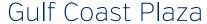
## Multi-Tenant Investment Propert



2301 Tamiami Trail, Port Charlotte, FL 33952



## **OFFERING SUMMARY**

Sale Price: \$1,950,000

Cap Rate: 5.0%

NOI: \$106,384

Lot Size: 30.307 SF

Year Built: 1980

Building Size: 9,847 SF

Renovated: 2005

Zoning: Commercial General

Market: SW Florida

Submarket: Charlotte Sarasota

Counties

Traffic Count: 55,000

Price / SF: \$198.03

## **PROPERTY OVERVIEW**

Located on US-41/Tamiami Trail with over 51,000 cars per day.

Next to Harbor Freights & Goodwill.

1 Mile South of Murdock Circle with retailers such as Burlington, Home Goods,

Home Depot, Ross, Khols, Lowes, Office Max, Staples & much more!

1.5 Miles South of Port Charlotte Mall

Multi-Tenant Investment- 5% Cap Rate

5 Unit Strip Mall

## **PROPERTY HIGHLIGHTS**

- Hard Corner on Tamiami Trail
- 55,000 AADT
- North and South Access Egress
- · Harbor Freight "Anchored"
- · Fully Occupied



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