

FOR SALE

**RetailNet**  
REAL ESTATE

PORT CHARLOTTE, FL

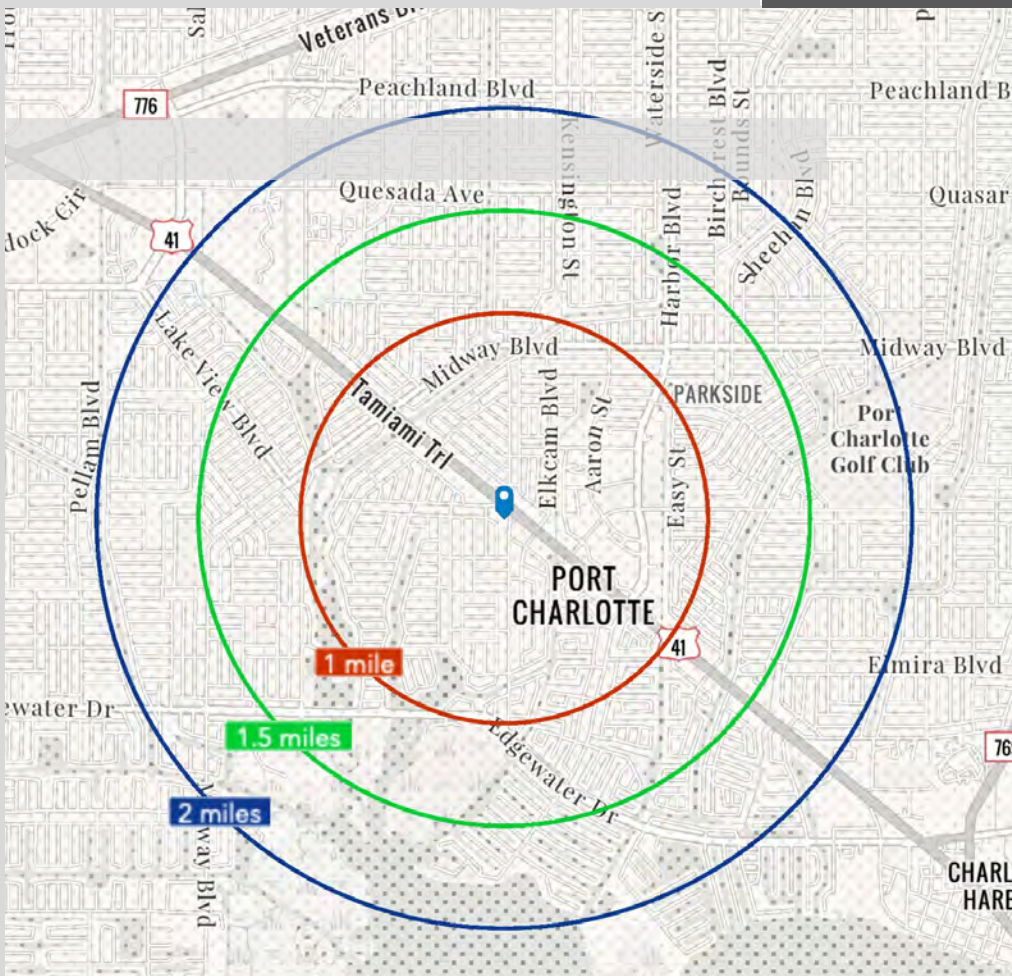
Former *Walgreens* #12698

± 2.15 AC | ± 14.8K SF | CG | \$2.45MM

3001 TAMIAMI TRAIL







'25 Estimates	1Mile	1.5 Mile	2 Miles
Population	10,128	19,947	31,690
Households	4,458	8,494	13,702
Avg. HH Inc.	\$58,693	\$66,109	\$73,100
Tamiami Trail - Daily Vehicle Count Estimate			46,000 VDP

## Property Overview

- ✦ **Offering Price.** \$2,450,000 (±\$165 psf)
- ✦ **Delivery.** 'As-Is', Vacant
- ✦ **Property.** ±2.15 AC
- ✦ **Building.** ±14,820 SF + DT
- ✦ **Parking.** ±68 spaces
- ✦ **Signage.** Pylon w/ electronic reader + building
- ✦ **Yr Built.** 2010
- ✦ **HVAC Replacement.** 2023 - [Permit Info](#)
- ✦ **Parcel ID.** 402221227002 [Parcel Info](#)
- ✦ **Access.** RI/RO - S Tamiami; FI/FO - Pt Charlotte
- ✦ **Zoning.** CG, Charlotte County - [Permitted Uses](#)
- ✦ **Flood Zone.** AE
- ✦ **Prohibited Uses.** Pharmacy, children's party facility, 2<sup>nd</sup> hand store, sport or health club, any industrial use, church, sale or storage of boats or cars, amusement arcade or theater, handling of hazardous materials or USTs

## Location Overview

- ✦ Corner parcel at signalized intersection ± 50K VPD
- ✦ ±1 mile from both ShorePoint Health, a 254-bed facility, and HCA Fawcett Hospital, a 253-bed facility





**ACE**  
Hardware



Port Charlotte Blvd

S Tamiami Trail



Tamiami Trail – 46,000 VPD



INVESTMENT OFFERING

**RetailNet**  
REAL ESTATE





Port Charlotte Blvd



S Tamiami Trail

Tamiami Trail - 46,000 VPD



INVESTMENT OFFERING

**RetailNet**  
REAL ESTATE













HCA Florida  
Fawcett Hospital

ShorePoint  
HEALTH  
PORT CHARLOTTE PUNTA GORDA

Winn-Dixie  
YouFit

ACE  
Hardware

M  
MARATHON

Tamiami Trail — 46,000 VPD

Port Charlotte Blvd

S Tamiami Trail



PORT CHARLOTTE, FL

3001 TAMIAMI TRAIL



844.RNRE.111  [www.retailnetrealestate.com](http://www.retailnetrealestate.com)

INVESTMENT OFFERING

**RetailNet**  
REAL ESTATE



PORT CHARLOTTE, FL

3001 TAMiami TRAIL



844.RNRE.111  [www.retailnetrealestate.com](http://www.retailnetrealestate.com)

INVESTMENT OFFERING

**RetailNet**  
REAL ESTATE



PORT CHARLOTTE, FL

3001 TAMIAMI TRAIL







Drive-Thru





Drive-Thru



PORT CHARLOTTE, FL

3001 TAMiami TRAIL



844.RNRE.111  [www.retailnetrealestate.com](http://www.retailnetrealestate.com)

INVESTMENT OFFERING

**RetailNet**  
REAL ESTATE



PORT CHARLOTTE, FL

3001 TAMiami TRAIL





PORT CHARLOTTE, FL

3001 TAMiami TRAIL



844.RNRE.111  [www.retailnetrealestate.com](http://www.retailnetrealestate.com)

INVESTMENT OFFERING

**RetailNet**  
REAL ESTATE



## TERMS

OFFERING PRICE	\$2,450,000
DELIVERY	Vacant
TERMS	'As-Is', No Financing Contingency
DEED RESTRICTION	Pharmacy
OFFERS EVALUATED AS RECEIVED	

***\*Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee***

## CONTACT

MARK HOLLENBECK, CCIM

844.RNRE.111 📠 [listings@retailnetrealestate.com](mailto:listings@retailnetrealestate.com)

THIS IS NOT AN OFFER: VOID WHERE PROHIBITED. NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, WITHDRAW WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR CLIENT AND/OR FIRM PRINCIPALS.

INVESTMENT OFFERING

**RetailNet**  
REAL ESTATE