

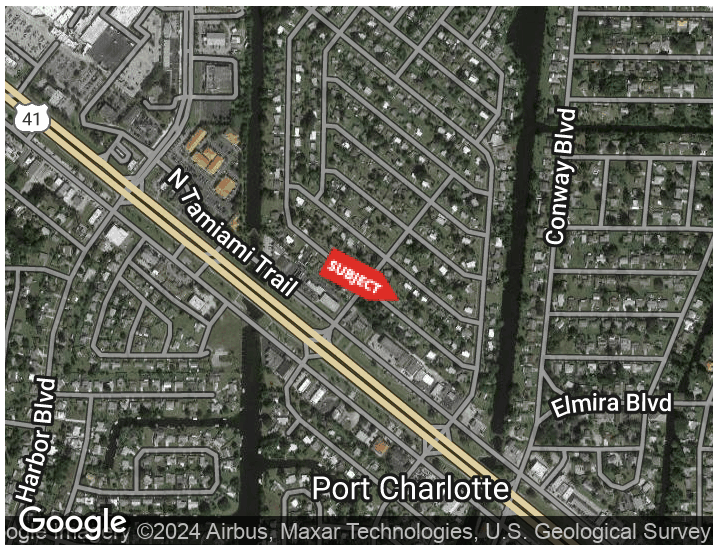


3570 TAMIAM TRL

PORT CHARLOTTE, FLORIDA 33952

PROPERTY HIGHLIGHTS

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	5,379	48,558	97,000
Total Population	10,998	95,139	187,899
Average HH Income	\$44,755	\$58,026	\$59,767



For More Information

BRIAN SEIDEL

CCIM - Broker Associate

941 544 2970

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FREE STANDING BUILDING ON TAMIAMI TRAIL



OFFERING SUMMARY

Sale Price:	\$1,000,000
Available SF:	3,338 SF
Year Built:	1983
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc presents, 3570 Tamiami Trail Port Charlotte FL 33952

Property type: Free Standing Retail

Size: 3,338SF

Zoning: CG

Highlights: Great location with drive thrus, visible signage and more on 38,000SF of land. For sale or lease.

Visit us online at www.AmericanPropertyGroup.com to see all our listings or call (941)923-0535 Ext 305 at your convenience.

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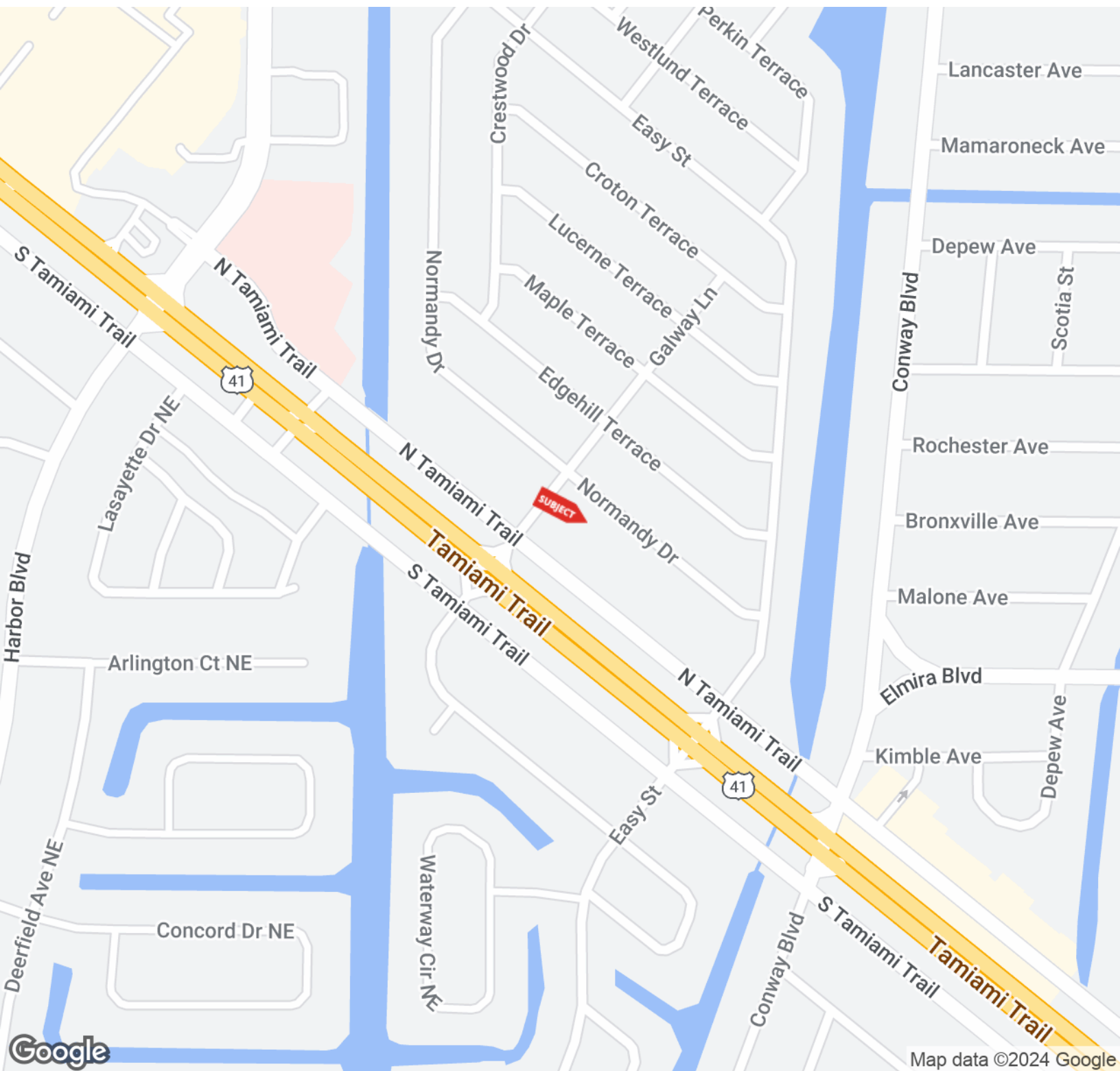


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**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

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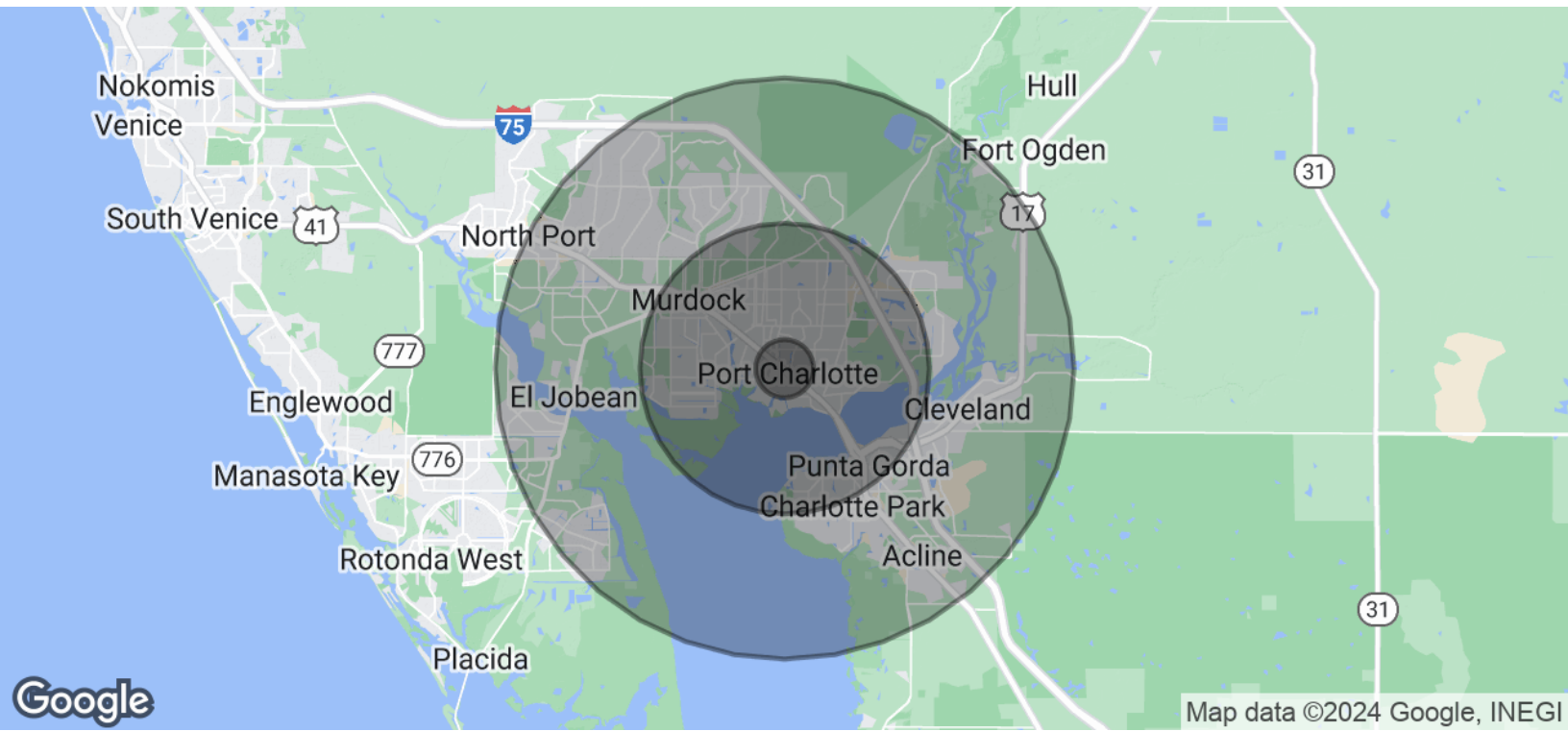


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**AMERICAN
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FREE STANDING BUILDING ON TAMIAMI TRAIL



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,998	95,139	187,899
Average Age	55.1	55.8	54.7
Average Age (Male)	53.3	52.2	52.7
Average Age (Female)	56.1	57.4	55.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,379	48,558	97,000
# of Persons per HH	2.0	2.0	1.9
Average HH Income	\$44,755	\$58,026	\$59,767
Average House Value	\$134,242	\$214,531	\$223,201

* Demographic data derived from 2020 ACS - US Census

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