



#### ADDRESS

**2751 Tamiami Trail**  
**Port Charlotte, FL 33952**

### PROPERTY FEATURES

- Free-Standing Building
- Five-1080 SF Retail Units
- Ample Parking in Front
- 45,500 Avg Daily Traffic Count
- Part of a 3-Building Portfolio
- Currently 60% Leased

	1 Mile	3 Miles	5 Miles
<b>Total Households:</b>	4,090	20,037	32,530
<b>Total Population:</b>	8,294	45,463	74,125
<b>Average HH Income:</b>	\$39,930	\$48,331	\$51,791

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 withdrawal without notice.



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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$599,000
Building Size:	5,400 SF
Available SF:	
Lot Size:	15,000 SF
Price / SF:	\$110.93
Year Built:	1981
Zoning:	CG - Commercial General

## PROPERTY OVERVIEW

Built in 1981, this free-standing retail building is occupied by Willis Jewelers and Asian Massage. The other three units are currently vacant allowing for additional tenancy or owner/user occupancy. Part of a 3-Building Portfolio.

## PROPERTY HIGHLIGHTS

- Free-Standing Building
- Five-1080 SF Retail Units
- Ample Parking in Front
- 45,500 Avg Daily Traffic Count
- Part of a 3-Building Portfolio
- Currently 60% Leased

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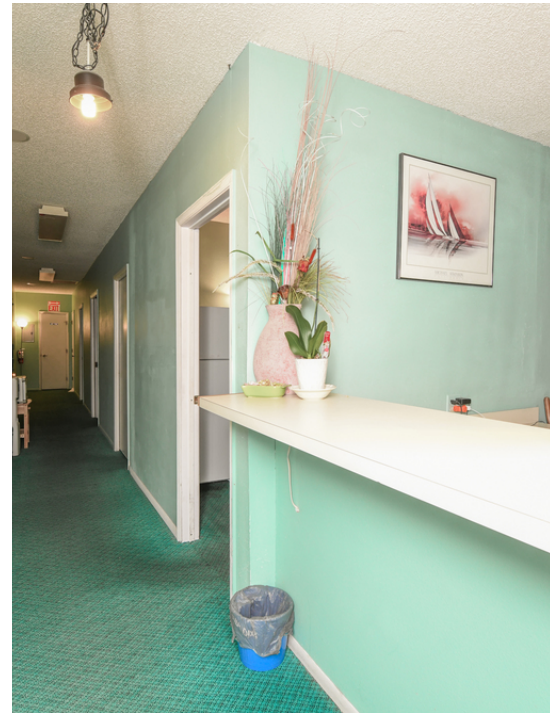
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## ADDITIONAL PHOTOS



**Michael Saunders  
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# RETAILER MAP



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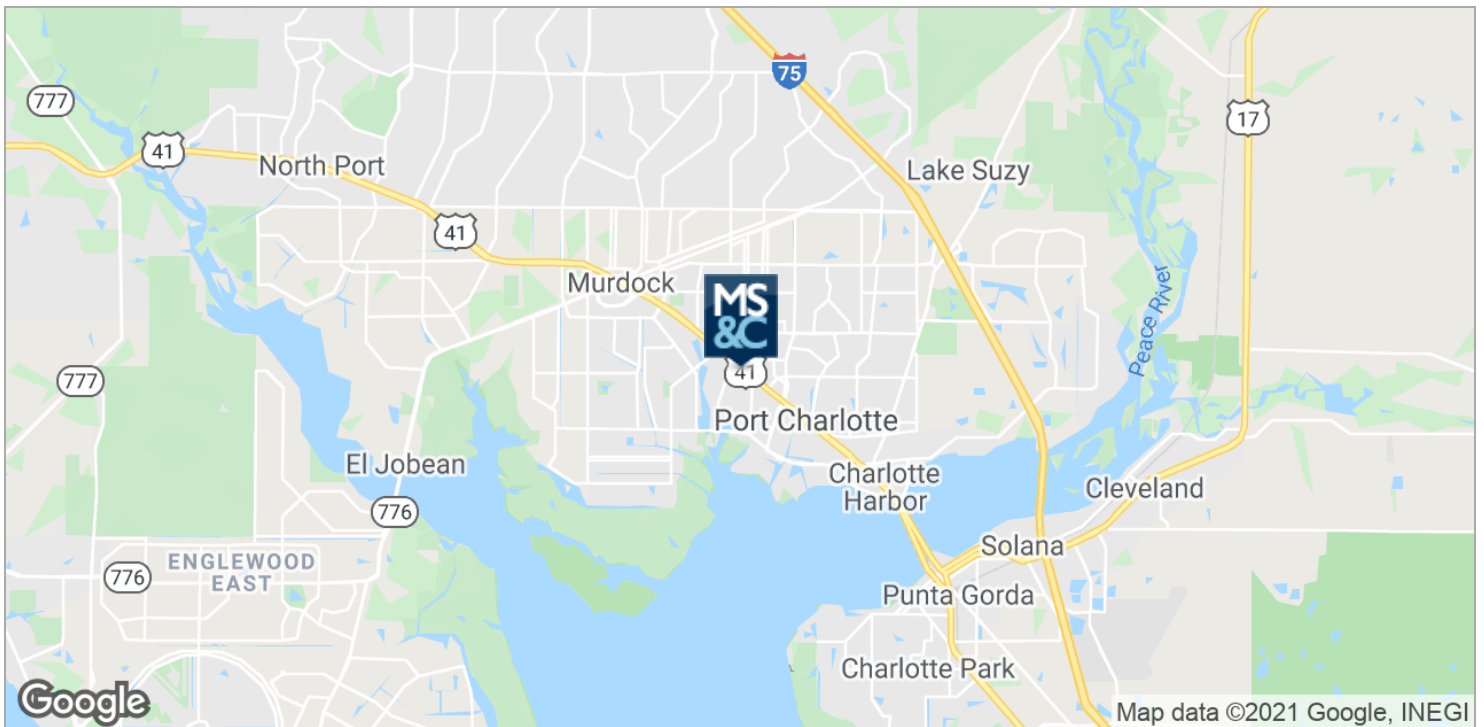
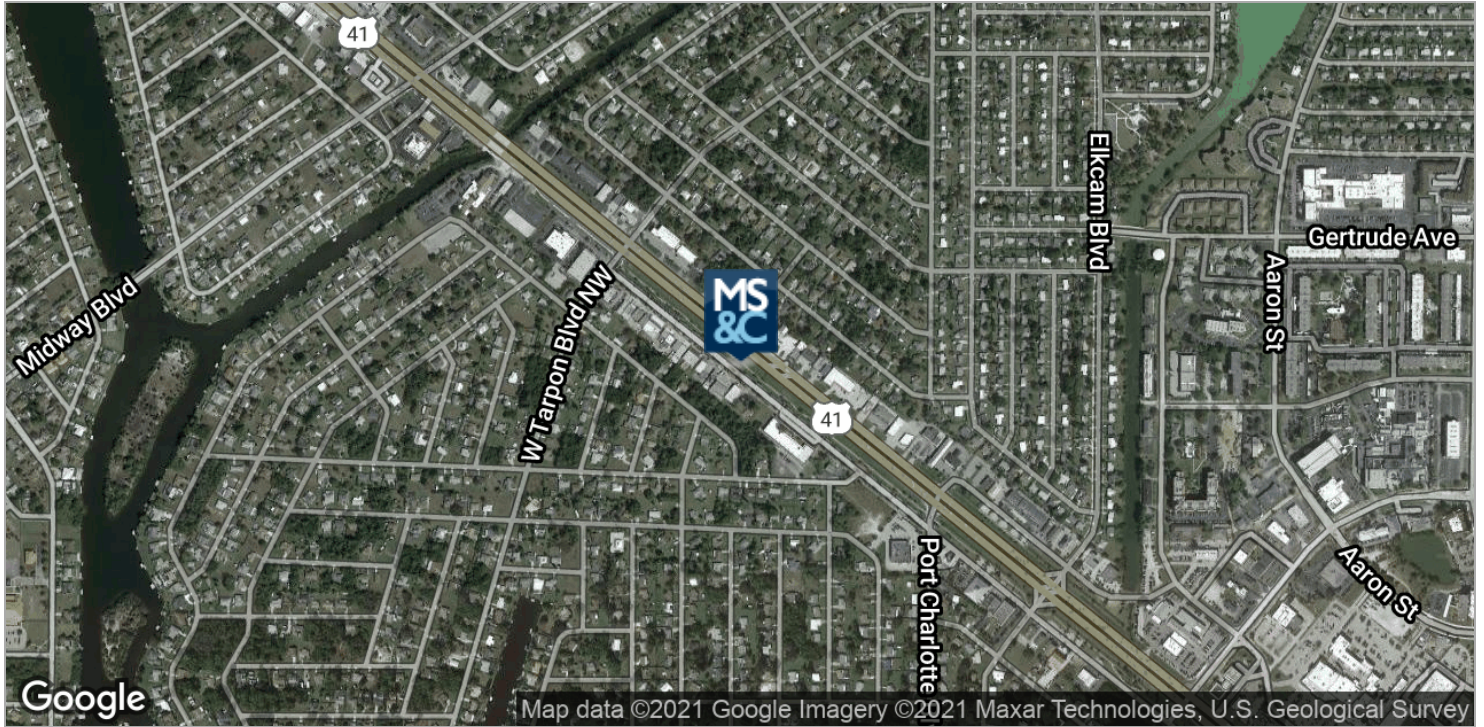
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# LOCATION MAPS



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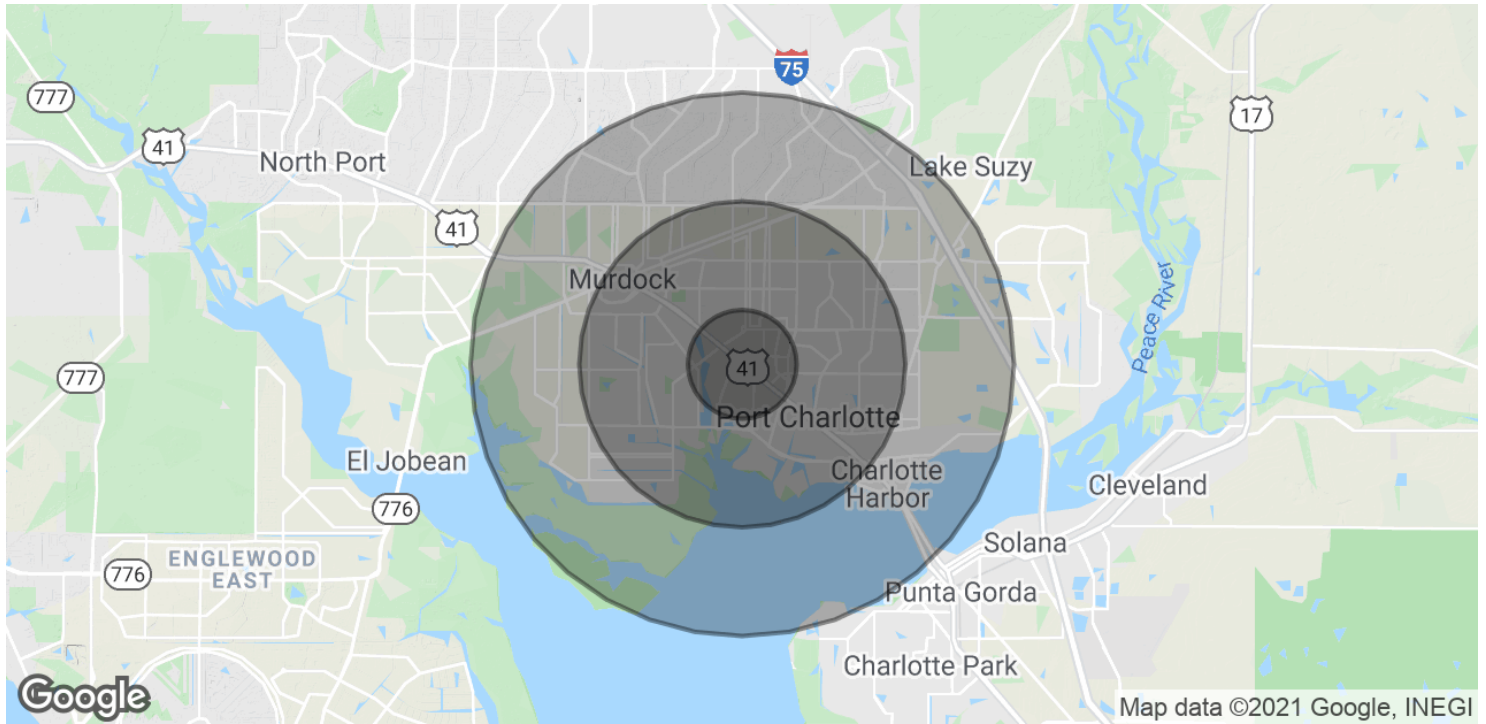
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,294	45,463	74,125
Average age	51.2	49.0	49.4
Average age (Male)	47.3	46.9	47.7
Average age (Female)	52.5	50.7	50.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,090	20,037	32,530
# of persons per HH	2.0	2.3	2.3
Average HH income	\$39,930	\$48,331	\$51,791
Average house value	\$179,387	\$188,815	\$200,289

\* Demographic data derived from 2010 US Census

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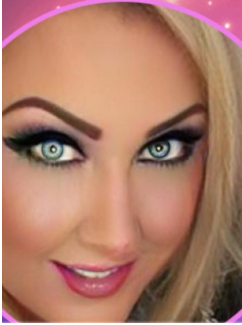
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# ADVISOR BIO |



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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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### PROFESSIONAL BACKGROUND

A real estate sales and commercial specialist for 15+ years, Lee DeLieto Jr. offers a uniquely informed perspective on the Sarasota market, helping clients to make the right decisions about their investment strategies. In 2005, Lee joined his father, a seasoned Michael Saunders associate, to form the Company's top producing Commercial team. To date, this exceptional duo has closed on millions of dollars of commercial property, working diligently to achieve the objectives of clients and investors.

Lee's Commercial real estate services include commercial investment property, land development, site and land acquisition, office space and retail leasing, 1031 exchanges, and asset disposition. The DeLieto Team has the proven ability to make every investment, lease, acquisition/sale a profitable experience. Committed to the community they serve, both Lee Jr. and Sr. are actively involved in local organizations both civic and charitable. Lee Jr. currently sits on the board as a community member for the Sarasota School of Arts and Sciences (SSA+S). As an active member in the business community, Lee Jr. is a recent past member of the Board of Directors for the Greater Sarasota Chamber of Commerce and Past Chair of their City Priorities Council. He is also the 2010 Past President of Commercial Investment Division (CID) under the Realtor Association of Sarasota and Manatee.

A graduate of the University of Florida, Lee has lived in Sarasota since 2005. Married to Valarie Wadsworth-DeLieto, a residential agent with Michael Saunders & Company, together they enjoy traveling across the United States on Lee's 2008 Harley Davidson.

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### PROFESSIONAL BACKGROUND

A Sarasota native with a wealth of area knowledge, Will Martin brings a strong finance background to his commercial real estate career. After graduating Magna Cum Laude from the esteemed Rollins College with a degree in Economics, he went on to work in mutual funds for T Rowe Price in Tampa. He returned to his Sarasota roots in 2016, and quickly realized that his education and professional experience would translate well to the world of commercial real estate.

Will believes in giving back to the community and has enjoyed involvement with Habitat for Humanity, Give Kids the World Foundation, Rollins Immersion Program, and the Special Olympics. He studied abroad in London while in college which sparked his passion for travel, and in his free time you can also find him watching the Tampa Bay Lightning, fishing or playing Ultimate Frisbee.

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