



**COLDWELL  
BANKER  
COMMERCIAL**

SUNSTAR REALTY

FOR LEASE

CBCWORLDWIDE.COM

## FORMER SONNY'S BBQ

N/A

1152 Tamiami Trail  
Port Charlotte, FL 33953

### AVAILABLE SPACE

Fully Leased

### AREA

Prime Port Charlotte location with frontage on US-41 with 31,500 Traffic Count. Minutes from the new West Port development, a Master Planned Community in the heart of Port Charlotte's sports, recreation and shopping district and Charlotte Sports Park, the spring training home of the Tampa Bay Rays.



### OFFICE

Alfredo Sanchez  
941 627 3321  
Alsanchez517@gmail.com

Ray Brunner  
415 608 1942  
raybrunner@me.com

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**SUNSTAR REALTY**  
19700 Cochran Blvd, Port Charlotte, FL 33948  
941.255.3497



## FORMER SONNY'S BBQ

1152 Tamiami Trail, Port Charlotte, FL 33953

Property Overview

Additional Photos

Traffic\_Count\_Map\_-  
\_Close\_Up\_1152 Tamiami  
Trail.pdf (1)

Executive\_Summary\_-  
\_Call\_Outs\_1152 Tamiami  
Trail.pdf (3)

Location Map

Demographics Map & Report

Advisor Bio 1

Advisor Bio 2

Disclaimer - CB

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### OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	N/A
Lot Size:	1.687 Acres
Year Built:	1999
Building Size:	5,440 SF
Zoning:	CG
Market:	Port Charlotte
Submarket:	North Port
Traffic Count:	31,500

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### PROPERTY OVERVIEW

Outstanding Lease Opportunity -- Stand alone building with frontage on US-41 North. Minutes from the new West Port Development, Port Charlotte Town Center mall, Best Buy, Target and Super Walmart . Triple net with flexible Owner 5,200 SF under air with seating for 150+. Includes full kitchen, all equipment and a take out window. 60+ parking spaces and outdoor picnic area. 5-year minimum lease term.

### PROPERTY HIGHLIGHTS

- Fully-Equipped Restaurant with Takeout Window
- 5200 SF Under Air
- Seating for 150+
- 60+ Parking Spaces
- NNN - 5 Year Minimum Lease Term

### OTHER RESOURCES

[VIDEO](#)





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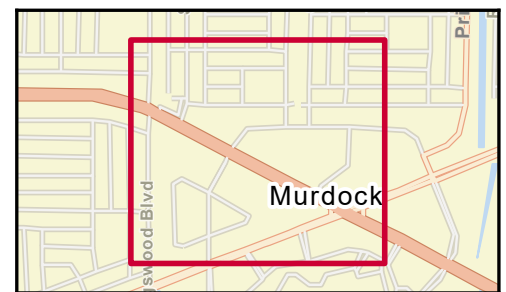
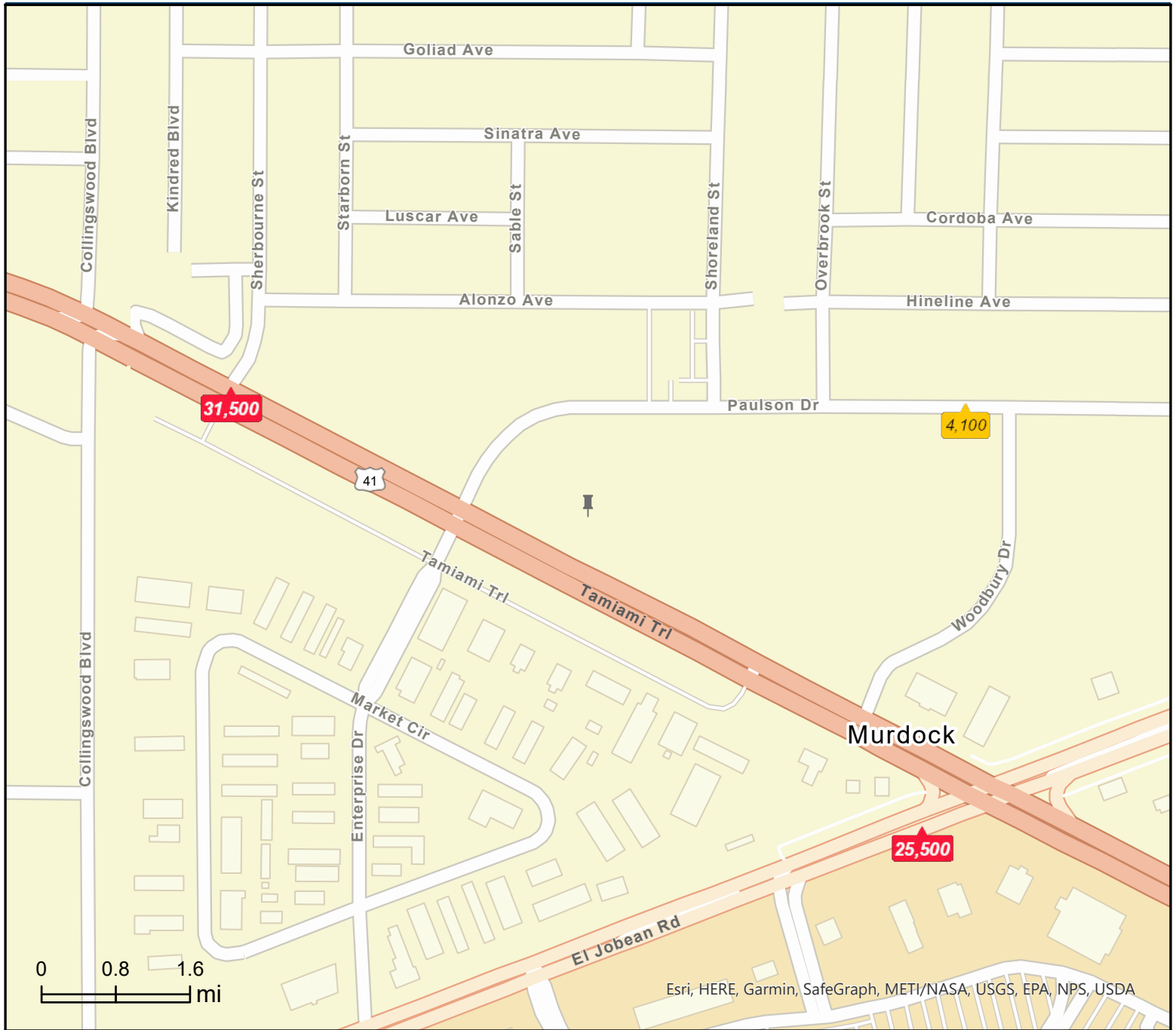
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## Traffic Count Map - Close Up

1152 Tamiami Trl, Port Charlotte, Florida, 33953  
Rings: 5, 10, 15 mile radii

Prepared by Ray Brunner  
Latitude: 27.01565  
Longitude: -82.15067



Source: ©2021 Kalibrate Technologies (Q1 2021).



# Executive Summary - Call Outs

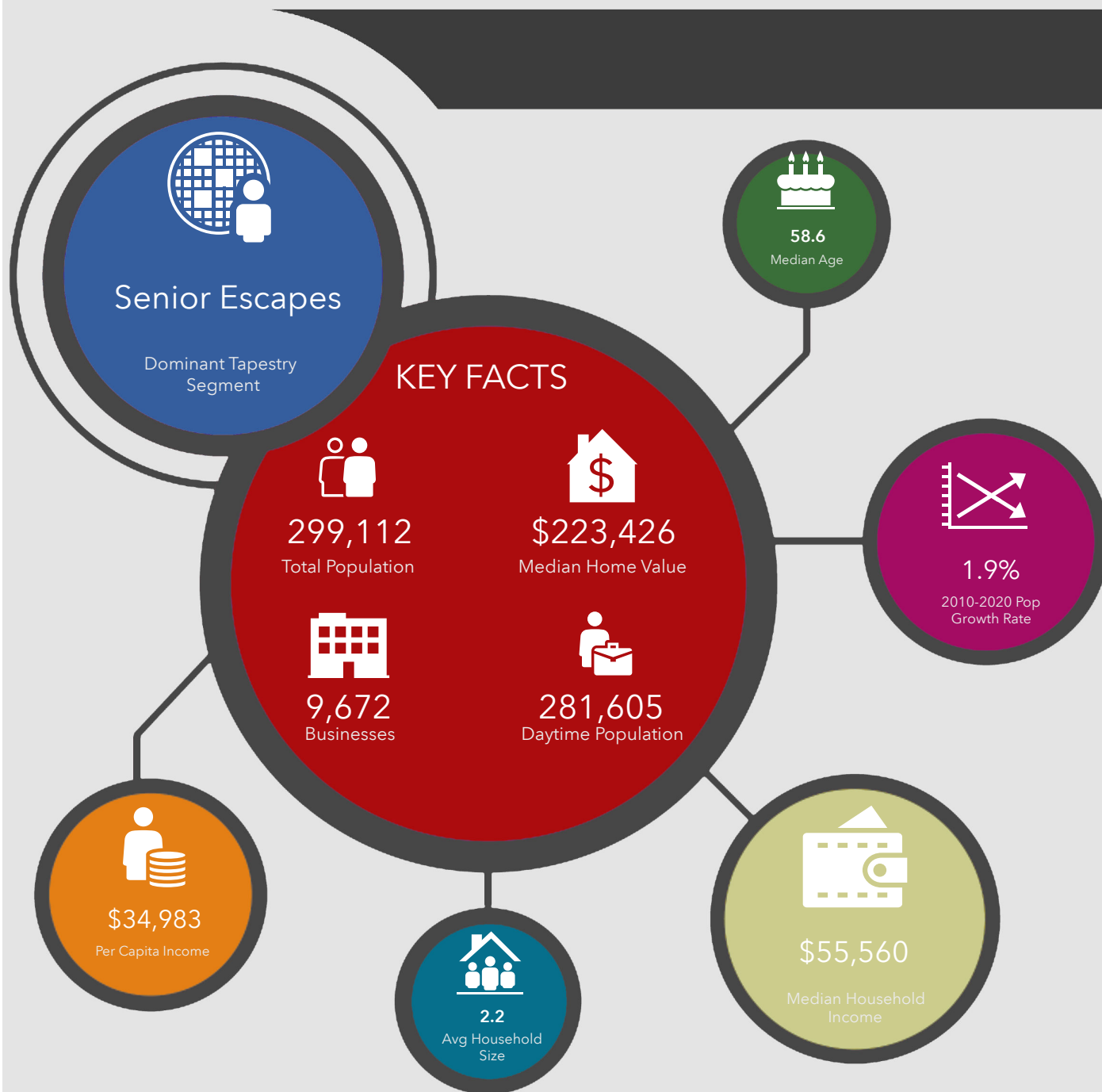
1152 Tamiami Trl, Port Charlotte, Florida, 33953 (15 miles)

Ring: 15 mile radius

Prepared by Ray Brunner

Latitude: 27.01565

Longitude: -82.15067



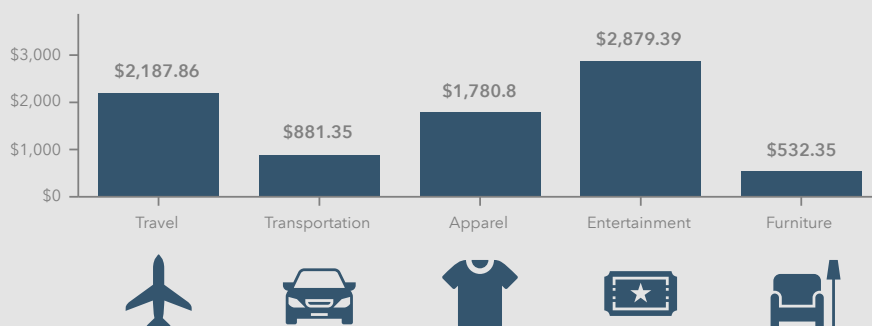
## KEY SPENDING FACTS



This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle. The vintage of the data is 2020, 2025.

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Spending facts are average annual dollars per household

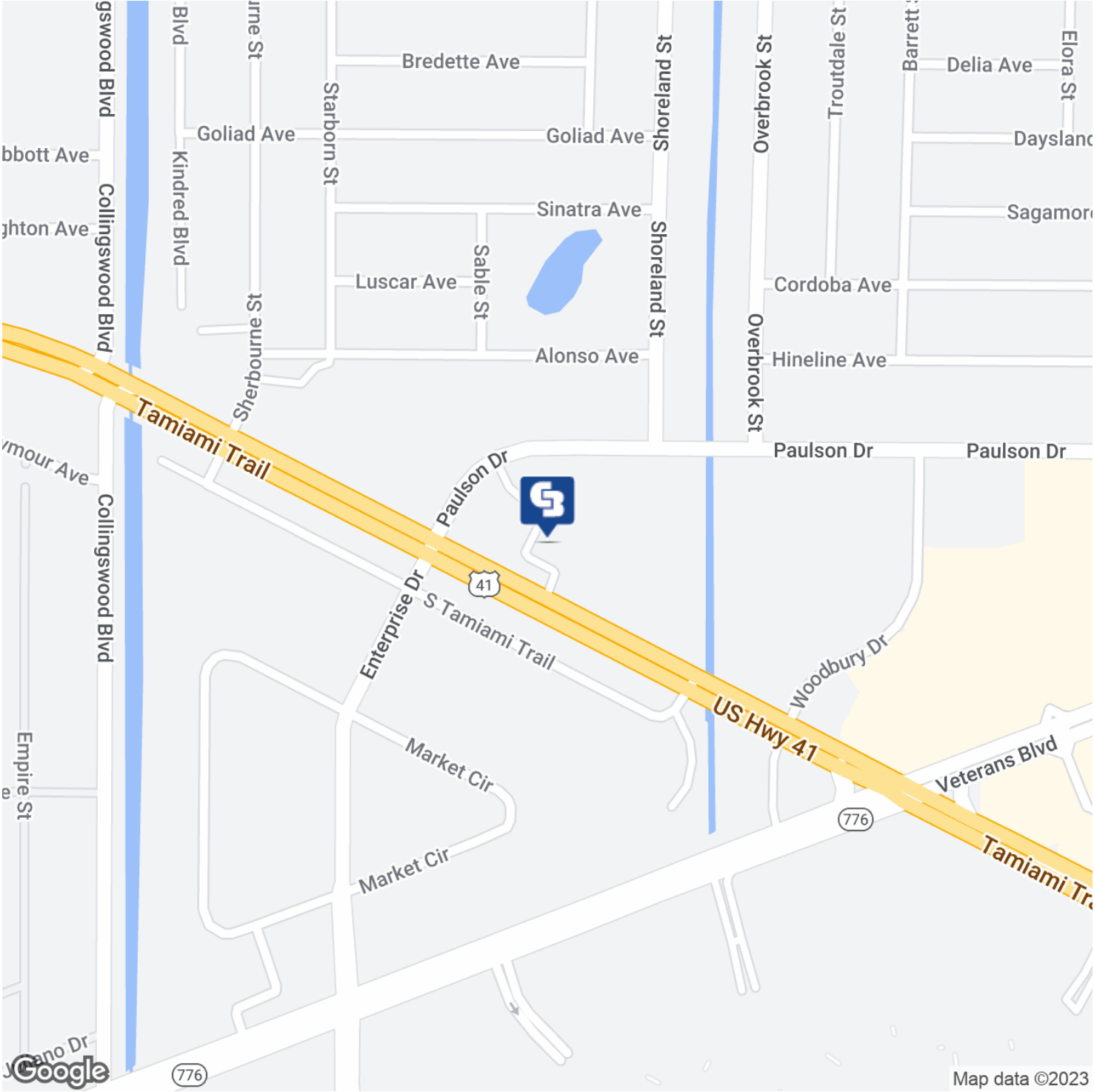




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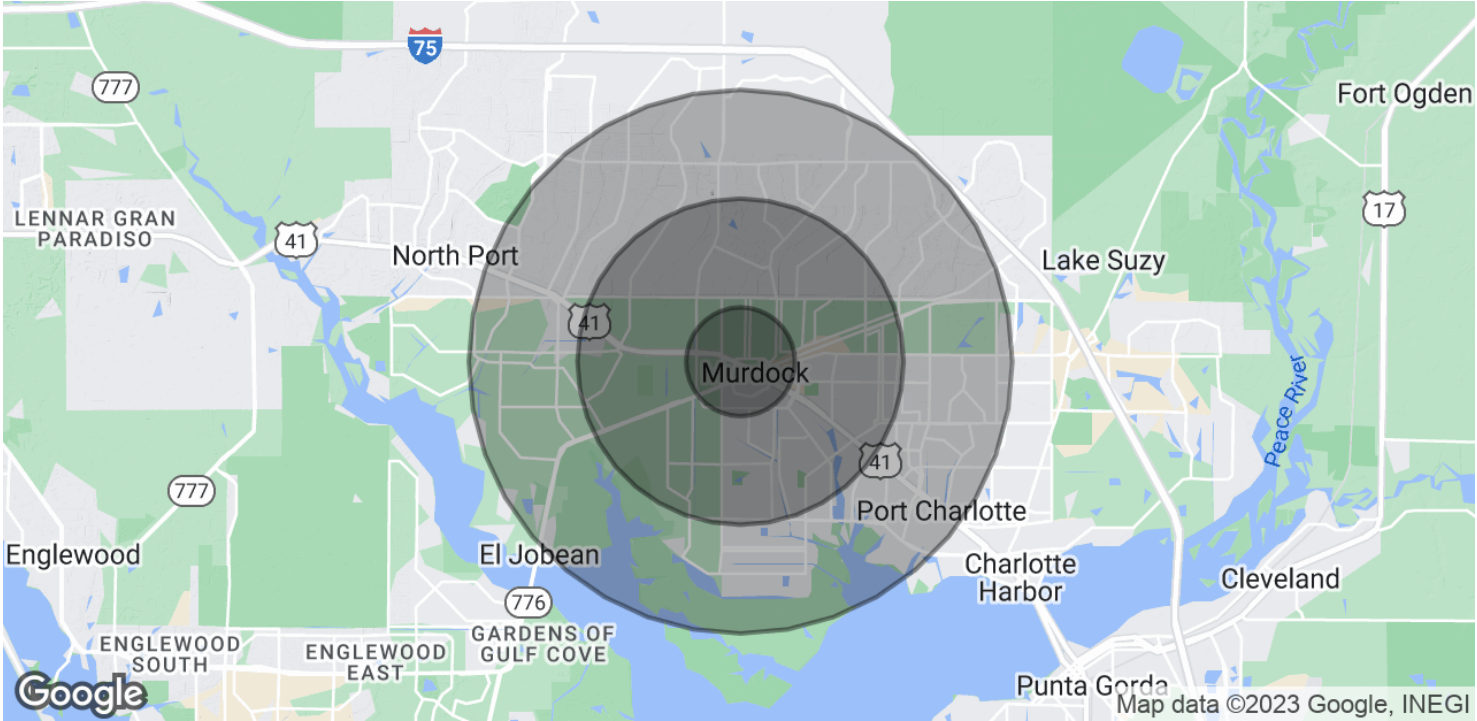
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,894	24,084	69,617
Average Age	52.9	48.4	46.9
Average Age (Male)	51.1	46.6	44.9
Average Age (Female)	55.4	50.6	48.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,358	10,381	29,527
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$47,857	\$53,326	\$53,452
Average House Value		\$203,094	\$193,959

\* Demographic data derived from 2020 ACS - US Census

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### ALFREDO SANCHEZ

Broker Associate

Alsanchez517@gmail.com

Direct: 941.627.3321 | Cell: 646.739.9550

FL #BK3384437

### PROFESSIONAL BACKGROUND

40+ years in Real Estate and Construction, Co performing on all aspects of Real Estate transactions; Acquisitions, Site Planning, Development, Sales, Leasing & Property Management covers the full accounting of what is provided. Truly a service professional to all clients. Now at Coldwell Banker Commercial Sunstar Realty, hoping to serve those wishing to invest in the future of this Florida lifestyle.

### EDUCATION

City Tech (CUNY)

### MEMBERSHIPS

PGPCNP & Desoto Realtors; NAR, NAHB

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### RAY BRUNNER

Commercial Broker

raybrunner@me.com

Direct: 415.608.1942

### PROFESSIONAL BACKGROUND

Ray Brunners' career covers over 40 years in Senior Management & C-Suite Positions, Real Estate site selection & development. Design within reach as CEO, President Retail Operations & Development America & Europe. President Retail Development & Operations Esprit Europe, SVP Operation & Real Estate Eddie Bauer, VP Store Development & Visual Merchandising - GAP. This experience is both in North America and European site selection, leasing, and location strategy brings a valuable resource to Coldwell Banker Sunstar Realty.

### EDUCATION

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

### MEMBERSHIPS

CoStar Power Broker

Life Member of Mensa

Member of the Presidents Association of the American Management Association

ICSC Member

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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. here...

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