



**COLDWELL
BANKER
COMMERCIAL**

SUNSTAR REALTY

FOR SALE

CBCWORLDWIDE.COM

3786 & 3792 TAMIAMI TRAIL

\$875,000

3786-3792 Tamiami Trail
Port Charlotte, FL 33952

AVAILABLE SPACE
6,968 SF

AREA

Located on the North access road of Tamiami Trail - US 41 - 700 ft south of
Conway Blvd stop sign



OFFICE

Alfredo Sanchez
941 627 3321
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Ray Brunner
415 608 1942
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**COLDWELL BANKER COMMERCIAL
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19700 Cochran Blvd, Port Charlotte, FL 33948
941.255.3497



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Property Overview

Retailer Map

Location Map

Demographics Map & Report

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OFFERING SUMMARY

Sale Price:	\$875,000
Cap Rate:	6.22%
NOI:	\$54,389
Lot Size:	15,000 SF
Year Built:	1979
Building Size:	6,968 SF
Renovated:	2021
Zoning:	CG
Market:	Ft. Myers, FL
Submarket:	Port Charlotte
Price / SF:	\$125.57

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PROPERTY OVERVIEW

NET LEASED INVESTMENT OPPORTUNITY ON US 41/ TAMIAMI TRAIL IN THE HEART OF PORT CHARLOTTE BUSINESS ZONE. ADT on Tamiami Trail 46,001. Two single tenant buildings on one lot in busy high traffic area. Near by restaurants/ entertainment bars offer high traffic in all seasons Recent new roof system on both buildings and updated facia and interior of 3792 building. Ample parking both in front & rear with additional spaces across access road.

Surrounded by established residential and main shopping & entertainment district. Auto dealerships, hospital, neighborhood shopping and great entertainment.; Just two doors down from the very popular Gatorz Sports Bar.

PROPERTY HIGHLIGHTS

- Net Leased Investment
- 2 Single-Tenant Buildings
- Heart of Port Charlotte Business Zone
- ADT 46,001 on Tamiami Trail
- Ample Parking
- Close to Everything



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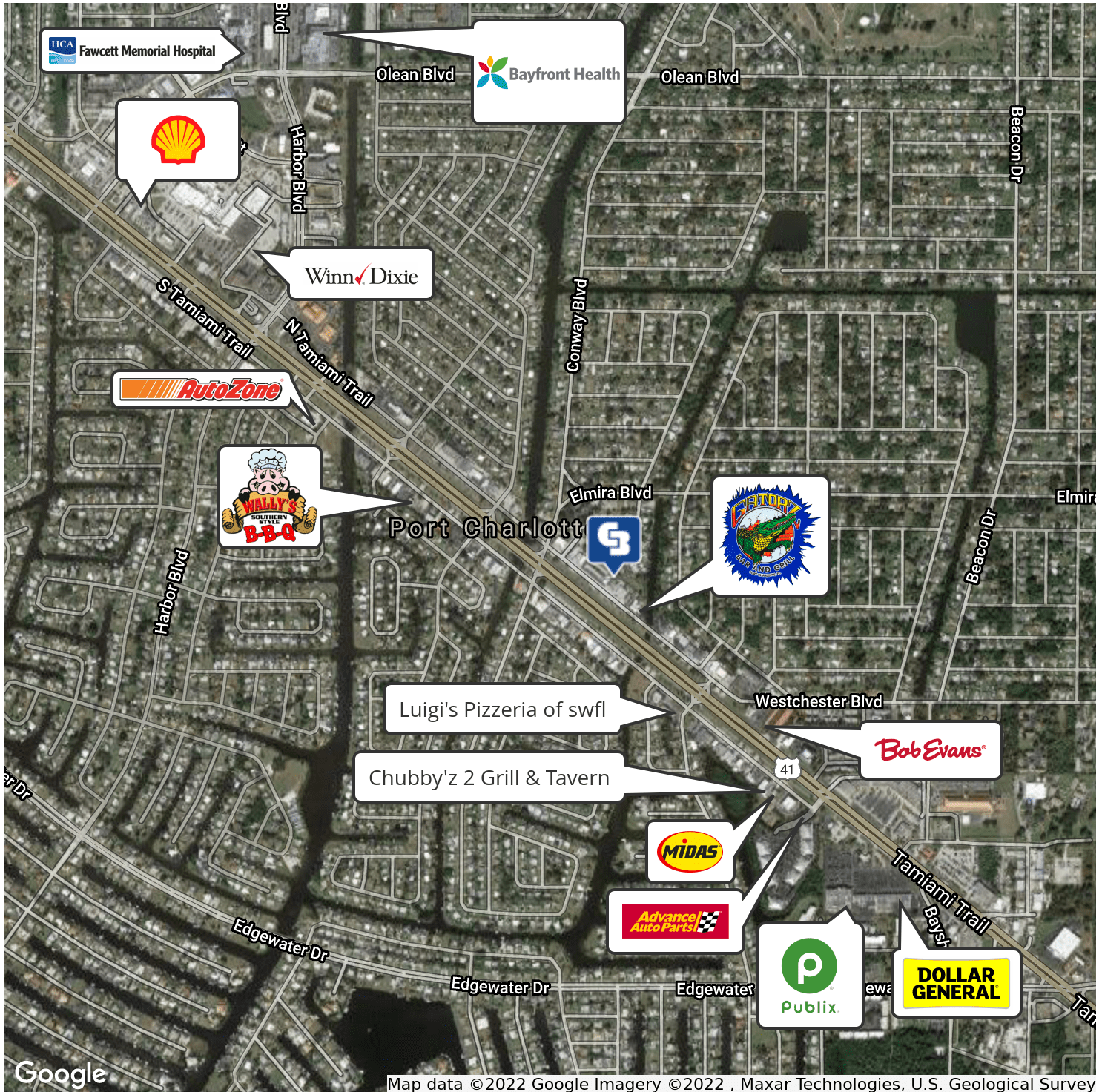
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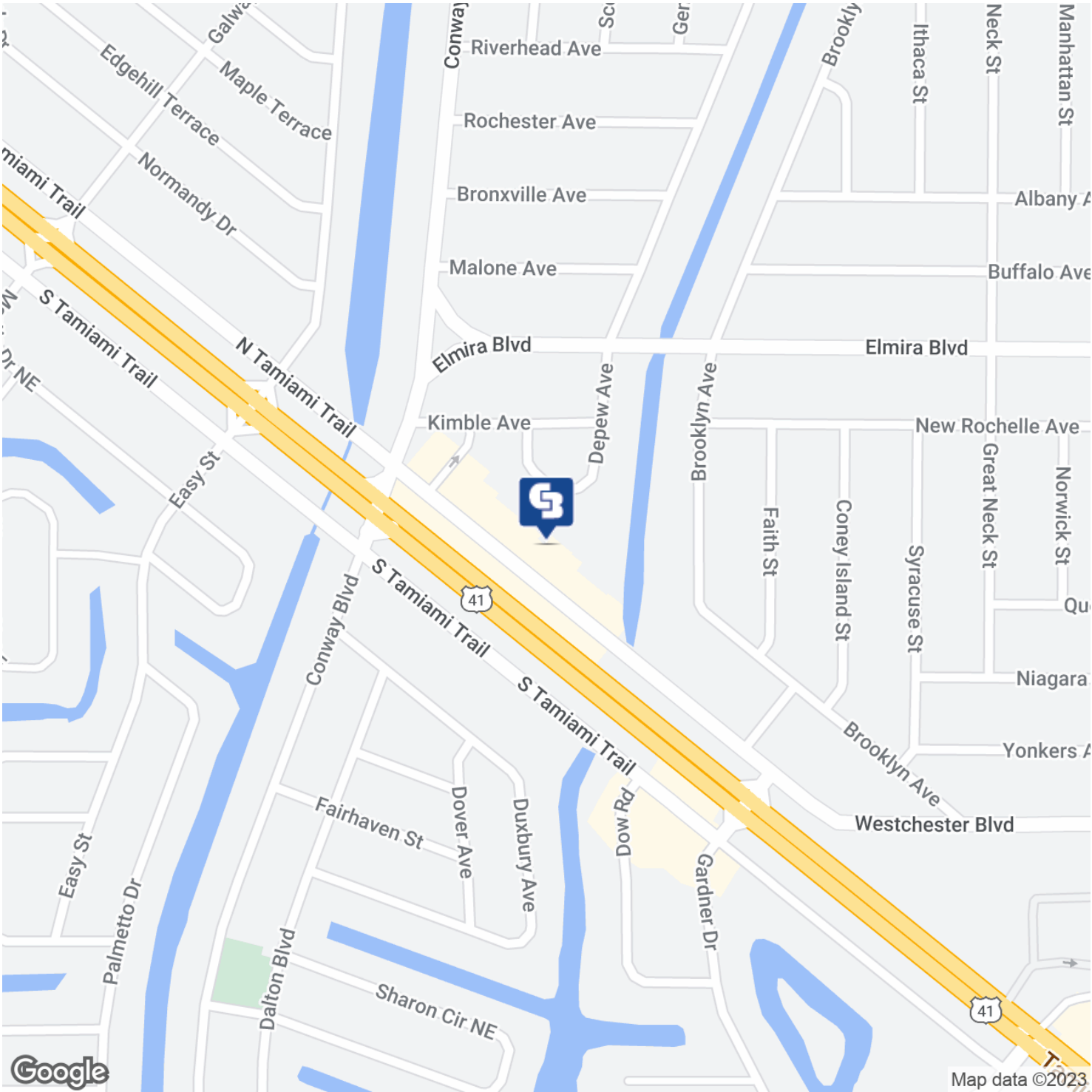
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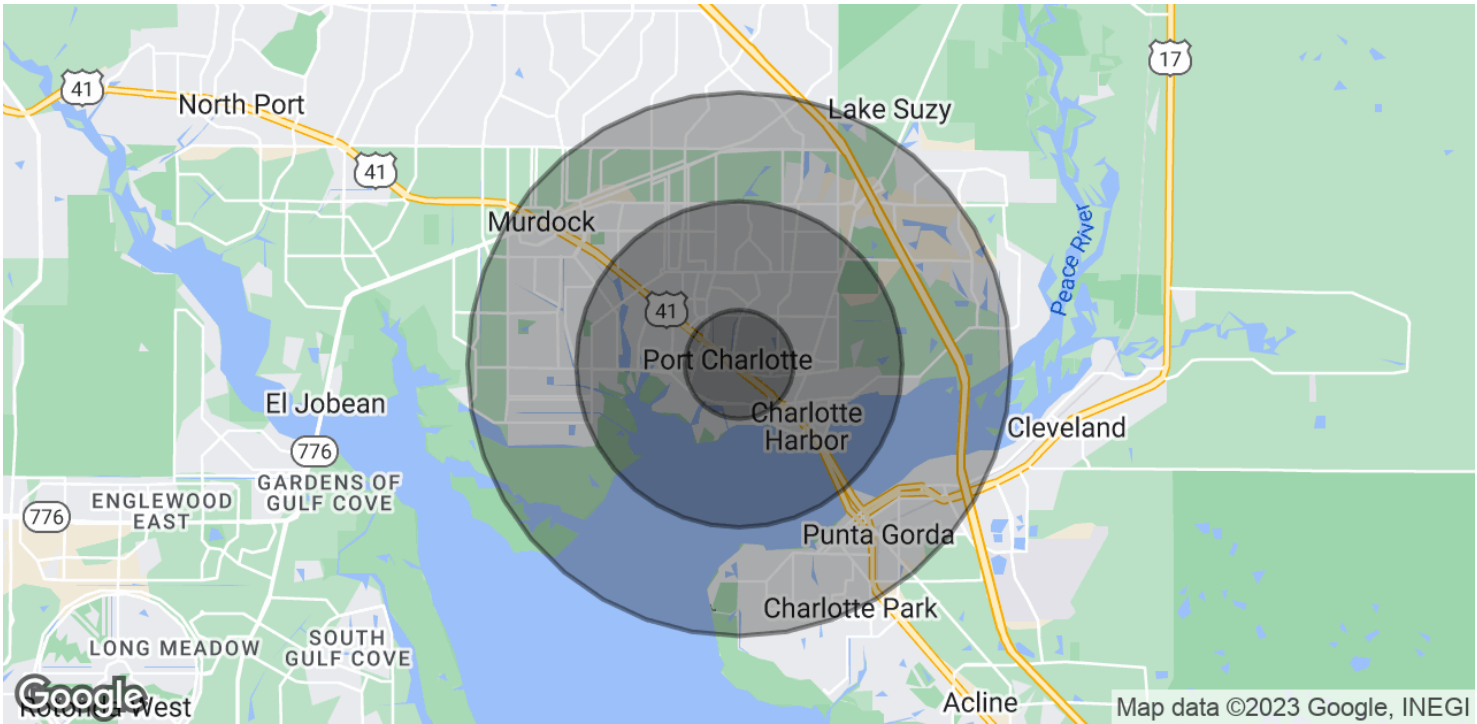
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,687	37,502	79,713
Average Age	48.3	50.1	51.3
Average Age (Male)	46.6	48.2	49.8
Average Age (Female)	49.0	51.1	52.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,913	16,702	36,020
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$44,189	\$47,373	\$53,544
Average House Value	\$157,776	\$196,292	\$234,402

* Demographic data derived from 2020 ACS - US Census

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