

CHARLOTTE HARBOR RETAIL

FOR LEASE



NRT

4560 TAMAMI TRAIL, PORT CHARLOTTE, FLORIDA 33980



PROPERTY OVERVIEW

This Property was recently purchased and the new Ownership has invested capital to totally update the exterior façade. Further they have gutted 6 spaces and are rebuilding as new clean Vanilla Shell retail space. The restaurant is also being restructured and renovated.

Located on Tamiami trail this high visibility property provides new clean retail space for the business owner looking to relocate or open a retail space in **Charlotte Harbor**.

There are two points of ingress and egress for the property on Tamiami trail and a rear point leading to Harborview.

DETAILS

AVAILABLE SUITES: 6

MONTHLY RENTS: From \$12 - \$15 PSF NNN

FEATURES:

- 3 points of egress and ingress
- Parking will be sealed and restriped
- 362 FT of Tamiami Trail front footage
- Located at the Tamiami Trail and Kings Highway Intersection

AREA DESCRIPTION: CHARLOTTE HARBOR is the gateway to Port Charlotte for those traveling north on Tamiami Trail from Punta Gorda and south.

FOR MORE DETAILS CONTACT:

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Coldwell Banker Commercial NRT

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Property has been just renovated and the exterior has a modern and attractive façade. A combination of stucco and barrel tile facade makes the building very attractive and welcoming.

Street level parking is on the front and the side. The whole parking area is being resealed and striped.

Units 1, 3, 4, 5 and 6 are being delivered in vanilla shell with a flooring allowance ready for your retail business

Unit 2 is Restaurant Space.

DETAILS

Unit 1 - 1,263 SF: End Cap Unit with lots of window space and natural light. Delivered as Vanilla Shell with flooring allowance.

Unit 2 - 2,017 SF: This is a Restaurant space that is being renovated and will be delivered as new space. The Kitchen has the Ansul Hood Vent and other equipment included (see detailed list).

Unit 3 - 1,053 SF: This is an End Cap Unit with lots of windows and natural light. Unit delivered in newly constructed Vanilla Box with flooring allowance.

Unit 4 - 1,020 SF: Interior unit delivered in newly constructed Vanilla Box with flooring allowance.

Unit 5 - 1,035 SF: Interior unit delivered in newly constructed Vanilla Box with flooring allowance.

Unit 6 - 1,175 SF: Interior unit delivered in newly constructed Vanilla Box with flooring allowance.

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