

4161 TAMIAMI TRAIL PORT CHARLOTTE, FL 33952

OFFICE BUILDING FOR SALE



CENTRAL PARK PROFESSIONAL CENTER

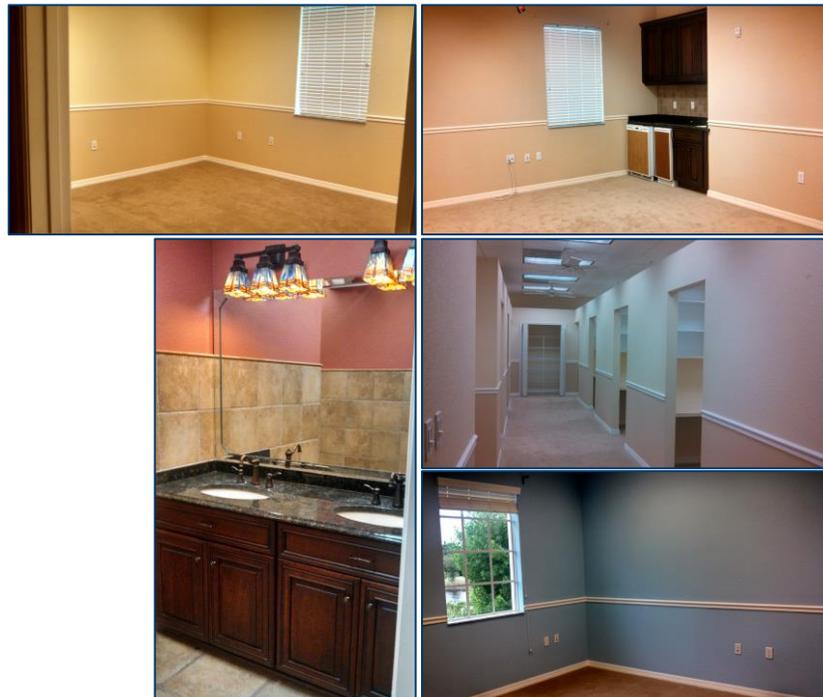


BUILDING FEATURES

SIZE	10,000 SF
ZONING	CG
STRAP #	40-22-26-576-012
YEAR BUILT	2006
SALE PRICE	\$1,050,000

PROPERTY FEATURES

- 30 private offices, 10 hard wall cubicles, and 3 conference rooms
- Built in high density mobile file storage shelving system
- GE Fire Shield Alarm System, full fire sprinkler coverage
- Motion activated lighting system
- Over 60 parking spaces
- Located in Central Park Professional Center on US 41



For more information, please contact:

GARY TASMAN
Executive Director
(239) 489-3600
gtasman@cpswfl.com

SHAWN STONEBURNER
Director
(239) 489-3600
sstoneburner@cpswfl.com

COMMERCIAL PROPERTY SOUTHWEST FLORIDA

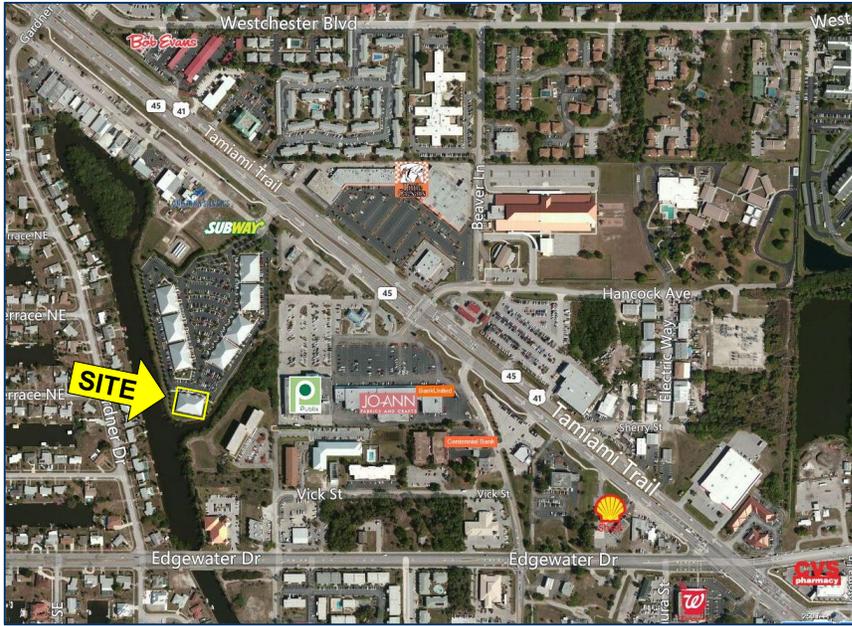
12800 University Drive, Suite 401
Fort Myers, FL 33907
(239) 489-3600
cpswfl.com

The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)

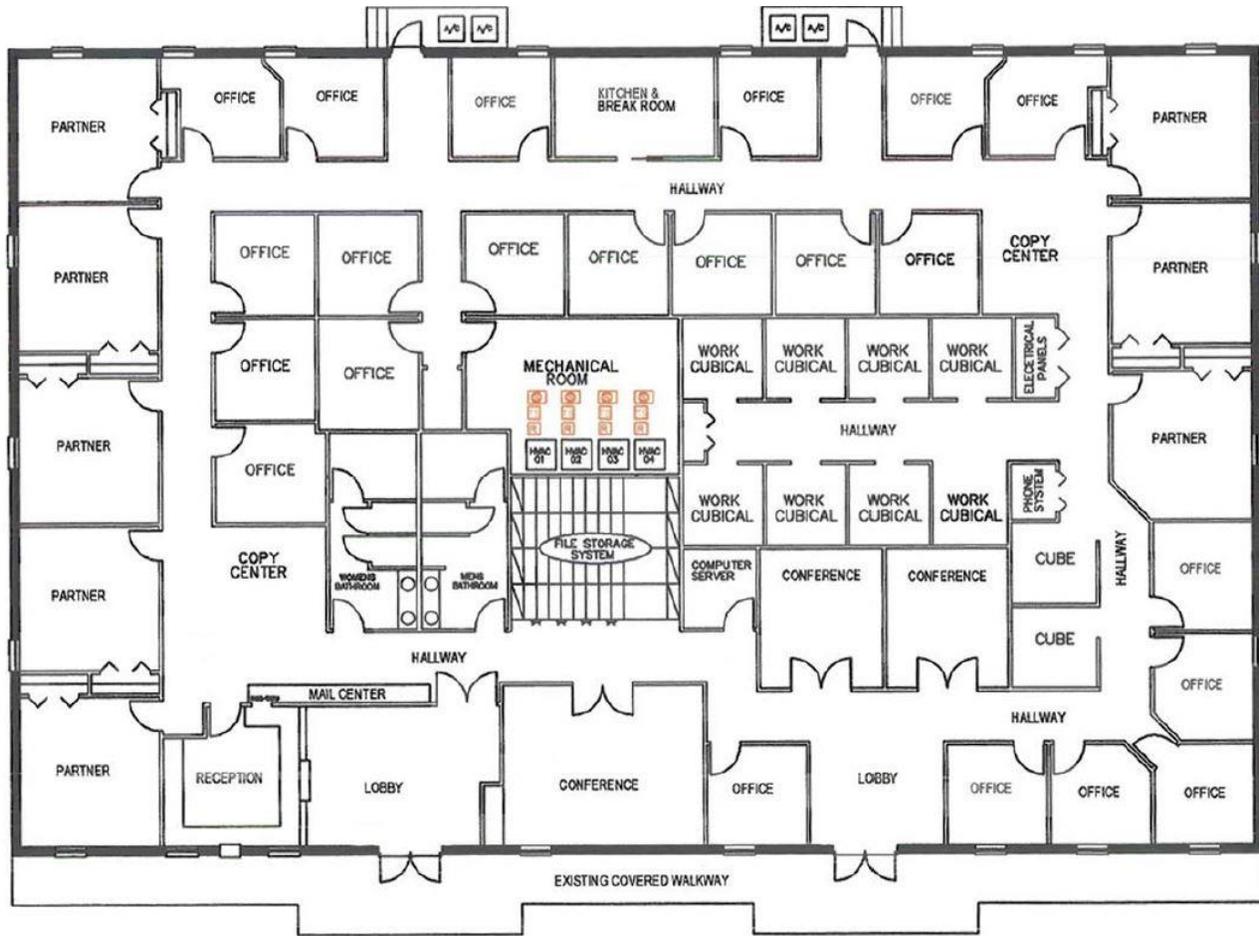
4161 TAMIAMI TRAIL, BLDG 5, PORT CHARLOTTE

10,000 SF OFFICE BUILDING FOR SALE

CENTRAL PARK
PROFESSIONAL
CENTER



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
ESTIMATED POPULATION	6,900	45,448	138,724
MEDIAN HOUSEHOLD INCOME	\$44,487	\$42,336	\$42,878
TOTAL HOUSEHOLDS	2,378	16,443	48,935
EMPLOYEES	1,577	25,299	70,826



For more information, please contact:

GARY TASMAN
Executive Director
(239) 489-3600
gtasman@cpswfl.com

SHAWN STONEBURNER
Director
(239) 489-3600
sstoneburner@cpswfl.com

COMMERCIAL PROPERTY SOUTHWEST FLORIDA
12800 University Drive, Suite 401
Fort Myers, FL 33907
(239) 489-3600
cpswfl.com

The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)