

220/226 S Tamiami Trail, Punta Gorda

CASH FLOW WITH REDEVELOPMENT OPPORTUNITY

FOR SALE

\$1,050,000

US 41 Retail 6.5 Cap



PROPERTY FEATURES

- DO NOT DISTURB TENANTS
- 2 Retail Buildings 2,550 SF & 1,930 SF
- 100% occupancy
- Flexible zoning for development potential 0.35 Acres (15,120 sf) Land
- 126' Fronting on N US/41 Tamiami Trail
- Zoned CC City Center
- Build to height 50ft above BFE
- Zero Lot Line
- Minimal Parking spaces required
- Neighboring Public Parking Garage
- Rear Back Alley access
- 8" Gravity sewer in rear alley
- 12" Water supply in Marion Ave

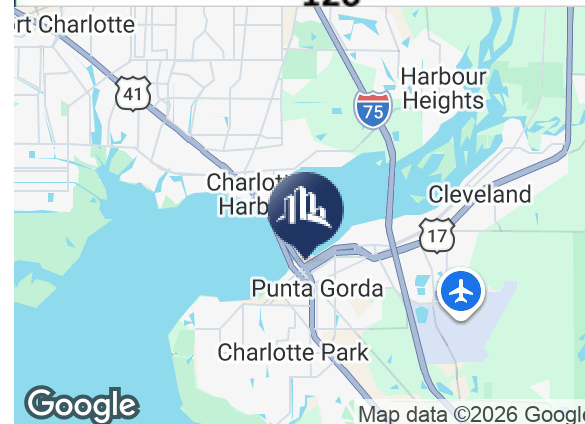
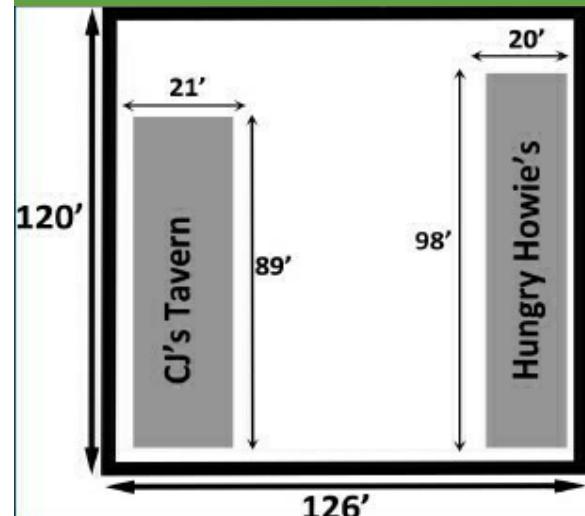
Property Description

Do Not Disturb the Tenants

Discover an exceptional investment opportunity located on South Tamiami Trail in Punta Gorda, FL. This fully occupied retail property features two buildings—a Bar & Lounge spanning 2,550 SF and a national QSR franchise occupying 1,930 SF—offering immediate, stable income from day one. With a reliable tenant base already secured and a prime high-visibility location, this asset is well-positioned to generate consistent cash flow and long-term appreciation. The property also presents compelling redevelopment potential, making it an attractive option for both retail and street retail investors looking to grow their commercial portfolio. Don't miss this rare chance to acquire a turnkey income-producing property in one of Southwest Florida's most sought-after corridors.

Property Highlights

- 2 Retail Buildings 2,550 SF & 1,930 SF
- Prime Location in Punta Gorda
- 100% Occupancy
- New Roofs
- New HVAC's
- Flexible zoning for development potential 0.35 Acres (15,120 sf) Land



Theresa Blanch-Mitchell, CCIM
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Each office independently owned and operated.

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220/226 South Tamiami Trail

PUNTA GORDA, FL 33950

FOR SALE

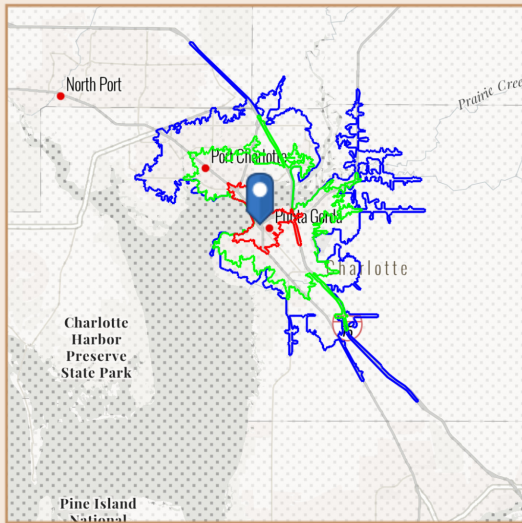
Retail Property



BENCHMARK DEMOGRAPHICS

220 Tamiami Trl, Punta Gorda, Florida, 33950

Drive time of 5 mins, 10 mins, & 15 mins



RETAIL MARKET

THE CCIM INSTITUTE

220 Tamiami Trl, Punta Gorda, Florida, 33950

Drive Time: 15 minutes



DEMOGRAPHICS

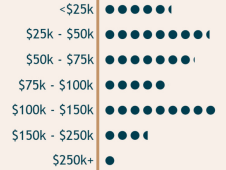
Total Population

110,518

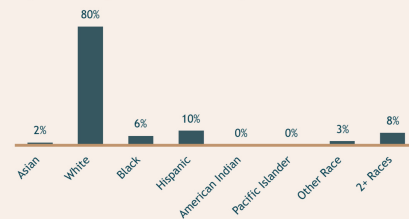
Daytime Population

111,580

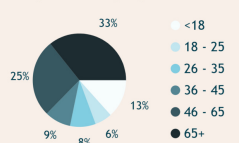
Median Household Income



Population by Race & Ethnicity



Population by Age



MARKET CONCENTRATION

Total Businesses

4,428

Retail Businesses

612

Total Employees

38,229



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Retail Property

AGE SEGMENTS	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
				Charlotte County	Punta Gorda, FL Metropolitan Statistical Area	Florida	
0 - 4	3.65%	3.06%	3.09%	2.85%	2.85%	4.69%	5.39%
5 - 9	4.03%	3.34%	3.41%	3.20%	3.20%	5.03%	5.75%
10 - 14	3.77%	3.39%	3.69%	3.47%	3.47%	5.34%	5.98%
15 - 19	4.02%	3.58%	3.72%	3.54%	3.54%	5.84%	6.47%
20 - 34	12.36%	11.39%	11.61%	10.82%	10.82%	18.43%	20.33%
35 - 54	17.30%	16.71%	17.47%	17.10%	17.10%	24.41%	25.20%
55 - 74	35.00%	35.60%	35.80%	38.02%	38.02%	25.55%	22.82%
75+	19.91%	22.89%	21.22%	21.03%	21.03%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	11.1%	7.8%	6.3%	6.1%	6.1%	8.0%	8.3%
\$15,000-\$24,999	11.3%	8.4%	7.4%	7.0%	7.0%	5.8%	5.9%
\$25,000-\$34,999	10.5%	10.2%	9.7%	8.6%	8.6%	6.7%	6.3%
\$35,000-\$49,999	13.6%	10.2%	10.6%	9.8%	9.8%	10.5%	9.8%
\$50,000-\$74,999	15.8%	17.4%	17.7%	17.6%	17.6%	16.9%	15.6%
\$75,000-\$99,999	12.4%	11.7%	13.2%	13.8%	13.8%	12.9%	12.5%
\$100,000-\$149,999	13.5%	20.1%	21.4%	21.4%	21.4%	18.4%	17.8%
\$150,000-\$199,999	5.4%	6.3%	6.0%	6.8%	6.8%	8.7%	9.8%
\$200,000+	6.4%	7.9%	7.6%	8.9%	8.9%	12.1%	14.0%
KEY FACTS							
Population	5,690	46,628	110,518	212,725	212,725	23,027,836	339,887,819
Daytime Population	12,917	55,083	111,580	203,635	203,635	22,846,618	338,218,372
Employees	2,047	15,238	37,622	69,673	69,673	10,832,721	167,630,539
Households	2,840	22,208	51,683	99,237	99,237	9,263,074	132,422,916
Average HH Size	1.94	2.04	2.10	2.11	2.11	2.43	2.50
Median Age	59.0	61.5	60.4	61.3	61.3	43.6	39.6
HOUSING FACTS							
Median Home Value	280,159	348,965	356,354	392,245	392,245	416,969	370,578
Owner Occupied %	62.6%	75.5%	79.9%	83.9%	83.9%	67.2%	64.2%
Renter Occupied %	37.4%	24.5%	20.1%	16.1%	16.1%	32.8%	35.8%
Total Housing Units	3,520	27,831	62,862	125,802	125,802	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$54,520	\$68,472	\$72,093	\$76,312	\$76,312	\$78,205	\$81,624
Per Capita Income	\$38,160	\$46,137	\$45,110	\$48,132	\$48,132	\$44,891	\$45,360
Median Net Worth	\$163,163	\$309,184	\$345,190	\$413,874	\$413,874	\$253,219	\$228,144



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Retail Property

Business Key Facts

220 Tamiami Trl, Punta Gorda, Florida, 33950 | Drive time: 5, 10, 15 minute radii



This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

Key Statistics

4,428

Total Businesses

38.2K

Total Employees

\$5.25B

Total Sales

5.2%

Unemployment Rate

15 minutes

Largest Businesses in Area

25*

100 or More Employees

25*

\$10M+ Annual Sales Vol

Most Employees

Charlotte County Commissioners	Independent	1,000
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Highest sales volume

Gettel Toyota of Charlotte County	Branch	\$108M
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Daytime Population

110,518

Total Population

111,580

Total Daytime Population

Ratio of daytime to total population:

1.01

Values > 1.0 mean that more people come to the area during the day than live there.

Suburb

Dominant Urbanicity Type

7.8

Avg Number of Employees

218

Total Businesses Per Square Mile

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.

Business Key Facts | 220 Tamiami Trl, Punta Gorda, Florida, 33950 | Drive time: 5, 10, 15 minute radii



About the Workforce

20.8%

Services

20.6%

Trades/Skilled Labor

58.6%

Office Based

Educational Attainment	Percentage
Grad Degree	10%
Bach Degree	16.8%
Assoc Degree	11.1%
Some College	21.6%
GED	5.6%
HS Diploma	27.5%
No Diploma	5.3%
< 9th Grade	2.1%

Tapestry

Top 3 segments by household count

15 Rural Resort Dwellers >	9,517 18.4%
14 Silver and Gold >	8,451 16.4%
13 Loyal Locals >	8,262 16.0%
Other	25.5K 49.2%

[View comparison table](#)

About the Community

0.8% ↑

Pop Growth Rate is 70.8% higher than United States

105

Wealth Index
Below 100 = low Above 100 = high

0.9% ↑

Housing Units Growth Rate is 8% higher than United States.

Businesses Per 1,000 Population

Business Categories	5 minutes	10 minutes	15 minutes	ZIP Codes 33950 (Punta Gorda)	States Florida	United States of America United States
Restaurants	11.78	3.09	2.33	3.11	2.53	2.45
Health Care & Social Assistance	23.55	9.07	5.06	5.67	4.04	3.76
Retail	27.77	8.41	5.54	7.44	5.34	4.60
Manufacturing	2.99	1.27	0.81	1.42	1.22	1.32
Finance & Insurance	13.18	2.70	1.93	3.31	2.13	1.80
Professional & Tech Services	23.37	5.47	3.47	7.01	4.93	3.60

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