INVESTMENT PROPERTY FOR SALE

730 Tamiami Trail,
Port Charlotte, FL 33953

Building Features

3,204 square feet under air conditioning.

Three distinct storefronts with separate entrances.

Built in 2002 with masonry, stucco on block.

Well-maintained air conditioning system and roof (3-5 years old)

Fully leased with a stable tenant.

18 parking spaces.

Low risk flood zone - X

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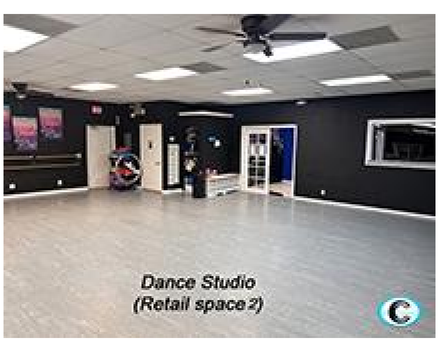

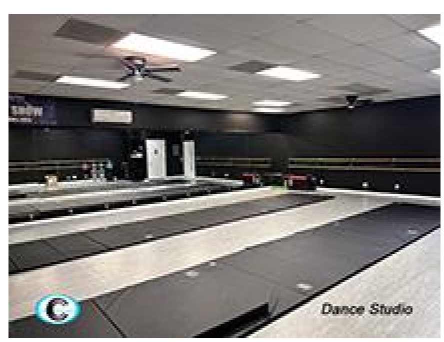

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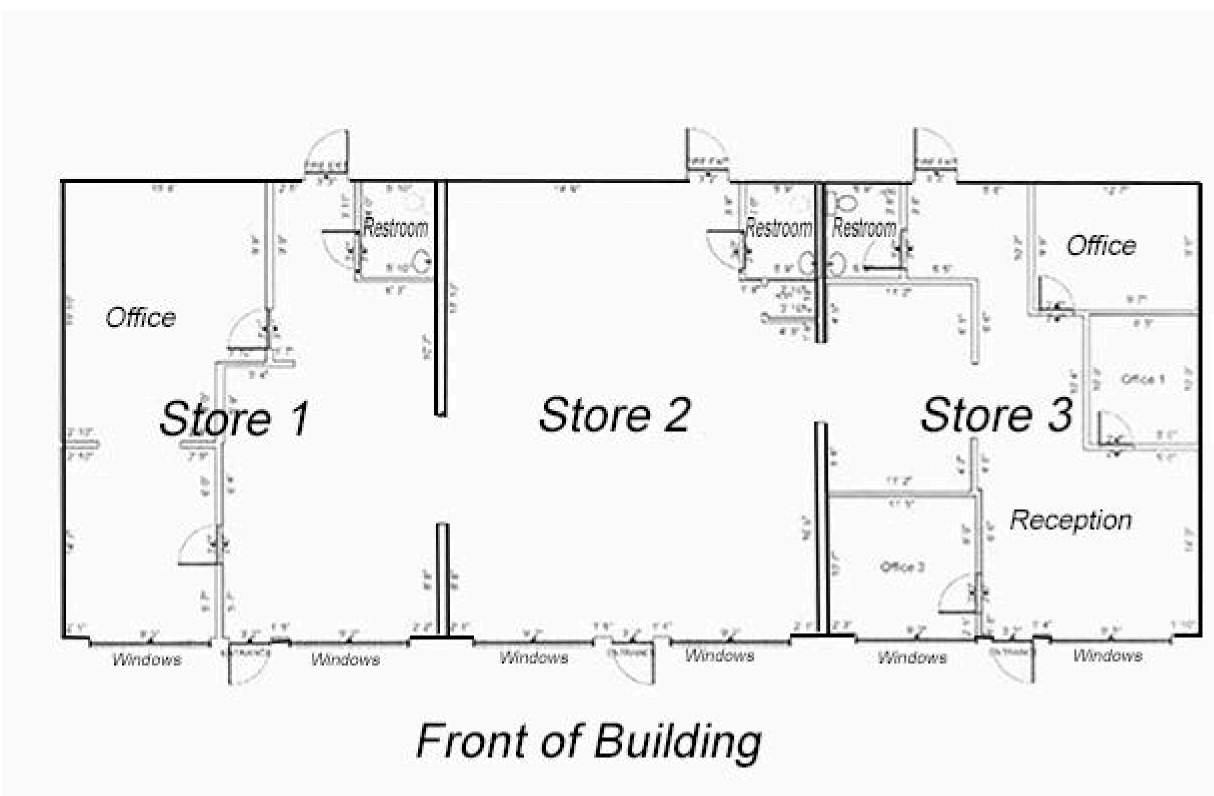

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Area Features

Port Charlotte is experiencing phenomenal growth, largely due to widespread development in North Port, Englewood, and Punta Gorda.

The future for Port Charlotte looks very strong.

According to the 2020 census, the population was approximately 60,625, up from 54,392 in 2010, a 11% growth. This trend is expected to continue with a jump of another 11% in the two years between 2023 and 2025. There is plenty of land and appeal in this progress. This investment will secure your presence.

The Port Charlotte Town Center, Centennial Park, and the Port Charlotte Sports Park bring people from miles around to this area.

According to the American Community Survey for 2023 the median household income was $62,779. The median home value in 2023 and early 2024 was at $350,000. to $377,500.00, a favorable environment for a steady investment.

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Investment Features

The current tenant has 3 years remaining on their lease. She has outgrown the space with her dance clientele and will be looking to move at the end of her term. She is paying an average of $2,000.00 per month per storefront. The landlord pays the real estate taxes. Each storefront is approximately 1,000 square feet; therefore, the average per square foot revenue is $22.47 for the building (parking included).

*Paid by tenant	2025	2026	2027	2028
Rent *	$ 72,600	$ 74,784.	$ 77,028.	$ 79,332.
Sales Taxes *	$ 3,267.	$3,365.28	$ 3,466.32	$3,570.00
Insurance *	$ 3,500.	TBD	TBD	TBD
Utilities *	$ 4,200	TBD	TBD	TBD

The current tenant's business is very stable, and she is likely to remain in place for the remainder of her lease term. Market forces will indicate the next level of rent at that time. As smaller, separate storefronts, they may have higher income potential and diversify the landlord's risk.
The landlord pays real estate taxes of $6,510.77

NOI Purchase price

CAP Rate: $66,090./$825,000 =.0801 x 100=**8.01 Capitalization Rate**

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