



THE COURTYARD

**2595 Tamiami Trl**  
**Port Charlotte, FL 33952**

PROPERTY FEATURES

- 100% Leased
- 8% Cap Rate
- Newly Renovated
- Mixed Use Res/Office/Retail/Multi-Family
- Opportunity to adjust rents to market rate upon lease expiration and further upgrade the tenant mix and income.
- Located on the main artery makes this the marquee property welcoming to visitors and residents.

	1 Mile	3 Miles	5 Miles
<b>Total Households:</b>	3,430	19,943	32,333
<b>Total Population:</b>	7,149	45,066	74,301
<b>Average HH Income:</b>	\$42,623	\$48,059	\$52,095

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or



PRESENTED BY:

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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$1,280,000
Building Size:	8,948 SF
Lot Size:	18,550 SF
Price / SF:	\$143.05
Cap Rate:	8.09%
NOI:	\$103,500
Year Built:	1974
Renovated:	2018
Zoning:	CG - Commercial General
Market:	Charlotte County
Submarket:	Port Charlotte
Traffic Count:	43,000

## PROPERTY OVERVIEW

The Courtyard was acquired in 2018 by a professional plumbing company who renovated the units and enhanced the courtyard with beautiful greenery, sitting areas for customers and residents, a gazebo with an outdoor area for pet friendly businesses and a laundry area for all tenants. This little gem sits in the middle of Port Charlotte. Its 100% occupied and the tenants have a long-term commitment to the location. The building contains 6 commercial spaces on the lower level and 6 residential suites with 1 bedroom and 1 bathroom on the 2nd level. The owners have set up two of the six residential suites on airbnb and they are booked through the end of the year. There is 26 onsite parking spaces and plenty of ambiance for visitors. This is truly an awesome investment opportunity!

## PROPERTY HIGHLIGHTS

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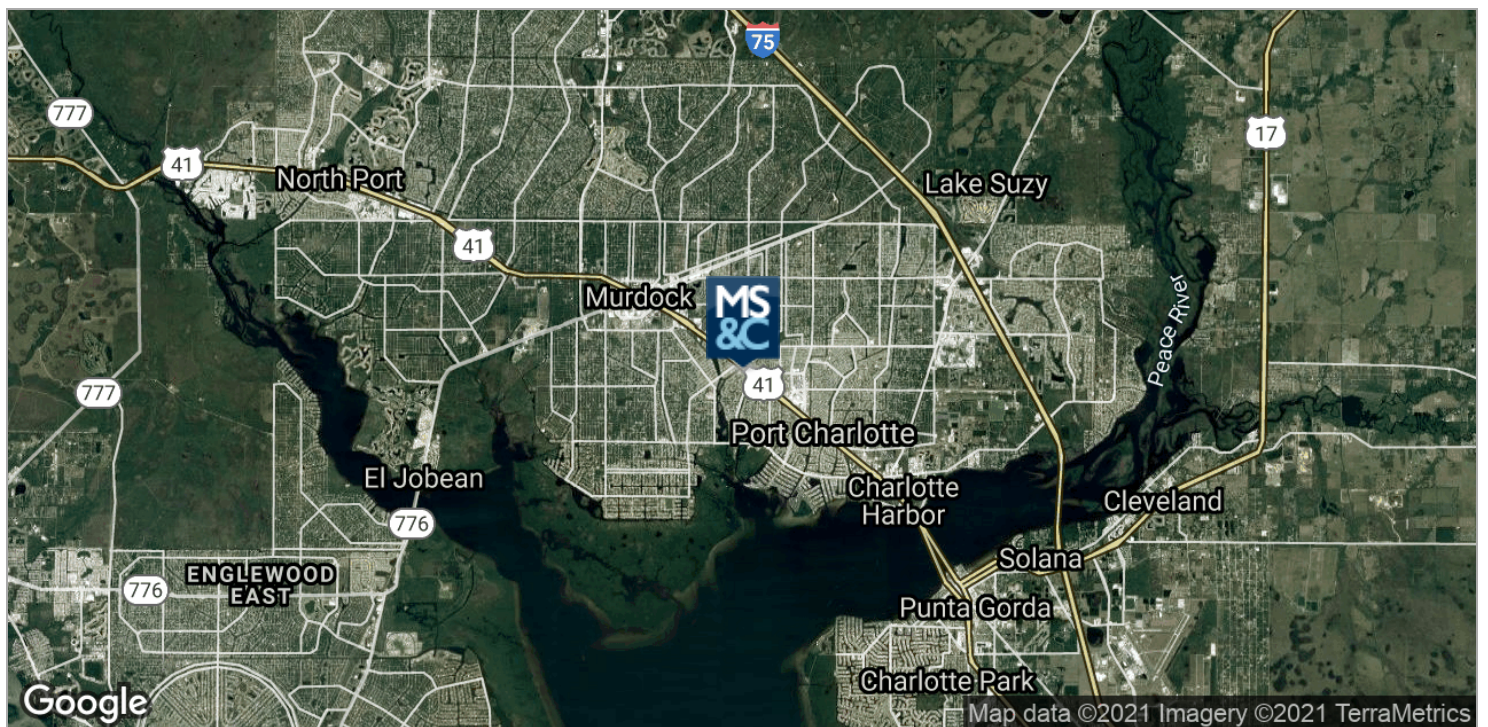
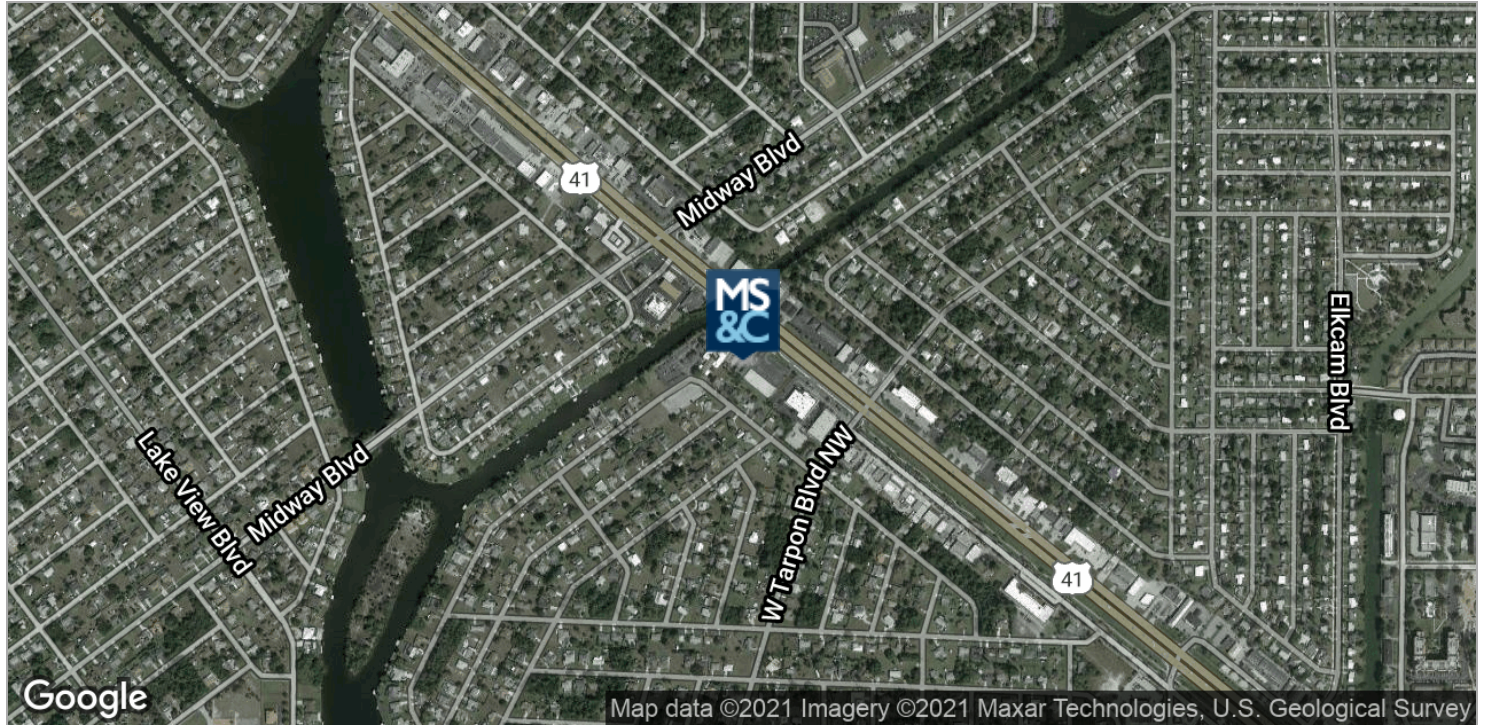
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# ADDITIONAL PHOTOS



# LOCATION MAPS



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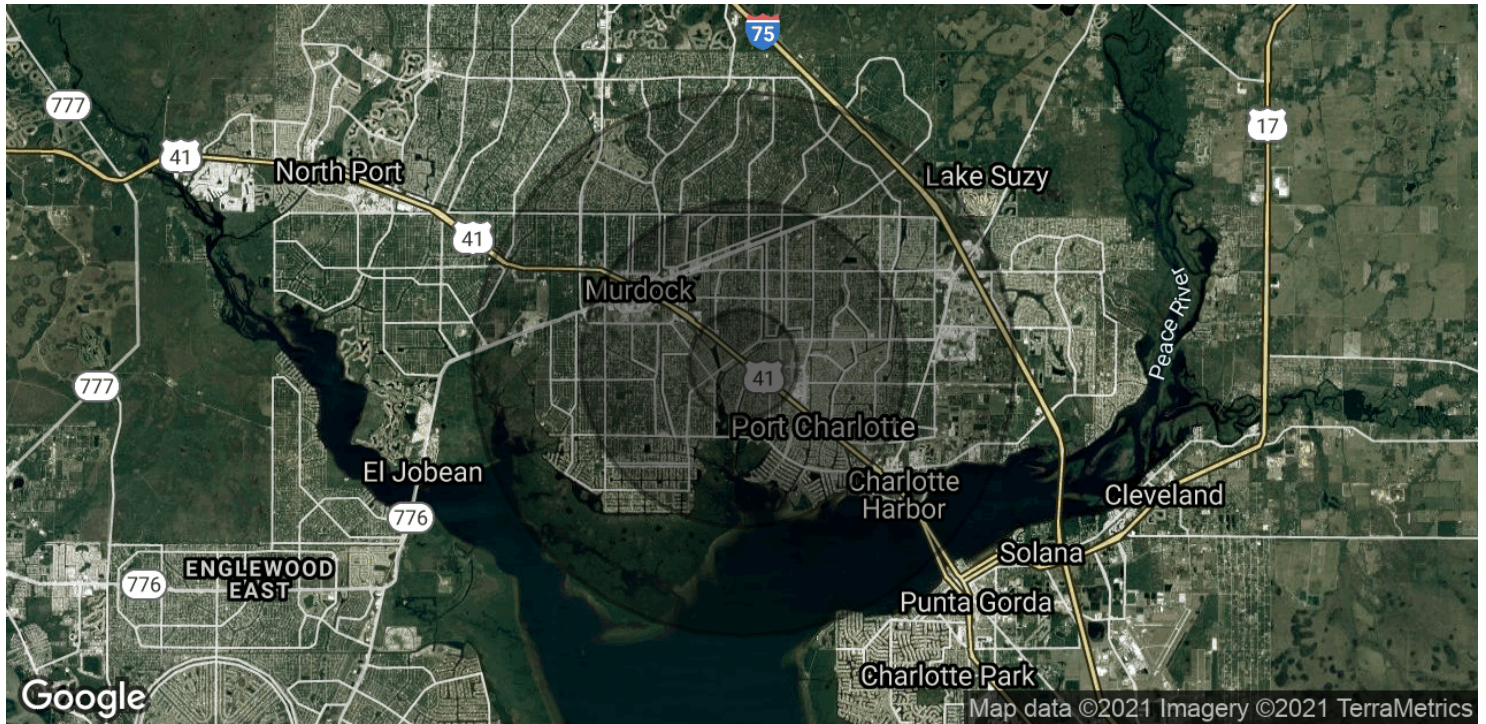
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,149	45,066	74,301
Average age	51.3	49.0	48.9
Average age (Male)	47.9	46.8	47.2
Average age (Female)	53.0	50.8	50.2

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,430	19,943	32,333
# of persons per HH	2.1	2.3	2.3
Average HH income	\$42,623	\$48,059	\$52,095
Average house value	\$178,528	\$187,599	\$199,779

\* Demographic data derived from 2010 US Census

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# TAMMY SHAW

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## PROFESSIONAL BACKGROUND

Tammy Shaw epitomizes integrity, energy, hard work, and creative service in every detail of your real estate transaction. Tammy grew up in Carrollton, Ohio and started cultivating her sales drive at the age of 16, selling advertising. She has continued to be a rising star and has since built a successful career in her own business for over 32 years. She has useful experience in every aspect of transactions, for the buyers, sellers, investors, and banks in both residential and commercial. She has been trained and inspired in sales by some of the best from Dale Carnegie to Tom Hopkins and many more. Five words you can count on from Tammy Shaw are love, integrity, commitment, passion, and fun from the first phone call to the close. Contact her today and get started.

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