



# 208 TAMAMI TRAIL

100% OCCUPIED COMMERCIAL BUILDING IN DOWNTOWN PUNTA GORDA

OFFERING MEMORANDUM | EXCLUSIVELY LISTED BY LSI COMPANIES, INC.



# OFFERING SUMMARY

Property Address: 208 Tamiami Trail  
Punta Gorda, FL 33950

County: Charlotte

Property Size (Acres): 19,720± Sq. Ft. | 0.45± Acres

Zoning: City Center (Punta Gorda)

Building: 7,556± Rentable Square Feet

Year Built: 2007

Number of Units: 6

Parking: 26 Surface Spaces

Parcel ID: 412306331001

Tax Information: \$16,335

LIST PRICE

**\$1,950,000 | \$258 PSF**

**LSI**  
COMPANIES

Land  
Solutions

LSI  
COMMERCIAL

Development  
Solutions

## SALES EXECUTIVE



**Christi Pritchett, CCIM**  
Sales Associate

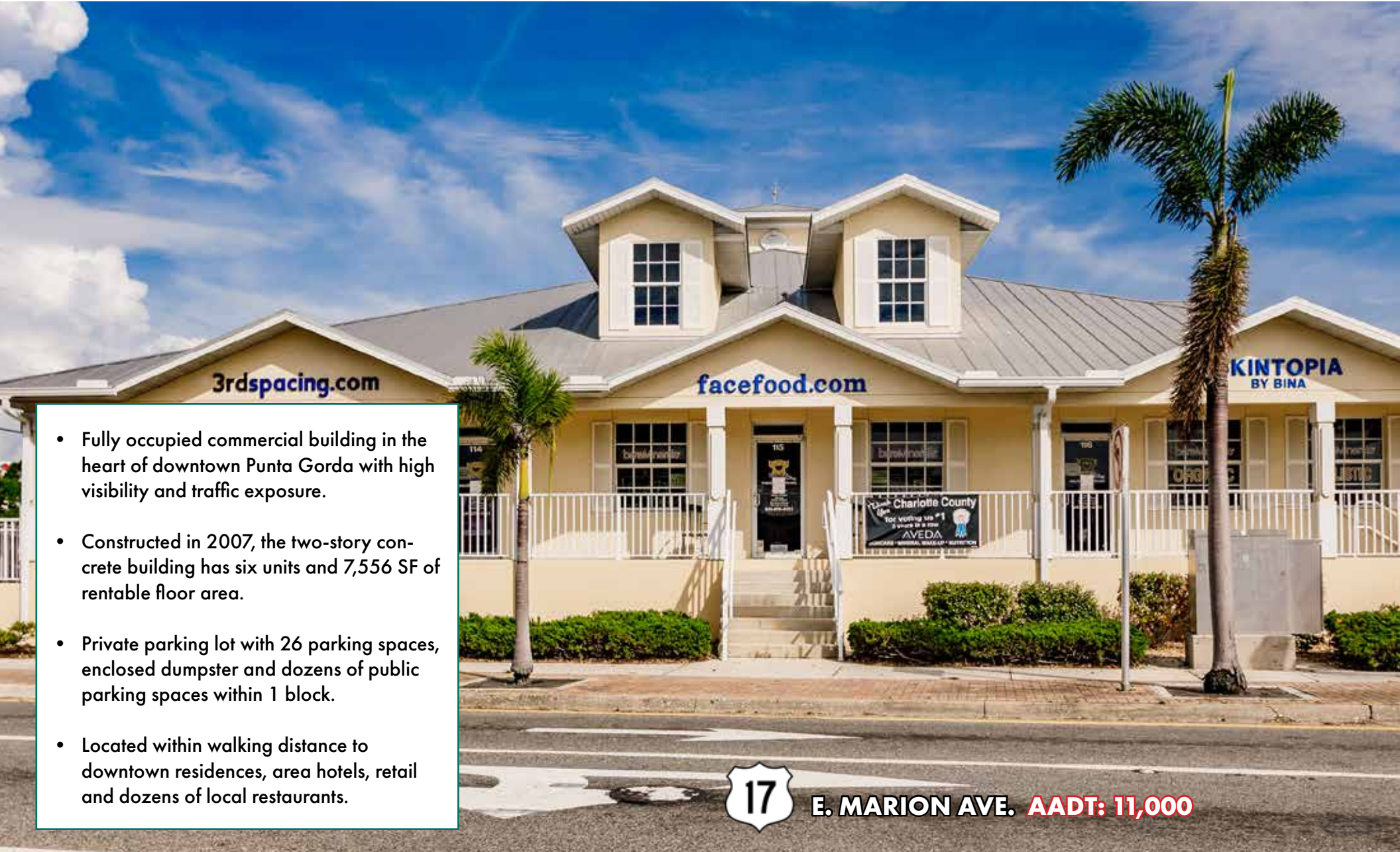


## OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

**Christi Pritchett - [cpritchett@lsicompanies.com](mailto:cpritchett@lsicompanies.com) | 239.489.4066**





- Fully occupied commercial building in the heart of downtown Punta Gorda with high visibility and traffic exposure.
- Constructed in 2007, the two-story concrete building has six units and 7,556 SF of rentable floor area.
- Private parking lot with 26 parking spaces, enclosed dumpster and dozens of public parking spaces within 1 block.
- Located within walking distance to downtown residences, area hotels, retail and dozens of local restaurants.



**E. MARION AVE. AADT: 11,000**



PROPERTY AERIAL



17

E. MARION AVE. AADT: 11,000

41

TAMIAMI TRAIL AADT: 16,500



**PROPERTY AERIAL**



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## NOTABLE SURROUNDINGS





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## BUILDING INTERIOR





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The leases are “gross leases”, with the only tenant obligations being utilities and capped HVAC maintenance and repairs. As these leases are up for renewal, the gross leases ideally should be converted to triple net to avoid a reduction of net operating income due to rising operating expenses.

Unit	Rentable Floor Area	Tenant	Occupied Space		Lease Term Expiration	Months Remaining	Rent PSF	2nd Floor Rent PSF	Effective Rent	Rent Escalator
111	1,125	Pomegrante & Fig	1,125	14.9%	11/30/2025	30	19.00	-	\$21,375	3% - 5%
112*	1,596	Punta Gorda Insurance	1,596	21.1%	5/31/2026	36	19.00	9.50	\$25,620	3% - 5%
113	1,057	Sellstate Titanium Realty	1,057	14.0%	4/16/2027	47	21.60	-	\$22,835	3% - CPI
114	1,057	Skintopia by Bina	1,057	14.0%	12/31/2023	7	19.00	-	\$18,759	3% - 5%
115*	1,596	Skintopia by Bina	1,596	21.1%	12/31/2023	7	19.00	9.50	\$28,325	3% - 5%
116	1,125	Skintopia by Bina	1,125	14.9%	12/31/2023	7	19.00	-	\$19,966	3% - 5%
<b>Total</b>	<b>7,556</b>		<b>7,556</b>	<b>100.0%</b>					<b>\$136,881</b>	

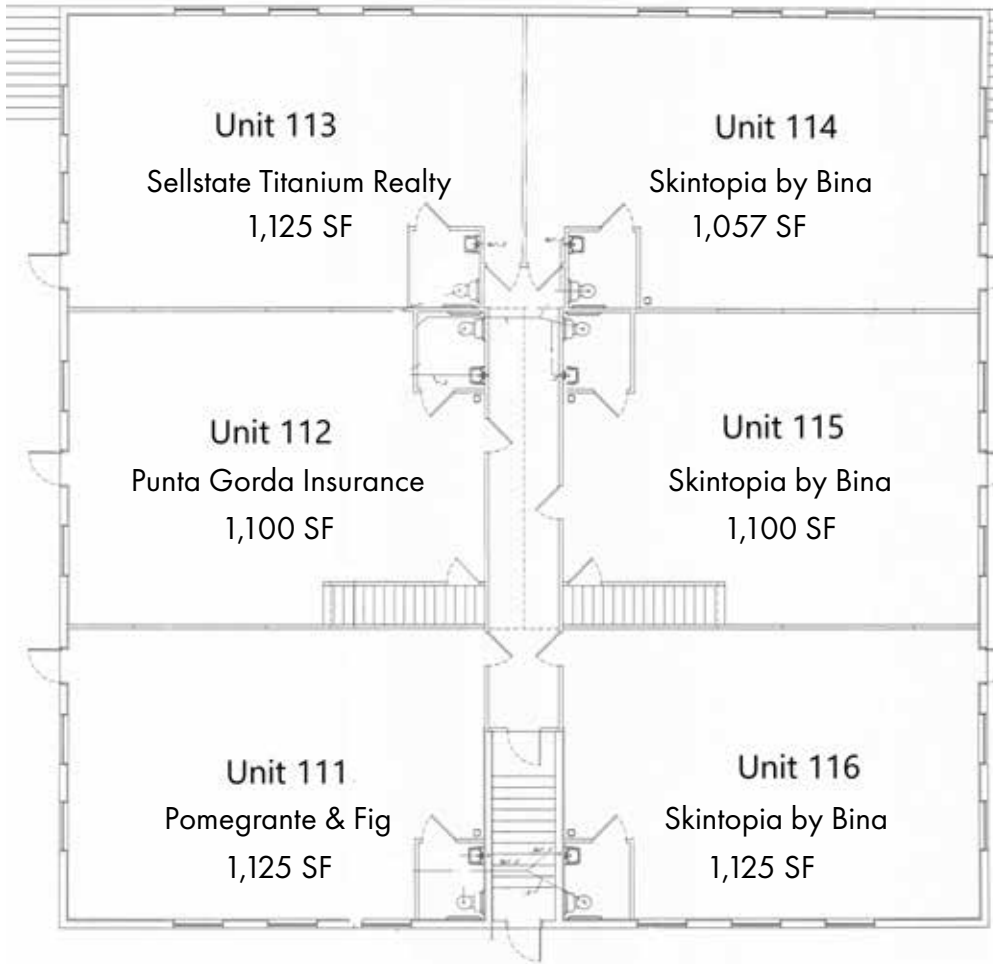
\*Units 112 and 115 have a 2nd floor space of 496 SF.

<b>ESTIMATED OPERATING EXPENSES</b>	
Real Estate Taxes	\$16,335
Property Insurance	\$21,321
Landscaping	\$900
Pest Control	\$900
Utilities	\$500
Management Fee	\$2,500
<b>TOTAL</b>	<b>\$42,456</b>

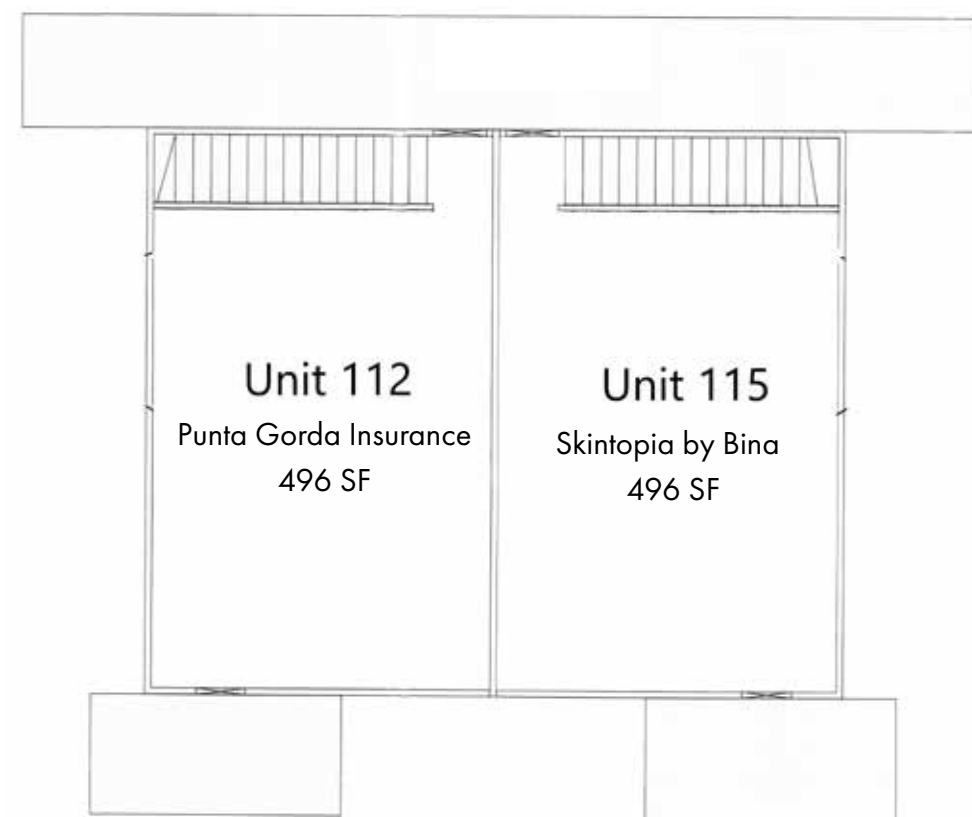




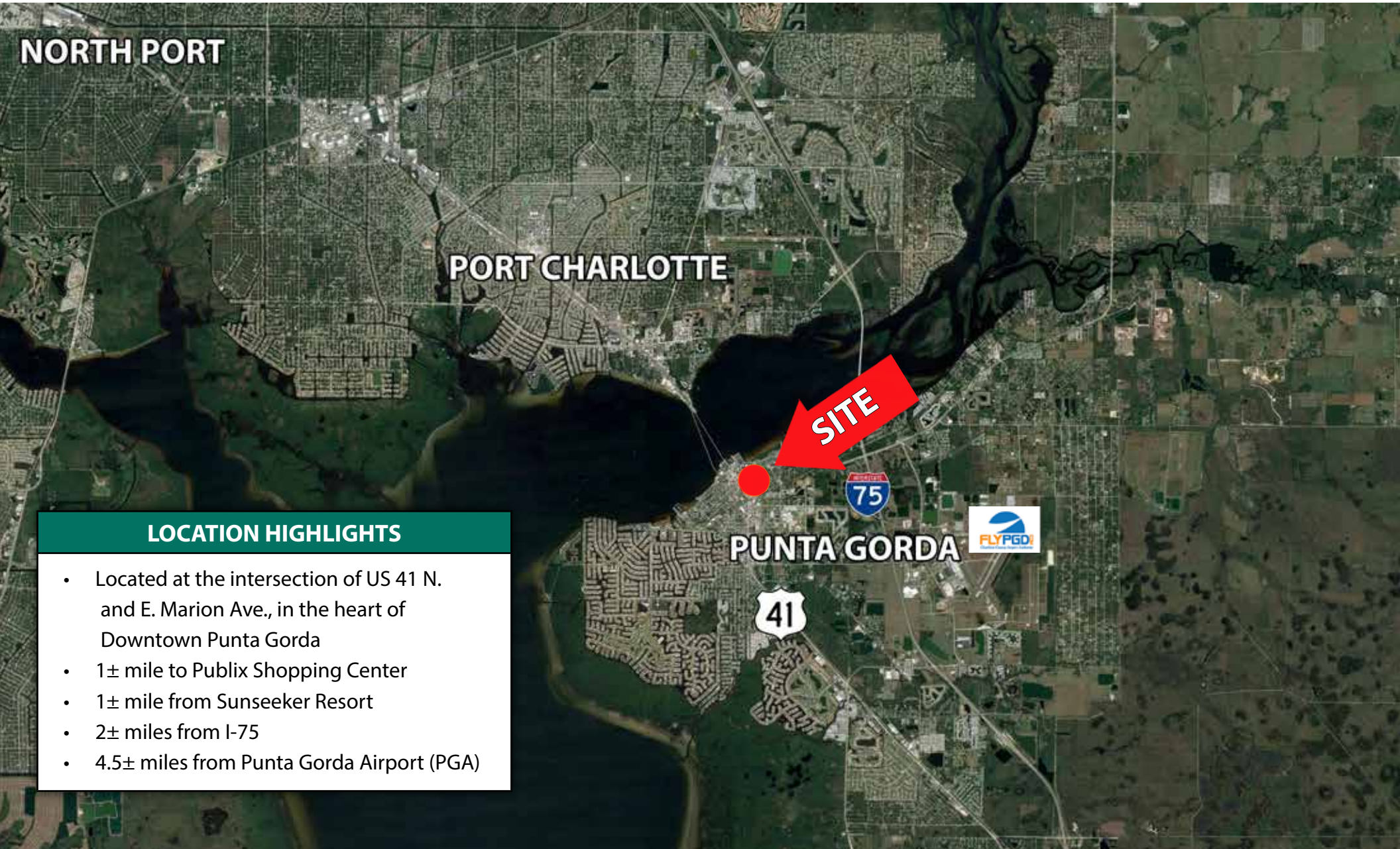
**1ST FLOOR**



**2ND FLOOR**







**LOCATION HIGHLIGHTS**

- Located at the intersection of US 41 N. and E. Marion Ave., in the heart of Downtown Punta Gorda
- 1± mile to Publix Shopping Center
- 1± mile from Sunseeker Resort
- 2± miles from I-75
- 4.5± miles from Punta Gorda Airport (PGA)





**LSI**  
**COMPANIES**

#### LIMITATIONS AND DISCLAIMERS

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