



FOR SALE | INDUSTRIAL

Sale Price: \$1,800,000 (\$148.22/PSF)

12,144 Sq Ft Industrial Building For Sale

1129 Tamiami Trail , Port Charlotte, FL 33953

Michael Saunders & Company
Licensed Real Estate Broker
TCN
WORLDWIDE
REAL ESTATE SERVICES

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

Tammy Shaw

Senior Commercial Advisor | Broker
Associate
941.769.2222
TammyShaw@michaelsaunders.com



Commercial

CITY ELECTRIC INDUSTRIAL PROPERTY

1129 TAMIAMI TRAIL, PORT CHARLOTTE, FL

SQUARE FEET: 12,144 SF

APN# 402207176002

LAND SIZE: 0.84 AC

ZONING: Industrial General

YEAR BUILT: 1977

ELECTRIC (PHASE): 220

POWER DESCRIPTION: 220

FIRE SPRINKLERS: no

PARKING SPACES: 35 +/-

TAXES: \$11,376.00

OCCUPANCY: 50%

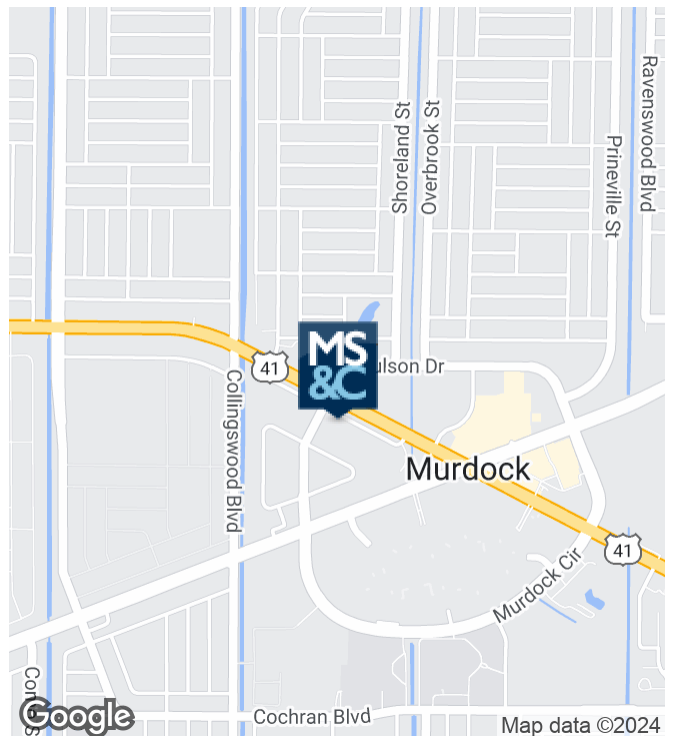


PROPERTY DESCRIPTION

Rare Opportunity to own a clean Industrial Building with over 6000 sq ft of owner/user possibilities plus NN Tenant in half of the 12,144 sq ft on Tamiami Trail in Murdock, Florida. Located less than 1 mile from proposed development Lost Lagoon a 45-acre next-generation water and Arredondo Pointe an exciting dining, shopping, arts and entertainment district with something for everyone. Plus West Port a rapidly growing 450 acre housing community.

LOCATION OVERVIEW

Located on St Rt 41 (Tamiami Trail) between Enterprise Dr and El Jobean Rd (St Rt 776) in Port Charlotte Florida 33953. In the heart of Murdock



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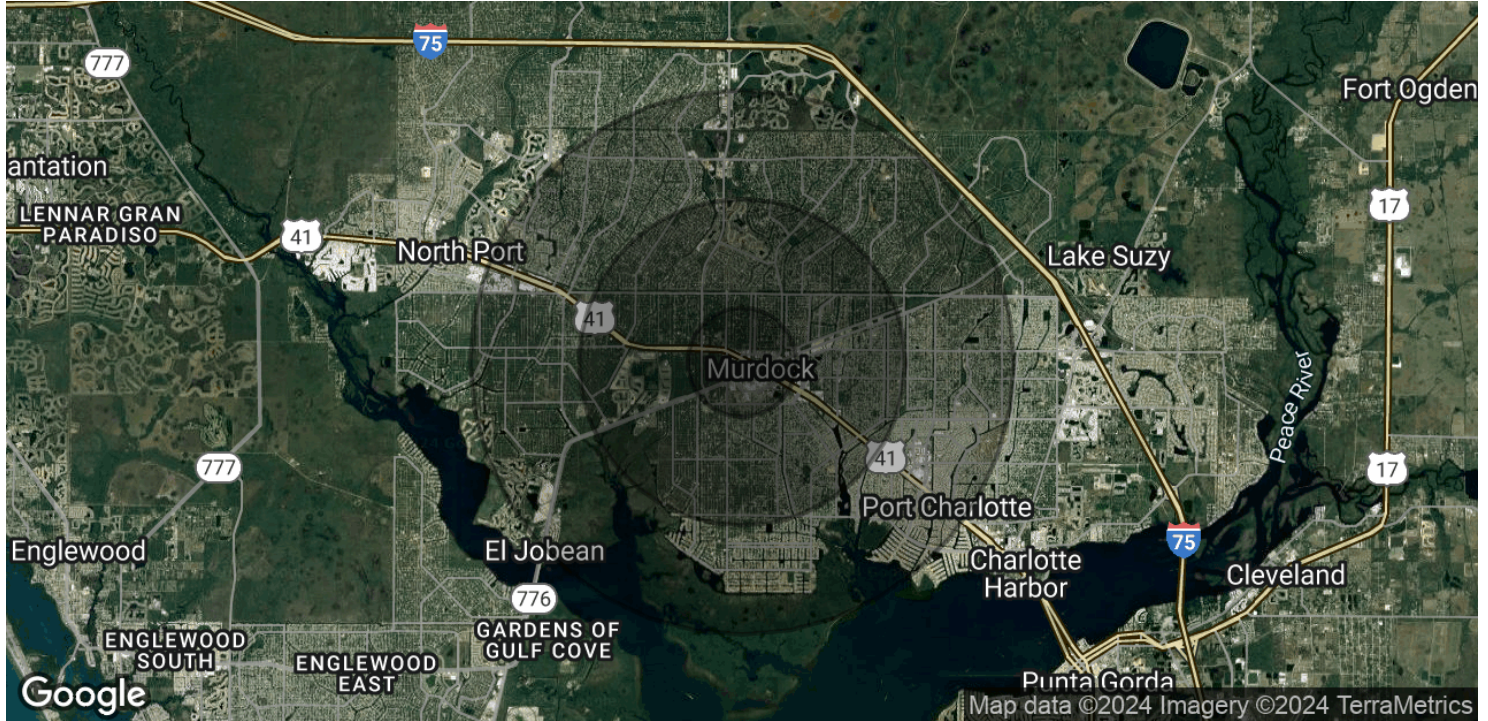
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,787	23,633	68,541
Average age	52.1	48.6	47.0
Average age (Male)	50.2	46.8	45.0
Average age (Female)	54.8	50.9	48.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,290	10,215	29,090
# of persons per HH	2.2	2.3	2.4
Average HH income	\$48,410	\$53,328	\$53,529
Average house value		\$204,744	\$193,150

* Demographic data derived from 2020 ACS - US Census

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Sarasota, FL 34236
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C 941.769.2222
TammyShaw@michaelsaunders.com
FL #BK3336061

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. 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. My mission statement is, my promise to you

- * To provide the most accurate and up-to-date information, skilled analysis and sound real estate advice.

- * To make the buying and selling of real estate as cost effective as possible while maintaining the highest level of service.

- * To be known as the most professional team of Real Estate Agents whose goals are positive, team oriented, solution based, and with a clear focus on commercial investing, developing, and leasing in retail, office, industrial, multifamily, hotel and special purpose real estate.

- * To act responsibly both in the community and civically; providing updated content and responding to community needs on an ongoing basis; while maintaining the highest standards of quality, customer convenience and satisfaction

EDUCATION

Broker Real Estate License Florida

Certified Commercial Investment Member CCIM Completed courses:

Commercial Real Estate Negotiations

Financial Analysis for Commercial Investment Real Estate

Investment Analysis for Commercial Investment Real Estate

User Decision Analysis for Commercial Investment Real Estate

Market Analysis for Commercial Investment Real Estate