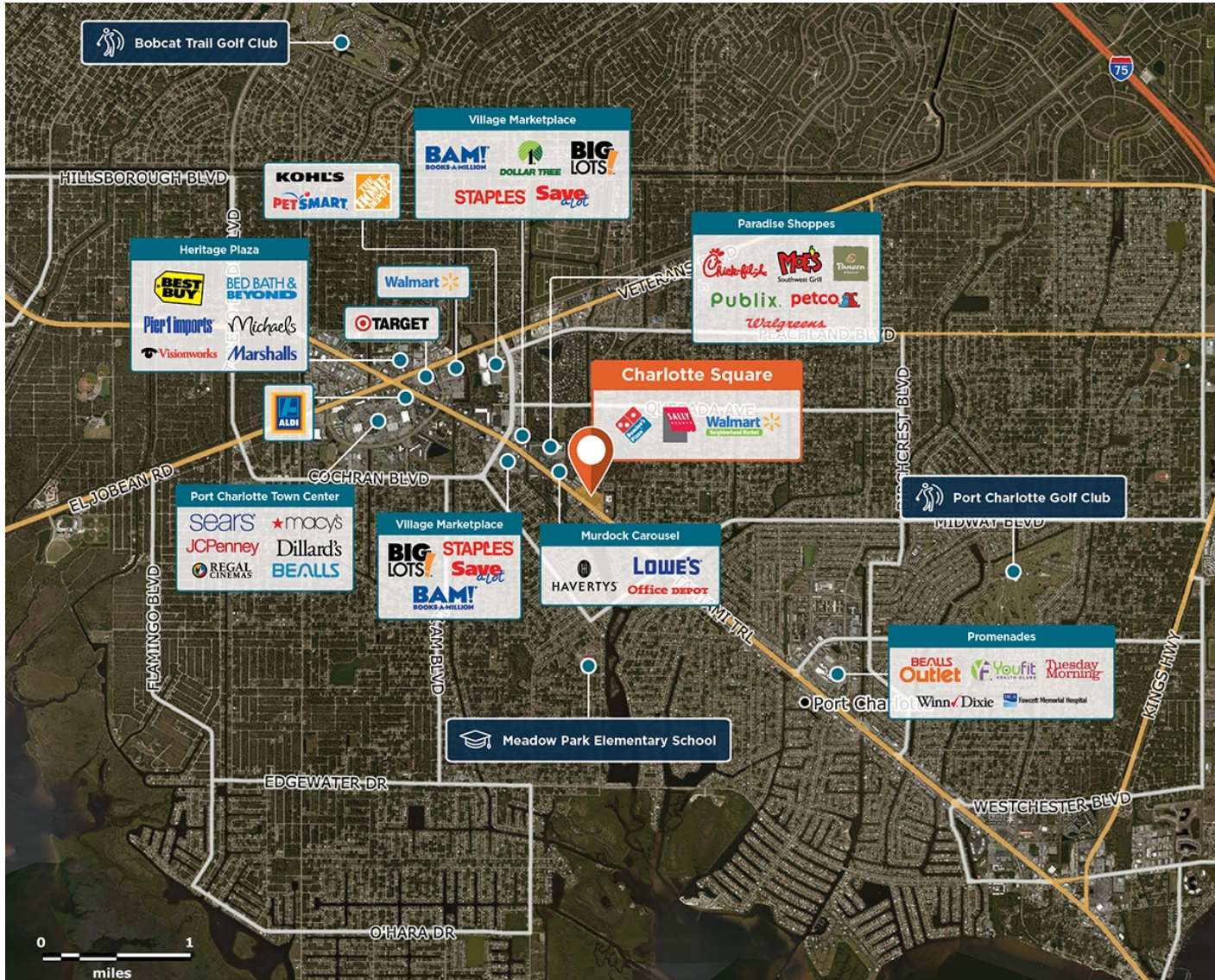


# Charlotte Square

📍 2150 Tamiami Trail, Port Charlotte, FL 33948



Strategic location with great access and visibility, in a rapidly-expanding area with great demographics.

**Center Size: 91,266**

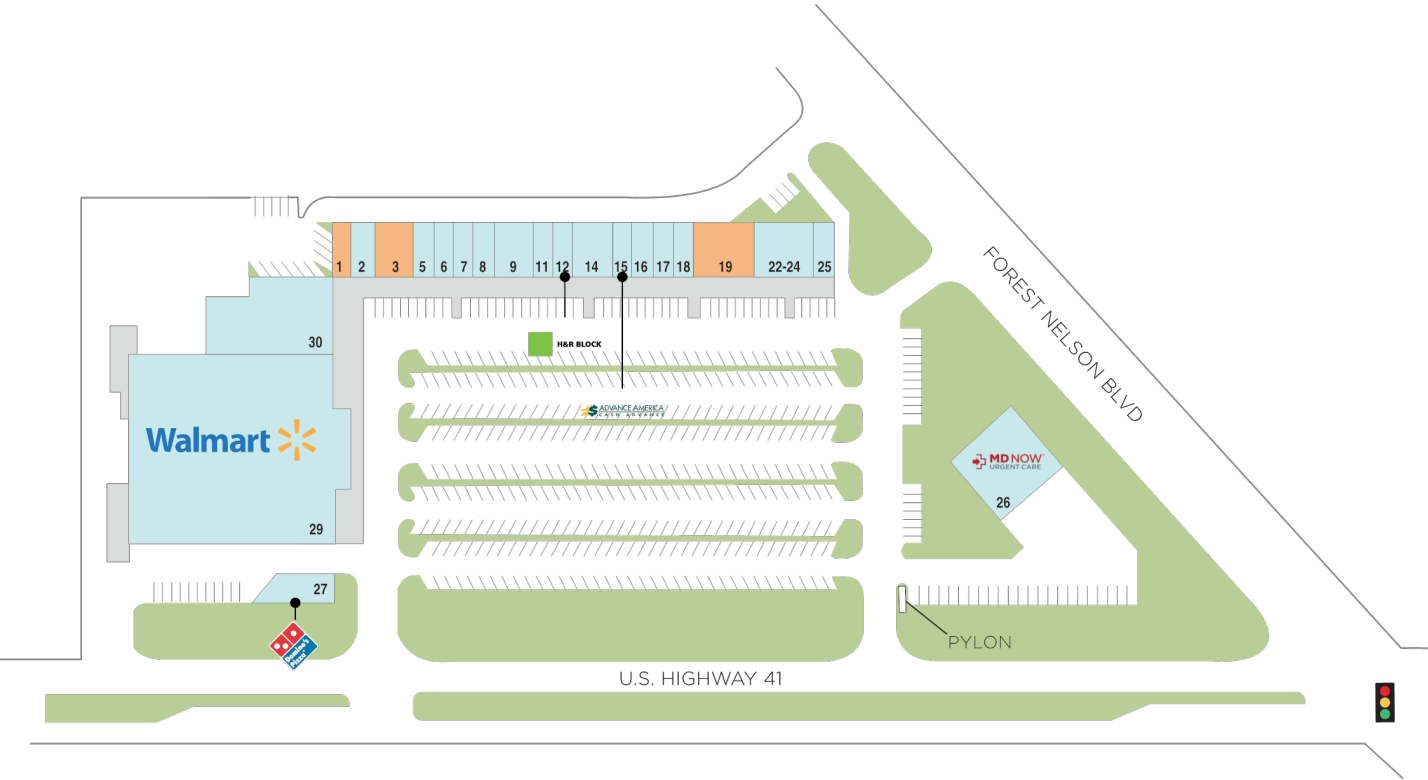
**Spaces Available: 3**

## Within 3 Miles

Population	48,561
Avg. Household Income	86,163
Avg. Home Value	\$439,122
Annual Visits	1,565,024
Vehicles Per Day	57,091

# Charlotte Square

📍 2150 Tamiami Trail, Port Charlotte, FL 33948



Center Size: 91,266

SPACE	TENANT	SF
1	AVAILABLE	1,800
19	AVAILABLE (Fitness Space)	3,300
3	AVAILABLE	2,100
11	CHINA WOK	1,200
12	H & R BLOCK	1,800
14	ONEMAIN FINANCIAL	1,800
15	ADVANCE AMERICA	1,200
16	BEST NAILS	1,200
17	SUNCOAST BLOOD BANK	1,200
18	KEY WEST SUBS (VAC: 03/31/25)	900
2	FINE TOBACCO	900
22-24	THE CHEFS	4,200
25	ABBE'S DONUT NOOK	1,200
26	MD NOW URGENT CARE	4,840
27	DOMINO'S PIZZA	1,800
29	WAL-MART	44,462
30	BUFFET CITY	10,164
5	UPSCALE BARBER SHOP	1,200
6	YUKI MASSAGE	1,200
7	CHARLOTTE JEWELRY	1,200
8	EAR-TRONICS	900
9	CORA PHYSICAL THERAPY	2,700

■ AVAILABLE

■ AVAILABLE SOON

■ LEASED

□ NAP (NOT A PART)

1 of 1