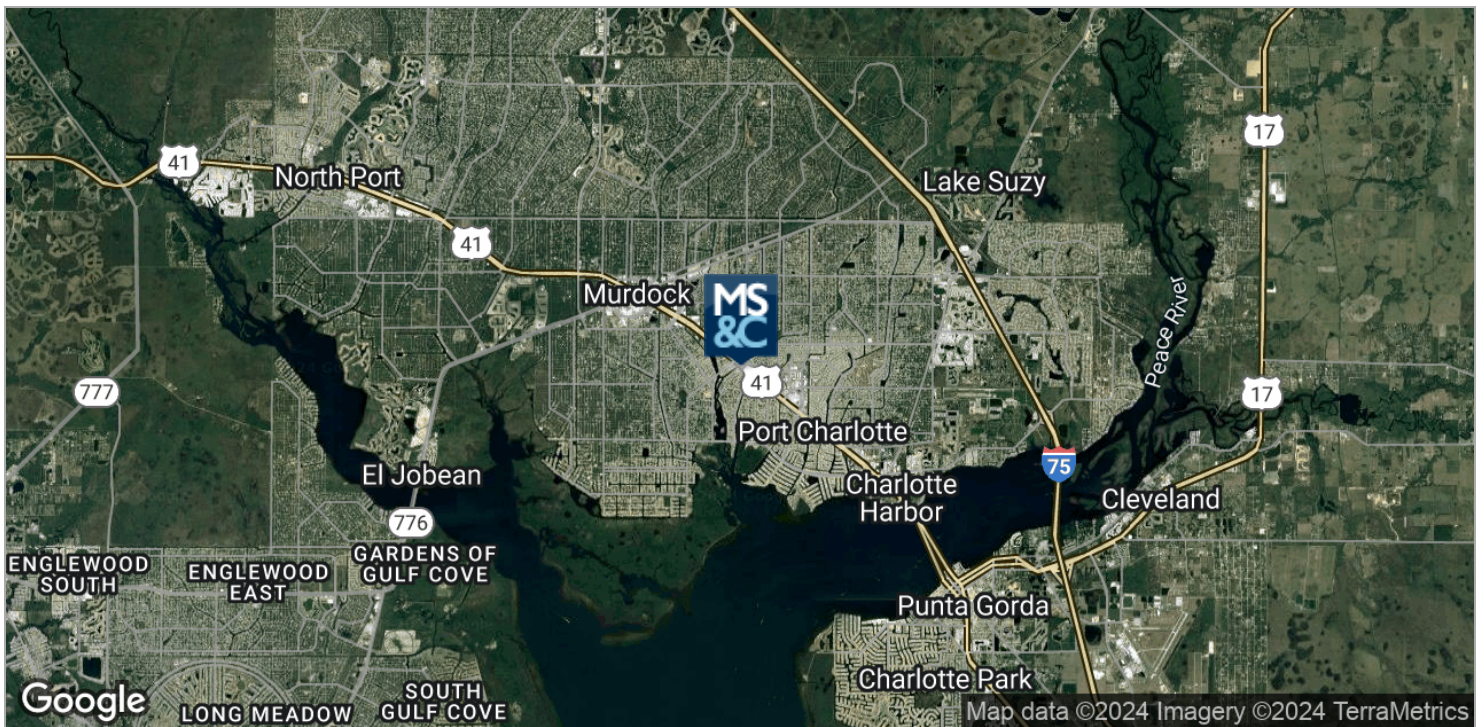
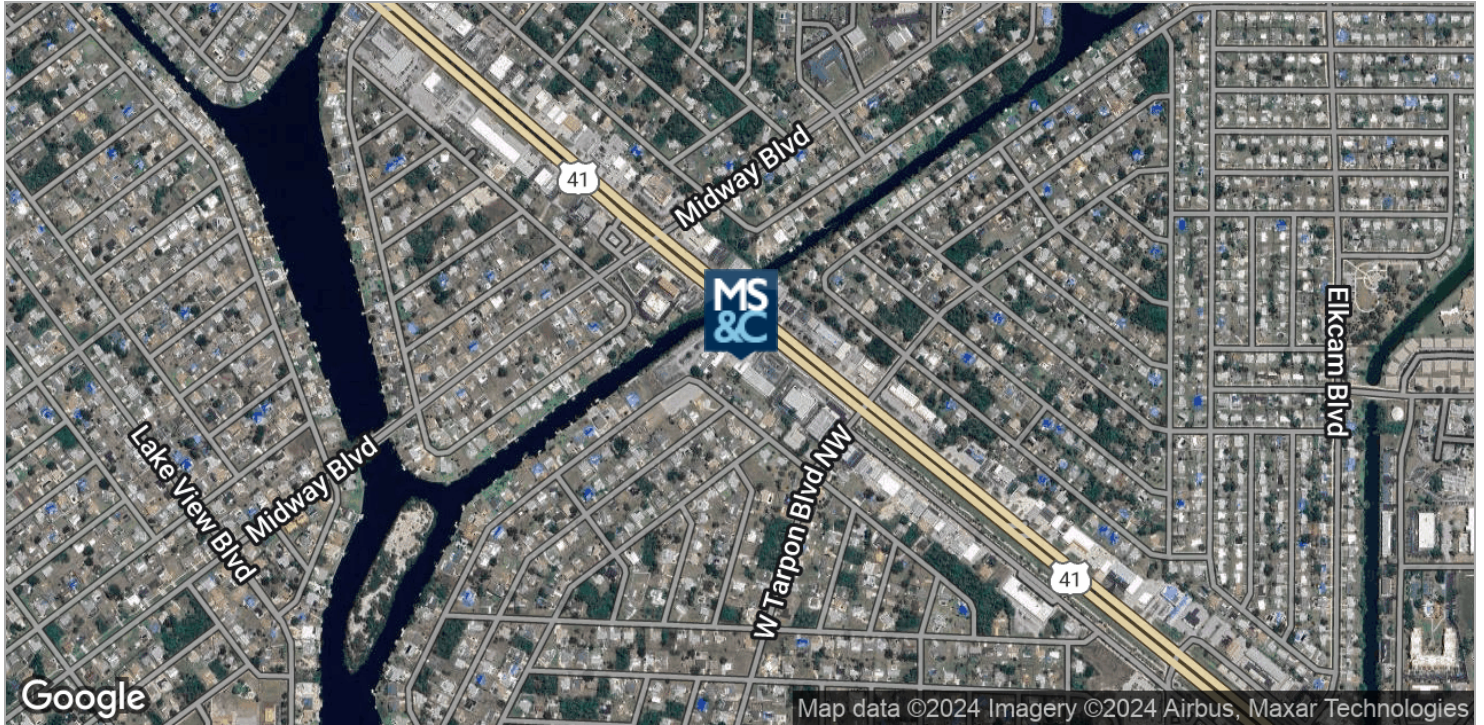




Commercial

THE COURTYARD RETAIL PROPERTY

2595 TAMIAMI TRL, PORT CHARLOTTE, FL



Michael Saunders & Company



Licensed Real Estate Broker

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941.957.3730 | MSCcommercial.com

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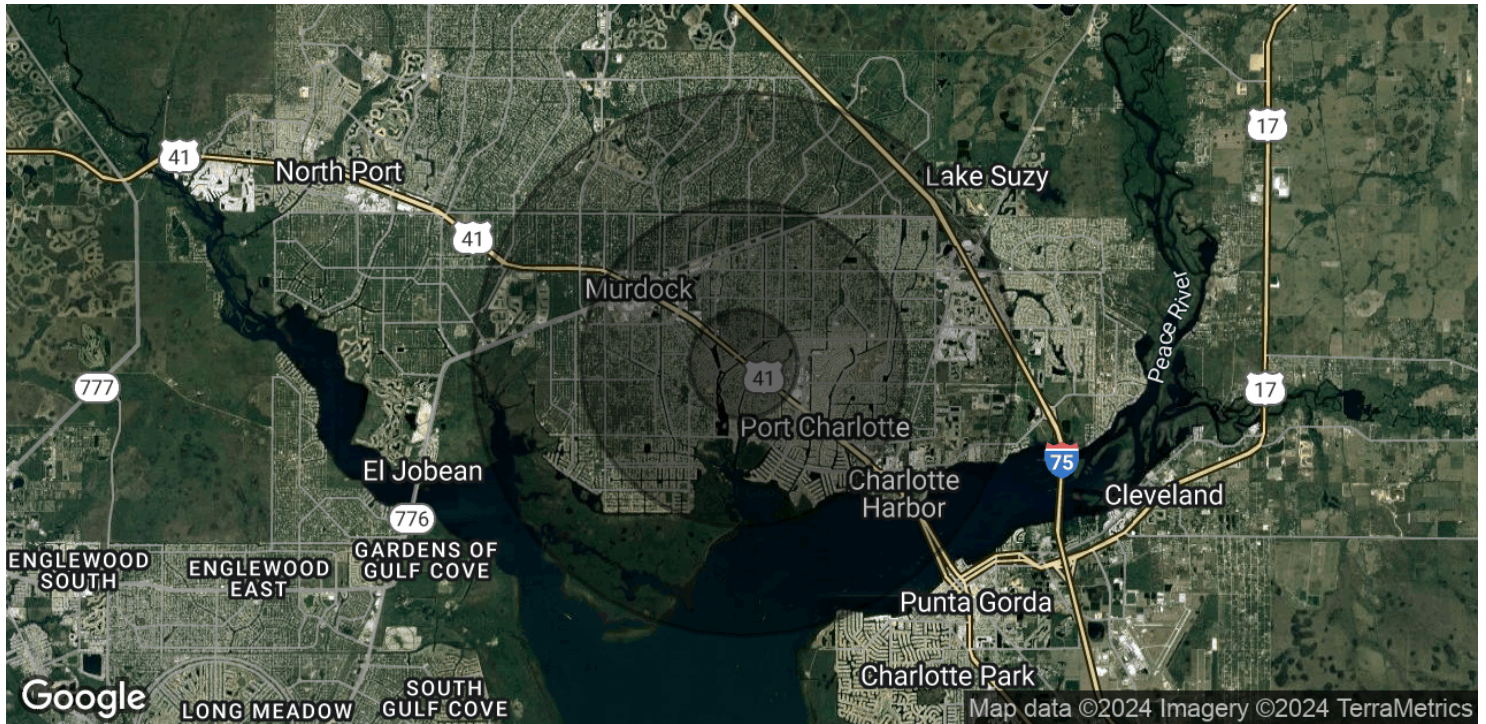
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Commercial

THE COURTYARD RETAIL PROPERTY

2595 TAMIAMI TRL, PORT CHARLOTTE, FL



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 7,149 | 45,066 | 74,301 |
| Average age | 51.3 | 49.0 | 48.9 |
| Average age (Male) | 47.9 | 46.8 | 47.2 |
| Average age (Female) | 53.0 | 50.8 | 50.2 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 3,430 | 19,943 | 32,333 |
| # of persons per HH | 2.1 | 2.3 | 2.3 |
| Average HH income | \$42,623 | \$48,059 | \$52,095 |
| Average house value | \$178,528 | \$187,599 | \$199,779 |

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

Tammy Shaw epitomizes integrity, energy, hard work, and creative service in every detail of your real estate transaction. Tammy grew up in Carrollton, Ohio and started cultivating her sales drive at the age of 16, selling advertising. She has continued to be a rising star and has since built a successful career in her own business for over 32 years. She has useful experience in every aspect of transactions, for the buyers, sellers, investors, and banks. She has been trained and inspired in sales by some of the best from Dale Carnegie to Tom Hopkins and many more. Five words you can count on from Tammy Shaw are love, integrity, commitment, passion, and fun from the first phone call to the close. Contact her today and get started. My mission statement is, my promise to you

- * To provide the most accurate and up-to-date information, skilled analysis and sound real estate advice.

- * To make the buying and selling of real estate as cost effective as possible while maintaining the highest level of service.

- * To be known as the most professional team of Real Estate Agents whose goals are positive, team oriented, solution based, and with a clear focus on commercial investing, developing, and leasing in retail, office, industrial, multifamily, hotel and special purpose real estate.

- * To act responsibly both in the community and civically; providing updated content and responding to community needs on an ongoing basis; while maintaining the highest standards of quality, customer convenience and satisfaction

EDUCATION

Broker Real Estate License Florida

Certified Commercial Investment Member CCIM Completed courses:

Commercial Real Estate Negotiations

Financial Analysis for Commercial Investment Real Estate

Investment Analysis for Commercial Investment Real Estate

User Decision Analysis for Commercial Investment Real Estate

Market Analysis for Commercial Investment Real Estate