

# FREESTANDING MEDICAL OFFICE

1685 Tamiami Trail #4 | Port Charlotte, FL 33948

Medical Office For Sublease



**LQ Commercial**  
REAL ESTATE SERVICES

**LQCRE.COM**



**\$14.00**  
**PSF NNN**



**6.17**  
**AC**



**2,284**  
**GLA**



**\$6.00 PSF**  
**CAM RATE**

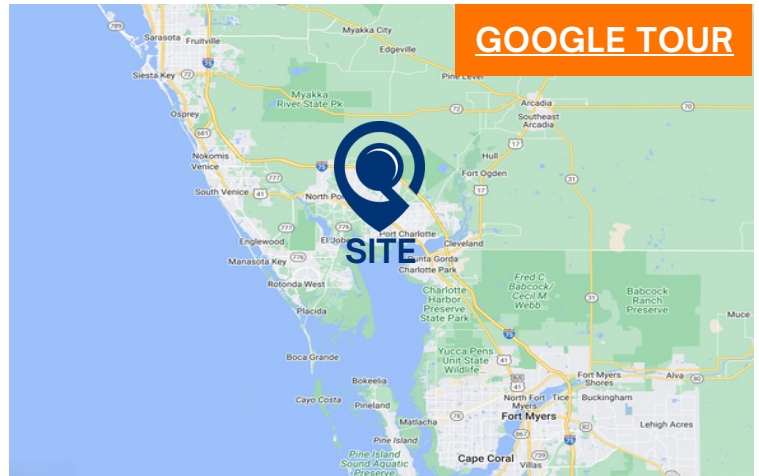


**5/1,000 SF**  
**PARKING**

- Freestanding medical office for sublease, available for immediate occupancy.
- Easy ingress/egress from US-41.
- 1 mile from Murdock Circle, Port Charlotte Town Center and County Administration.
- Tamiami Trail AADT: 56,000 CPD

[LQCRE.COM/PORT-CHARLOTTE-SUBLEASE](https://lqcre.com/port-charlotte-sublease)

**GOOGLE TOUR**



**5-MILE POPULATION**

**96,079**



**5-MILE INCOME**

**\$100,191**



**5-MILE EMPLOYEES**

**28,895**



1614 Colonial Blvd. #101  
Fort Myers, FL 33907

**LQCRE.COM**

**Steve Wood**  
Associate

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C: 239.281.1001

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**Adam Palmer, CCIM, SIOR**  
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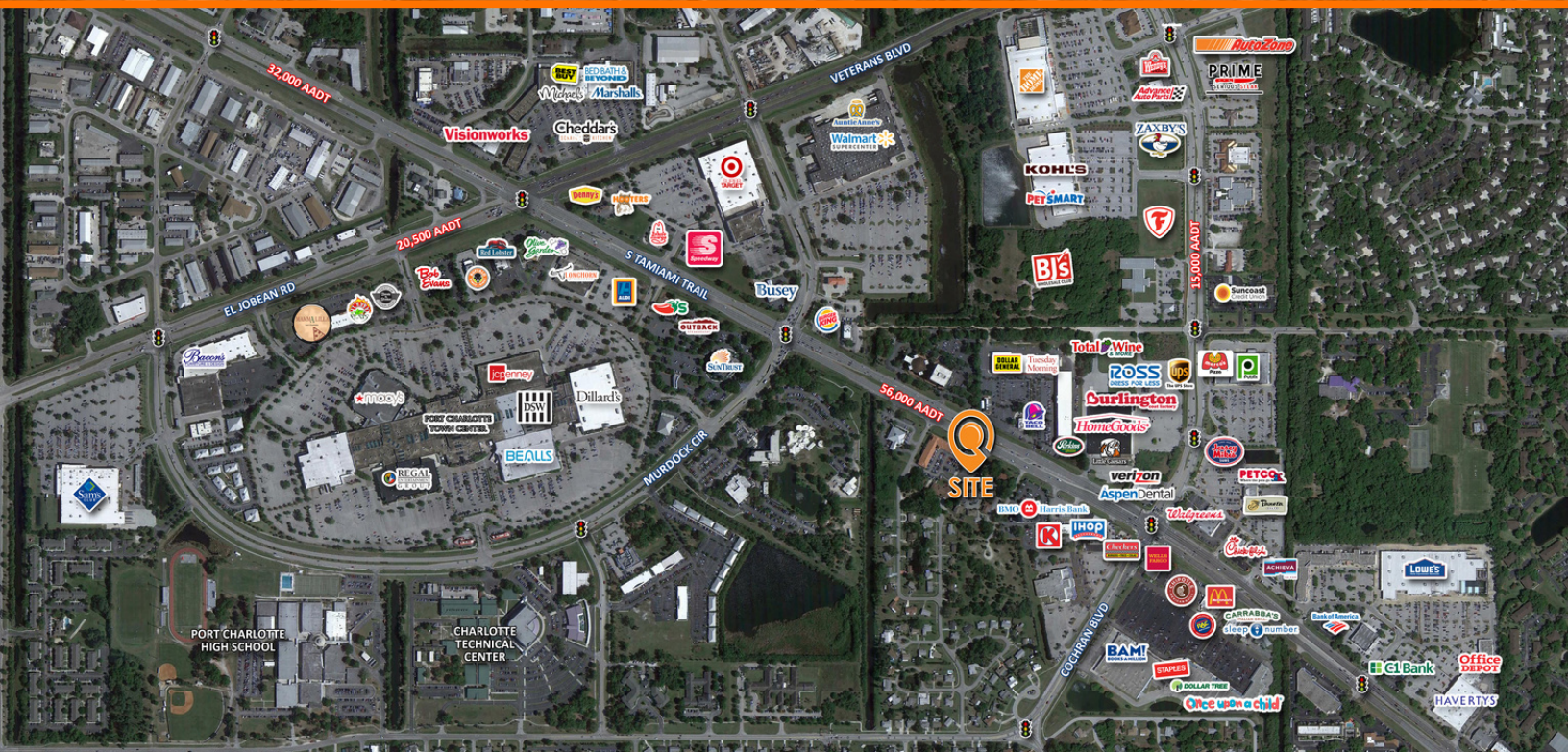
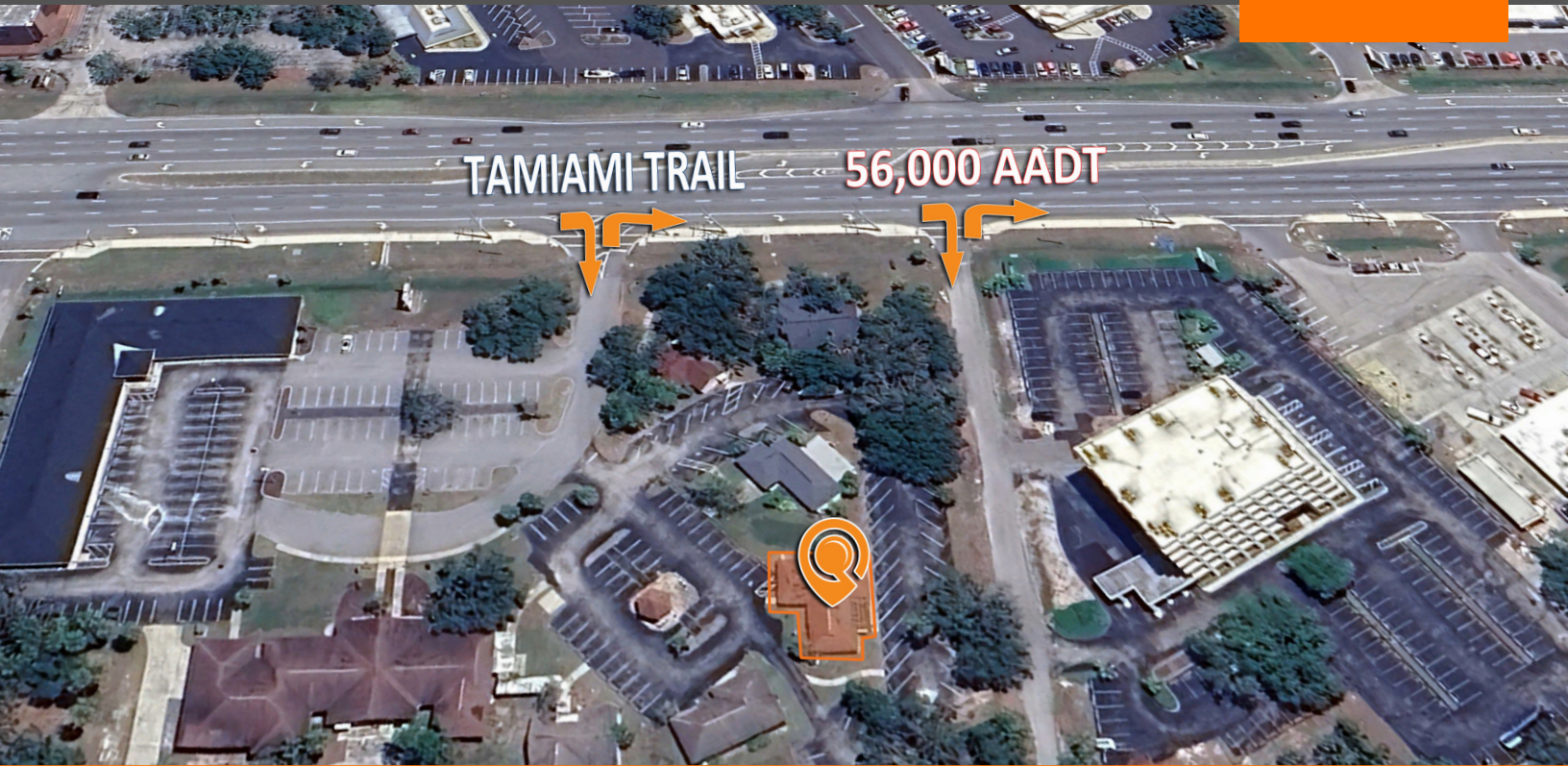
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Information obtained from owner(s) or sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. Property is subject to change or withdraw without notice.