



3400 TAMAMI TRAIL #103
PORT CHARLOTTE

FOR SALE

3400 TAMAMI TRL

Port Charlotte, FL 33952

eXp Commercial | 10752 DEERWOOD PARK BOULEVARD | Jacksonville, FL 32256 |

Jesse Spencer

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Jerad Graham

305.874.0835

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Port Charlotte, FL 33952

PROPERTY INFORMATION

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eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.

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It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non- infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net.

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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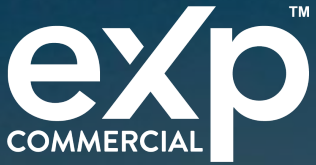
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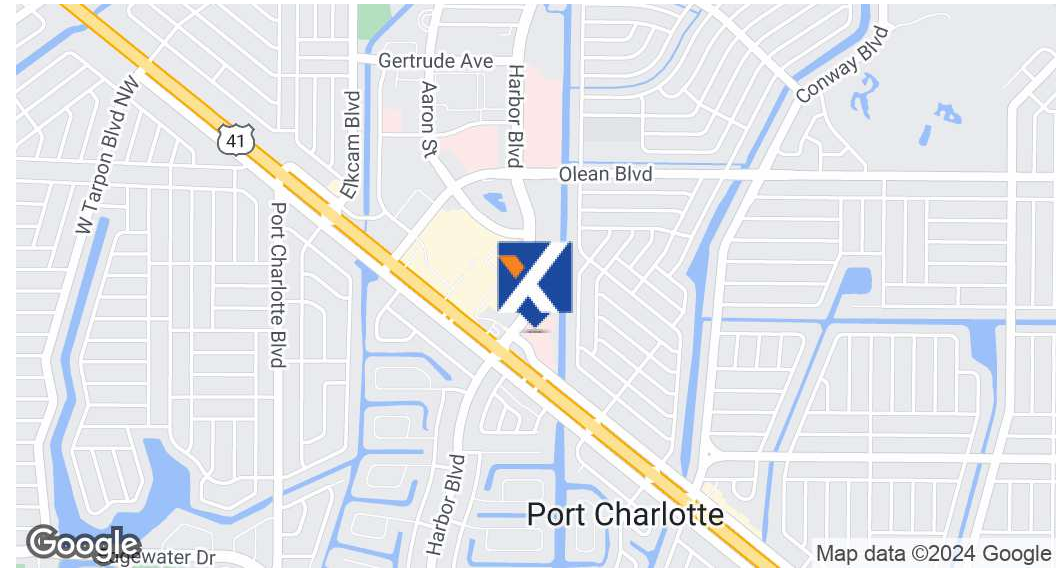
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FOR SALE | Executive Summary

Port Charlotte, FL 33952

*3400 TAMIAMI TRAIL #103
PORT CHARLOTTE*



OFFERING SUMMARY

Sale Price:	\$400,000
Building Size:	1,300 SF
Lot Size:	5.961 Acres
Price / SF:	\$307.69
Year Built:	2004
Renovated:	2021
Zoning:	Commercial General

PROPERTY OVERVIEW

Introducing a prime commercial property at 3400 TAMIAMI TRL in Port Charlotte, FL. This 1,300 SF building, was enhanced in 2021, is tailored for success in a dynamic business environment. Its Commercial General zoning enables versatile business applications, making it an ideal space for medical offices, professional practices, and spas. The layout offers flexibility, facilitating easy customization to suit specific office requirements. Luxurious finishes and furnishings elevate the space, creating an ambiance of sophistication and professionalism. Perfect for medical practitioners, spa owners, and other professional uses, this property offers a strategic opportunity in a thriving market, and a purpose-driven business presence.

PROPERTY HIGHLIGHTS

- - 1,300 SF with versatile layout
- - Zoned Commercial General for diverse business uses
- - Prime location in Port Charlotte
- - Ideal for Medical Office, Professional Office and Spa Owners
- - Ample space for customization to meet specific office requirements

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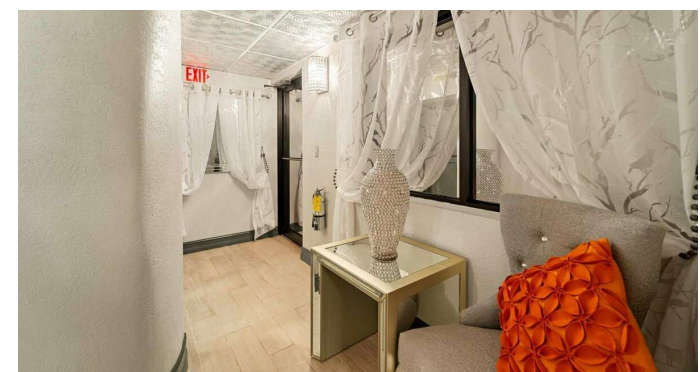
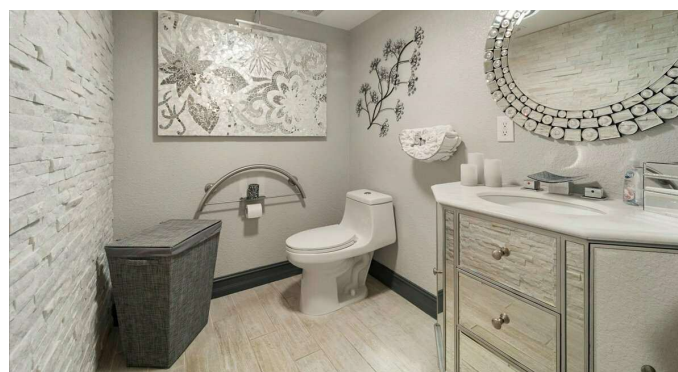
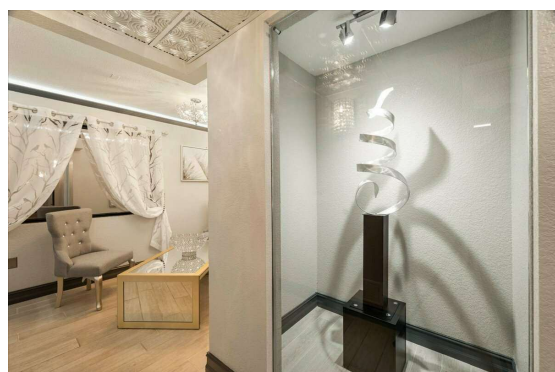
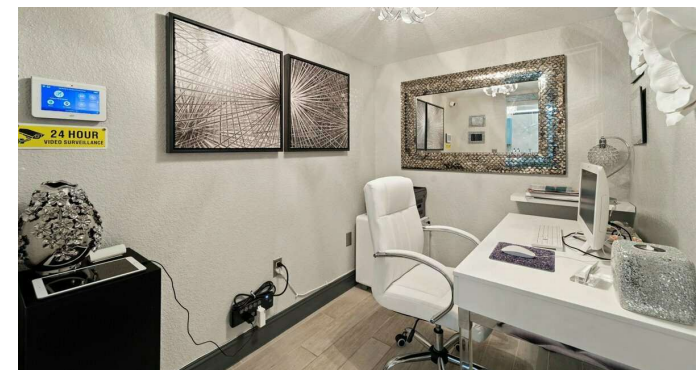
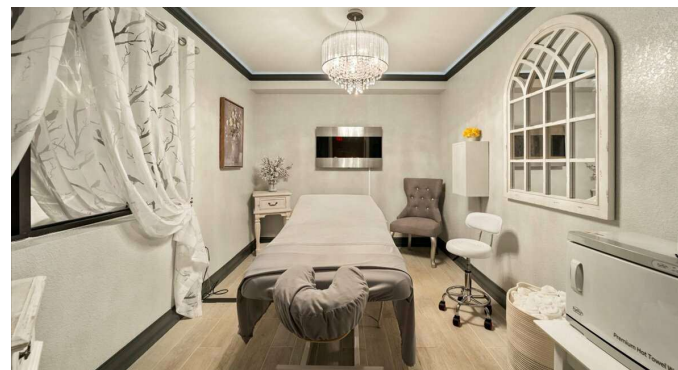
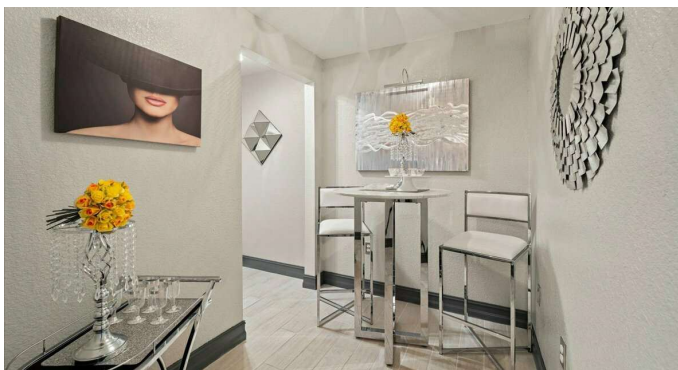
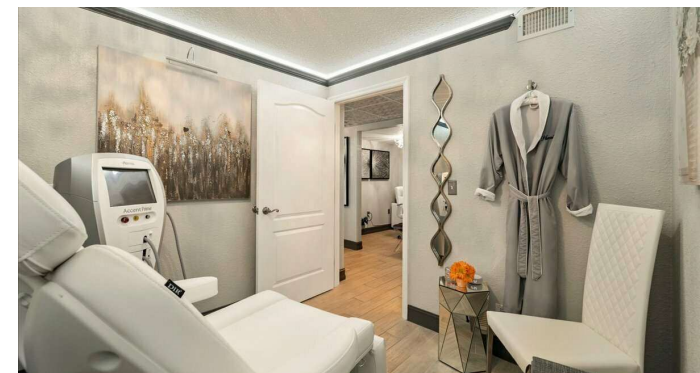
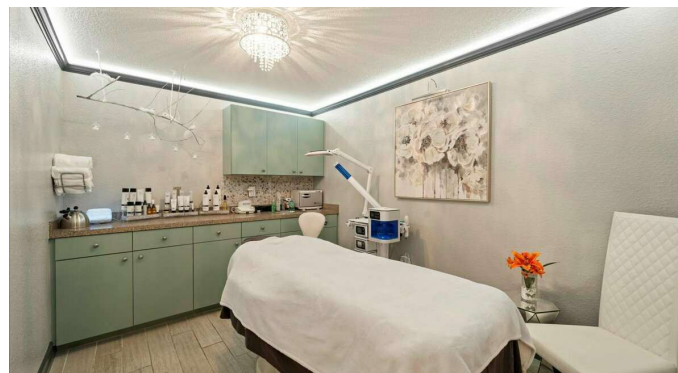
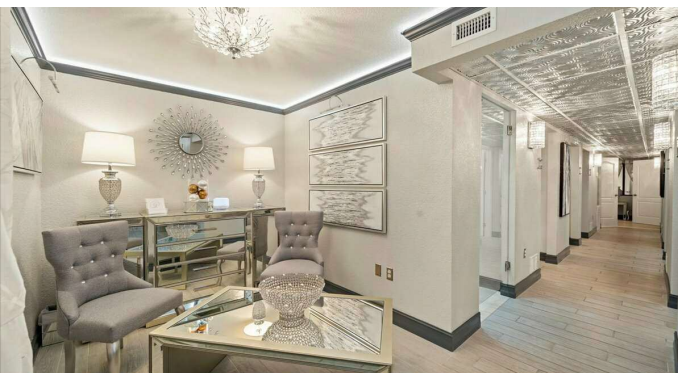
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FOR SALE | Additional Photos

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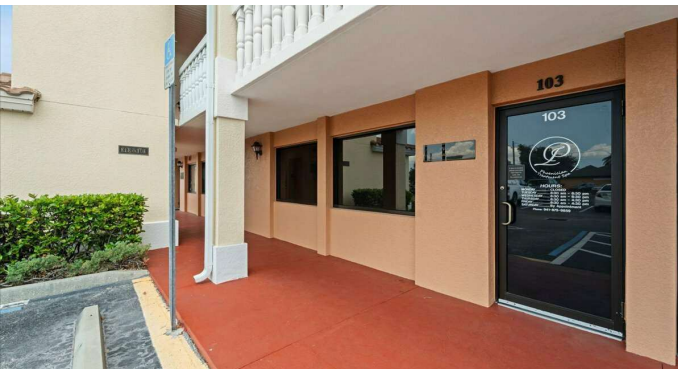
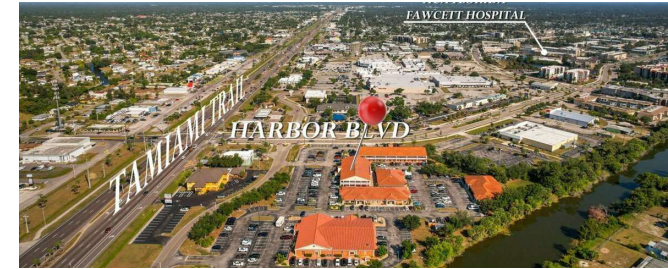
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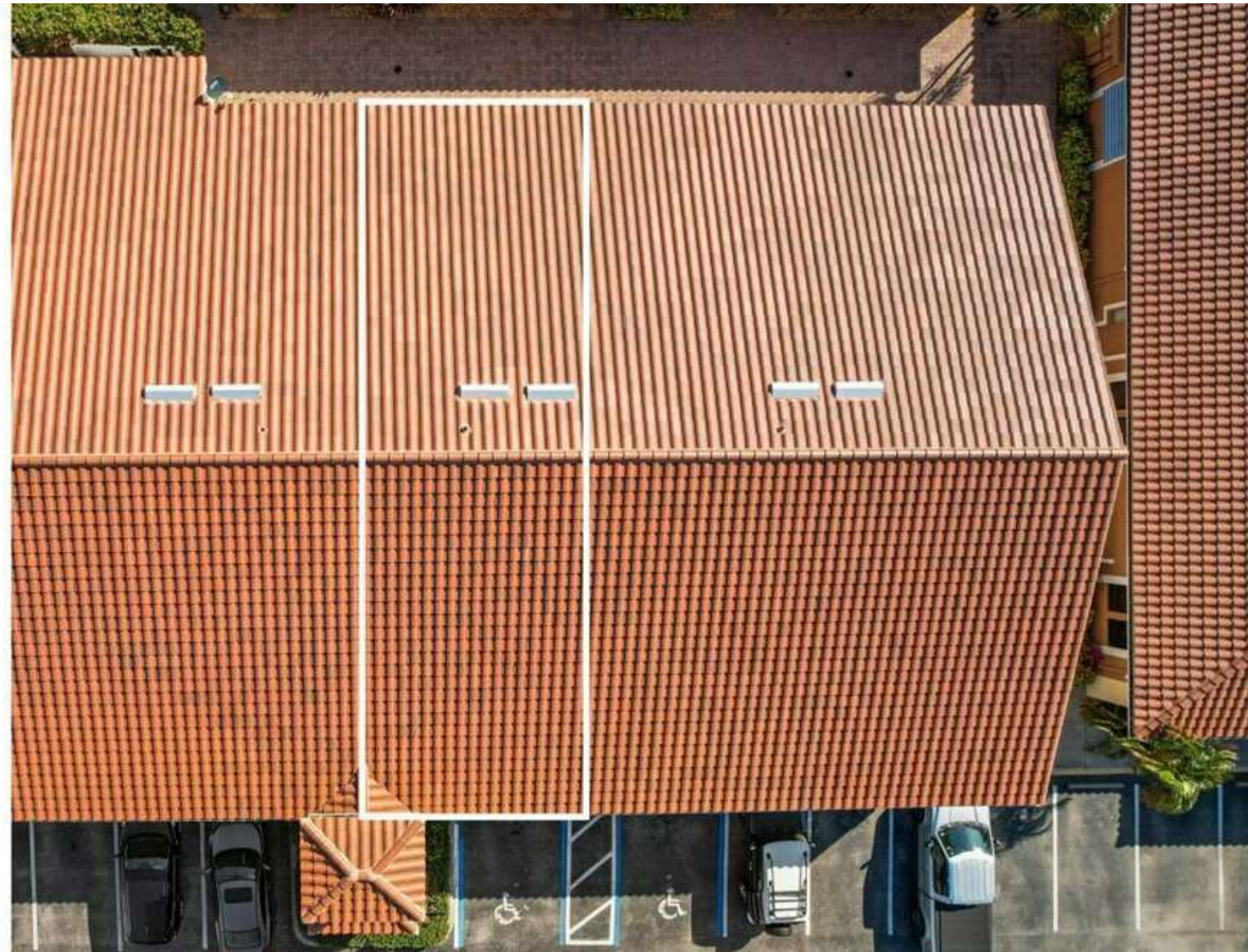
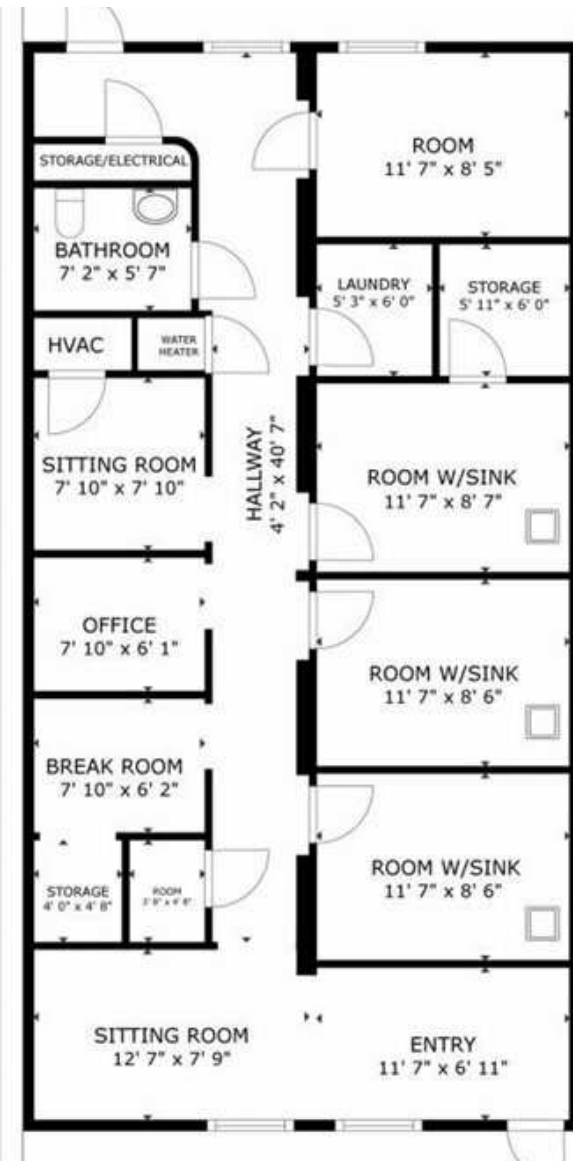
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LOCATION INFORMATION

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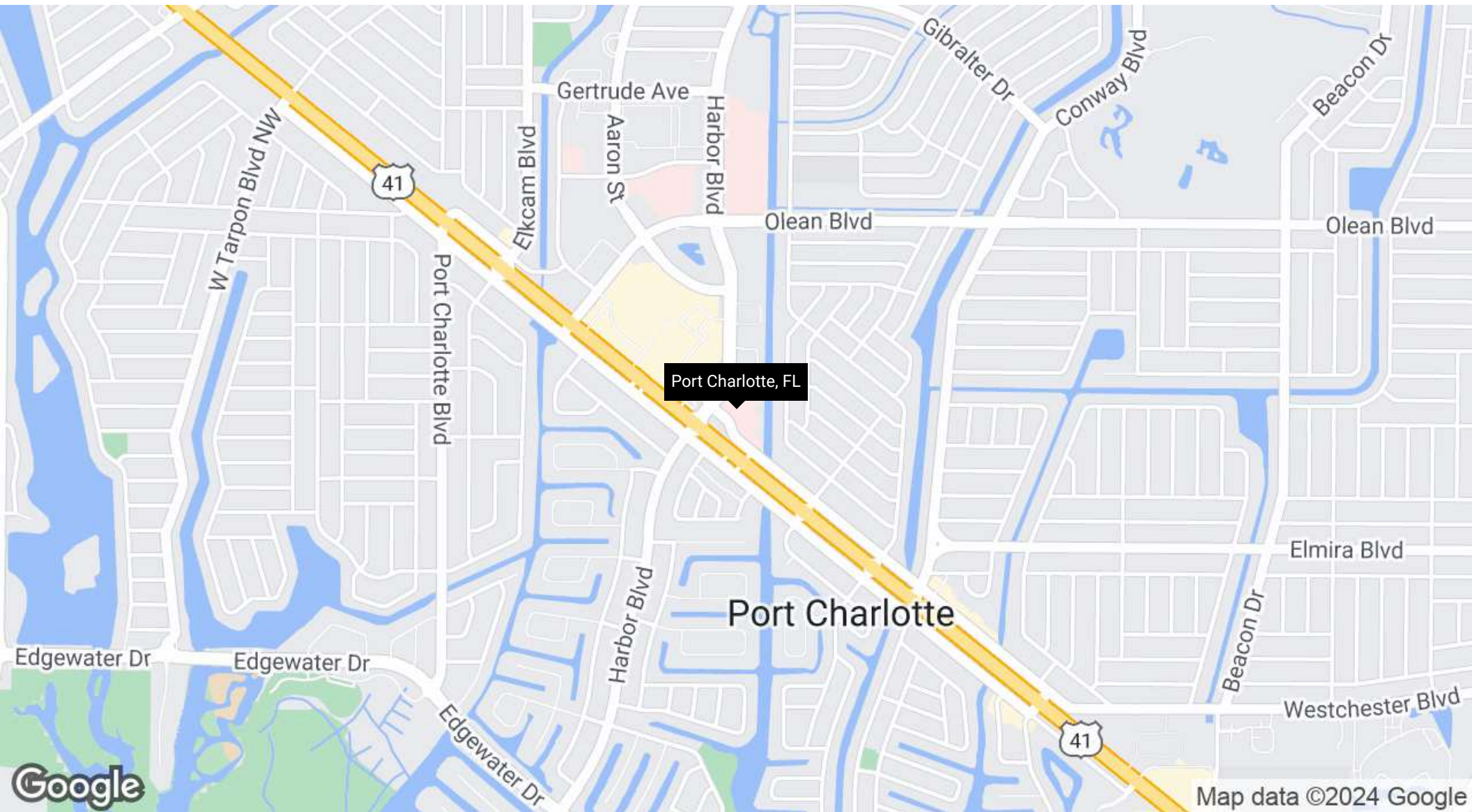
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FOR SALE | Regional Map

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FOR SALE | Location Map

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Map data ©2024 Google

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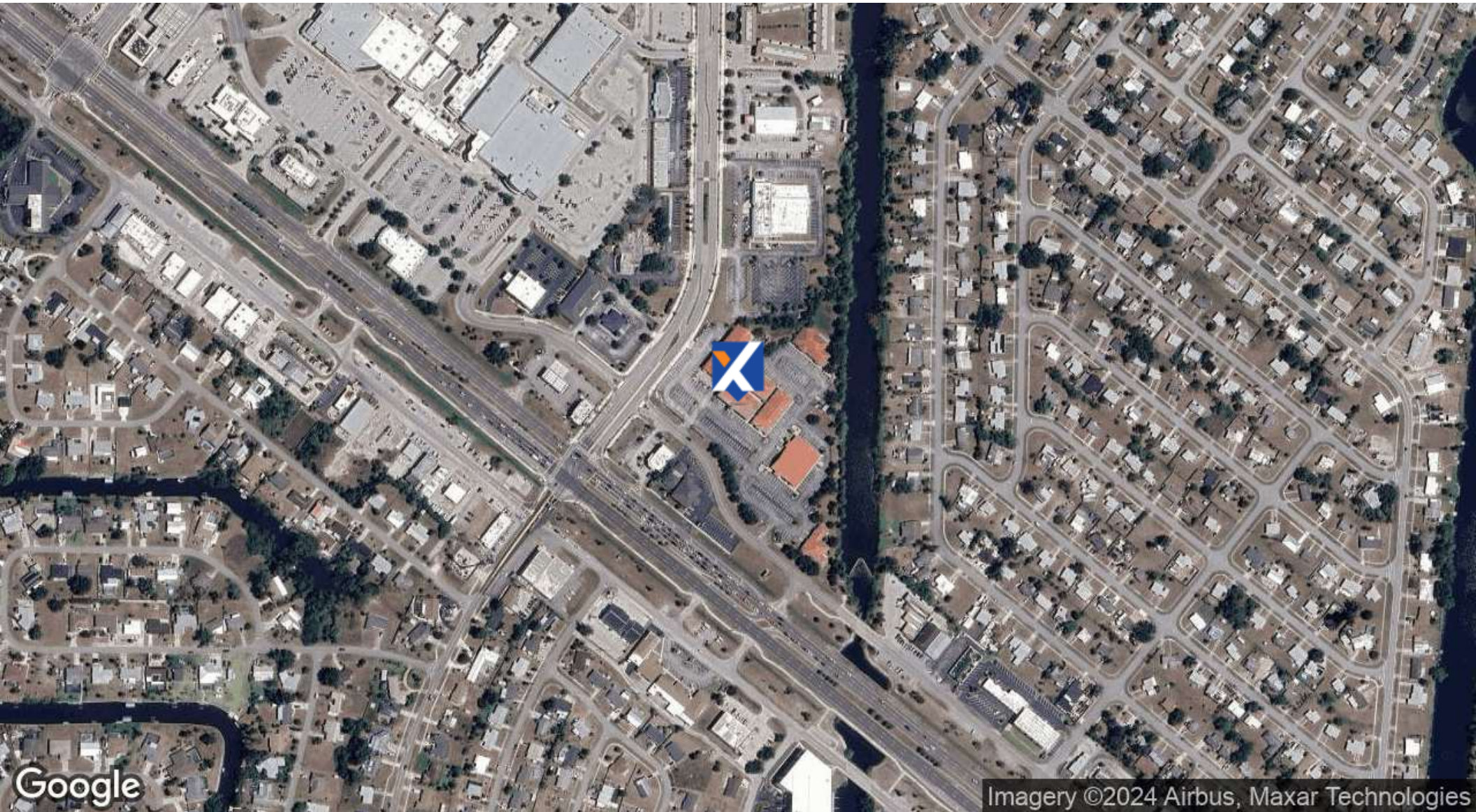
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FOR SALE | Aerial Map

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DEMOGRAPHICS

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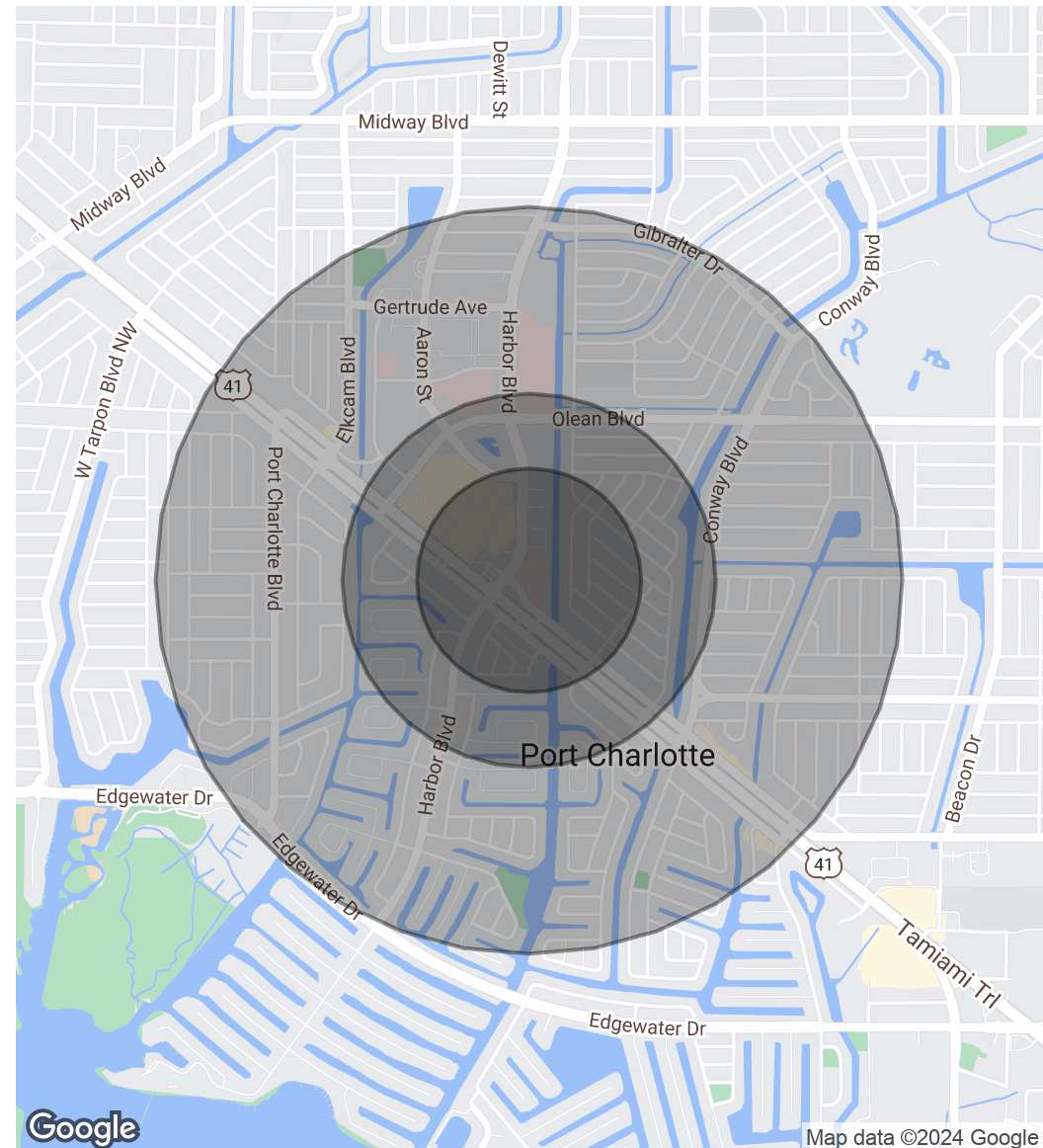
FOR SALE | Demographics Map & Report

Port Charlotte, FL 33952

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	564	1,769	5,395
Average Age	69	63	54
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	323	948	2,504
# of Persons per HH	1.7	1.9	2.2
Average HH Income	\$51,832	\$57,393	\$67,395
Average House Value	\$208,916	\$221,908	\$260,541

Demographics data derived from AlphaMap



Map data ©2024 Google

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ADVISOR BIOS

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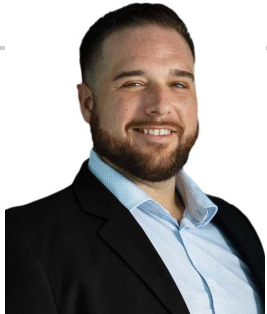
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FOR SALE | Advisor Bio 1

Port Charlotte, FL 33952



JESSE SPENCER

Commercial Broker Associate

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Direct: 855.452.0263 x247 | Cell: 239.788.7820

FL #BK3384974

PROFESSIONAL BACKGROUND

Jesse is a seasoned professional with a diverse background in the real estate industry, specializing in land acquisitions, retail, and industrial leasing. Currently, he is actively engaged in land development acquisitions, demonstrating his expertise in identifying and securing valuable properties for development purposes. Recognizing the importance of continuous learning and professional development, Jesse has proactively pursued educational opportunities to enhance his expertise in commercial real estate. He has completed several courses on his path to earning the esteemed CCIM designation, further solidifying his knowledge and proficiency in the field.

EDUCATION

CCIM 101, CCIM 102, CCIM 104, CCIM Negotiations

MEMBERSHIPS

CCIM Member

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FOR SALE | Advisor Bio 2

Port Charlotte, FL 33952



JERAD GRAHAM

Commercial Advisor

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Direct: **305.874.0835**

FL #SL3474730

PROFESSIONAL BACKGROUND

Jerad's experience includes land acquisitions, retail and office leasing, negotiation of management agreements, entitlements, permitting, raising capital, recapitalization, and disposition of assets. Prior to joining EXP Commercial Jerad worked at Nolan Reynolds International as the Director of Development. He was responsible for everything from development feasibility analysis to recapitalization upon completion for more than 700 multifamily units, 150,000 SF of retail, and 400 hotel rooms. He brings this deep understanding of what's required of owners and investors to his role as an agent at EXP Commercial.

EDUCATION

B.A. from Vanguard University of Southern California

J.D. from the University of Tulsa College of Law

M.B.A. from the University of Miami

MEMBERSHIPS

California Lawyers Association: Real Property Law Section

Urban Land Institute

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