



**COLDWELL
BANKER
COMMERCIAL**

SCHMIDT, REALTORS®

FOR SALE

2191 TAMAMI TRAIL

2191 Tamiami Trail & 740 Mirado Lane
Port Charlotte, FL 33948

AVAILABLE SPACE

3,360 SF

ASKING PRICE

\$500,000

FEATURES

- Conveniently located on US 41, offering great visibility.
- Fully Leased.
- Situated in a high-traffic area - Over 55,000 AADT.

AREA

Located on US-41 just north of Forrest Nelson Blvd.



OFFICE

Ray Brunner
O: 415 608 1942
raybrunner@me.com

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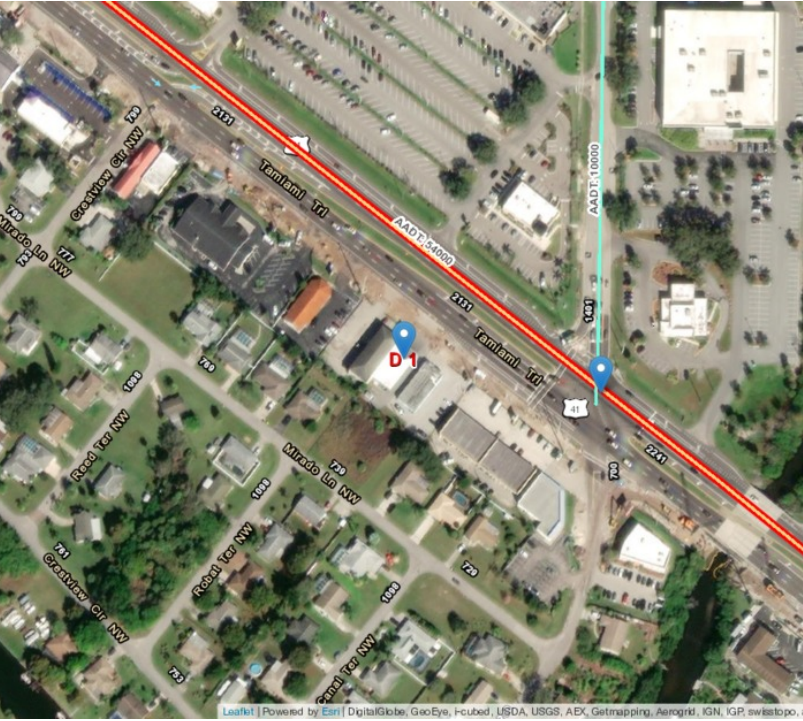
**COLDWELL BANKER COMMERCIAL
SCHMIDT, REALTORS®**
19700 Cochran Blvd, Port Charlotte, FL 33948
941.255.3497



SALE

2191 TAMIAMI TRAIL

2191 Tamiami Trail & 740 Mirado Lane, Port Charlotte, FL 33948



OFFERING SUMMARY

Sale Price:	\$500,000
Cap Rate:	7.7%
NOI:	\$38,517
Lot Size:	0.4 Acres
Year Built:	1974
Building Size:	3,360 SF
Renovated:	2018
Zoning:	CG & RSF3.5 (PD)
Market:	SW Florida
Submarket:	Port Charlotte Punta Gorda
Traffic Count:	55,000
Price / SF:	\$148.81

PROPERTY OVERVIEW

Building is comprised of two fully leased space. Site has excellent visibility with North & South access via the signaled intersection at Forest Nelson Blvd. Sale includes a 1/4 acre parcel that can be used as parking should the new owner decide to add GLA at a future date. Recently renovated building has been inspected and is in excellent condition.

PROPERTY HIGHLIGHTS

- Fully Leased - MG leases
- Additional 1/4 Acre lot offers expansion possibility.
- North & South Bound Tamiami Trail access via signaled intersection at Forest Nelson Blvd,.

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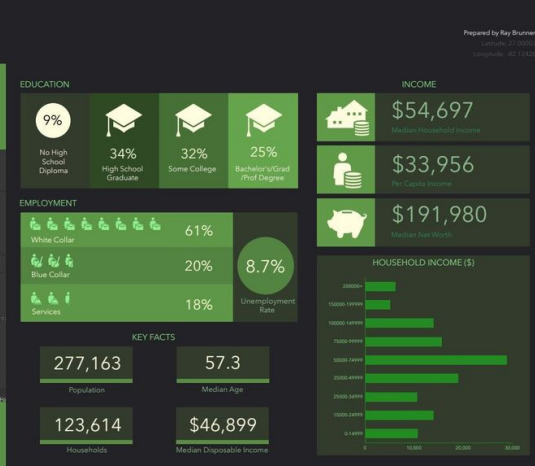
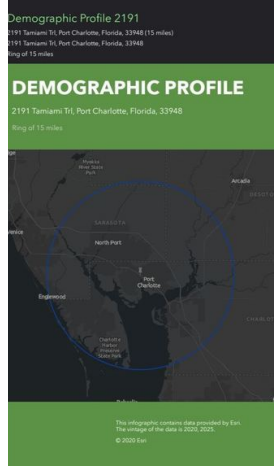
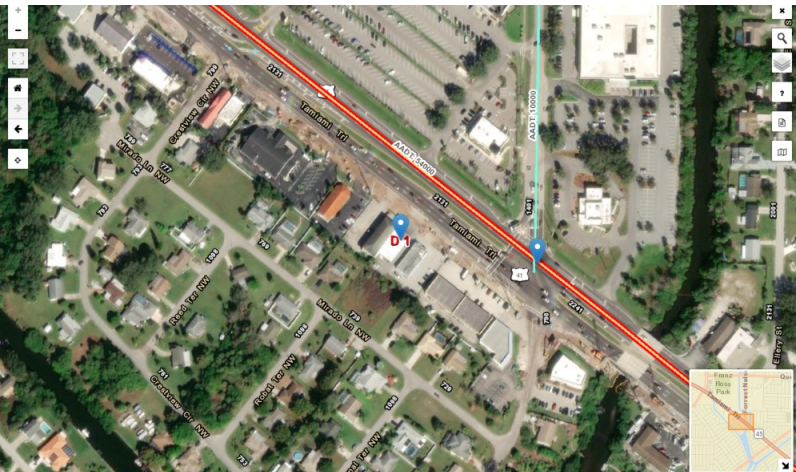
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SCHMIDT, REALTORS®

Key Facts 2191

2191 Tamiami Trl, Port Charlotte, Florida, 33948 (15 miles)

2191 Tamiami Trl, Port Charlotte, Florida, 33948

Ring of 15 miles

Prepared by Ray Brunner

Latitude: 27.00003

Longitude: -82.12426

KEY FACTS

277,163

Population



2.2

Average Household Size

57.3

Median Age



\$54,697

Median Household Income

EDUCATION

9%

No High School Diploma



34%

High School Graduate



32%

Some College



25%

Bachelor's/Grad/Pr of Degree

BUSINESS



9,300

Total Businesses



75,270

Total Employees

EMPLOYMENT



61%

White Collar



20%

Blue Collar



18%

Services

8.7%

Unemployment Rate

INCOME



\$54,697

Median Household Income



\$33,956

Per Capita Income



\$191,980

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (23.3%)

The smallest group: \$150,000 - \$199,999 (4.1%)

Indicator ▲	Value	Diff		
<\$15,000	8.6%	-0.5%		
\$15,000 - \$24,999	11.3%	-0.9%		
\$25,000 - \$34,999	8.5%	+0.7%		
\$35,000 - \$49,999	15.3%	-0.8%		
\$50,000 - \$74,999	23.3%	+0.4%		
\$75,000 - \$99,999	12.7%	+0.1%		
\$100,000 - \$149,999	11.2%	+0.8%		
\$150,000 - \$199,999	4.1%	+0.2%		
\$200,000+	5%	0		

Bars show deviation from

Charlotte County

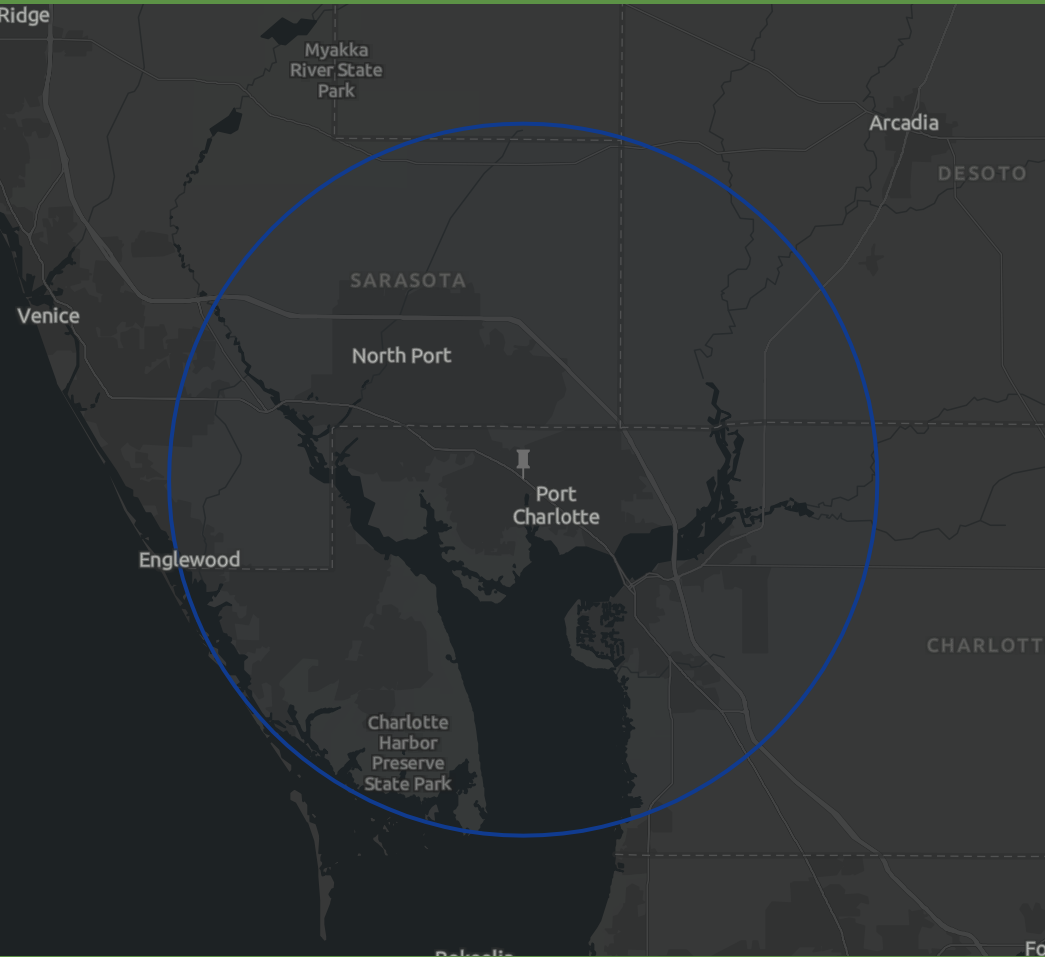
Demographic Profile 2191

2191 Tamiami Trl, Port Charlotte, Florida, 33948 (15 miles)
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Ring of 15 miles

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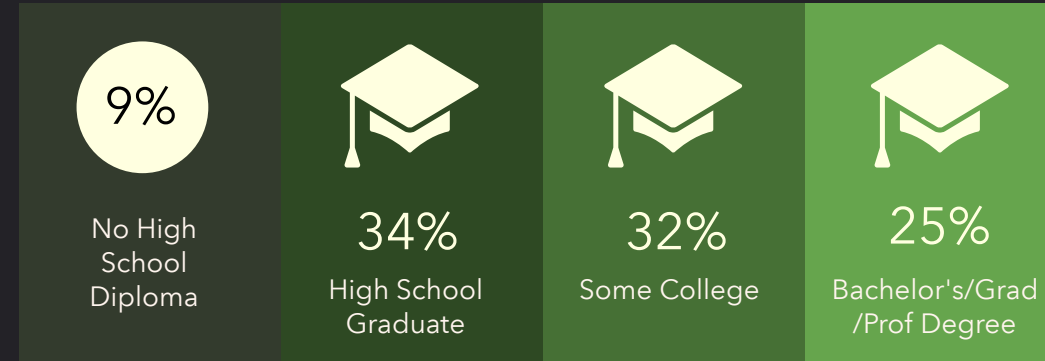
DEMOGRAPHIC PROFILE

2191 Tamiami Trl, Port Charlotte, Florida, 33948
Ring of 15 miles

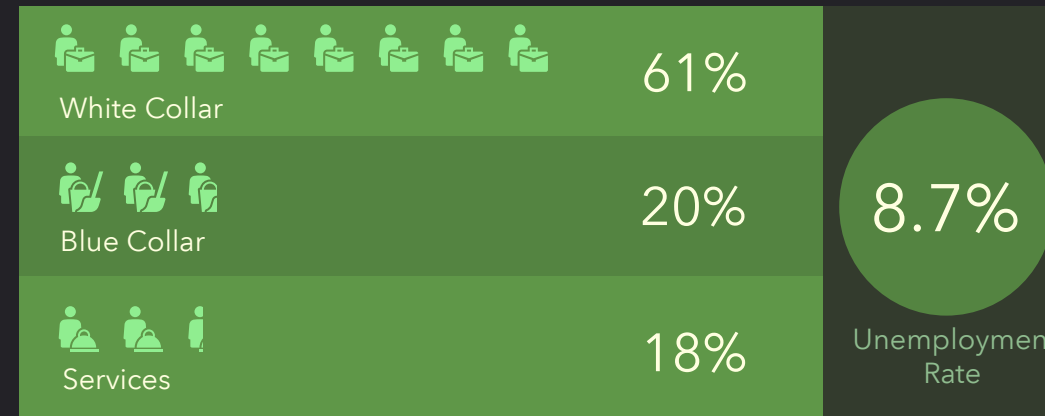


This infographic contains data provided by Esri.
The vintage of the data is 2020, 2025.
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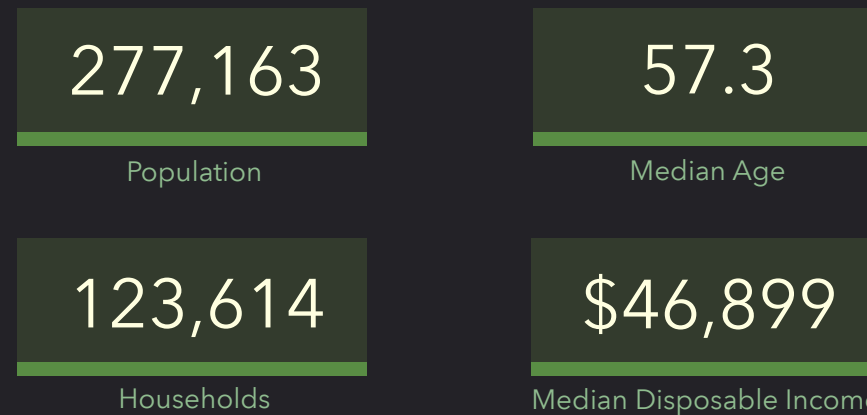
EDUCATION



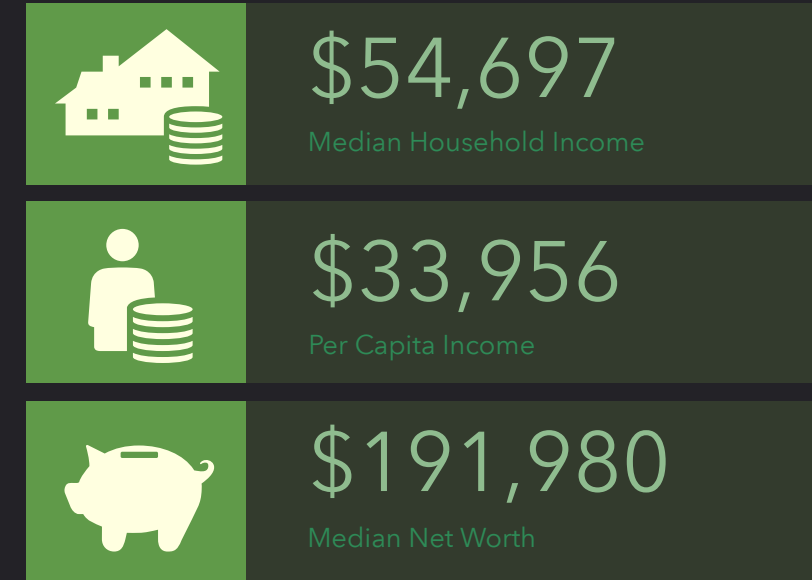
EMPLOYMENT



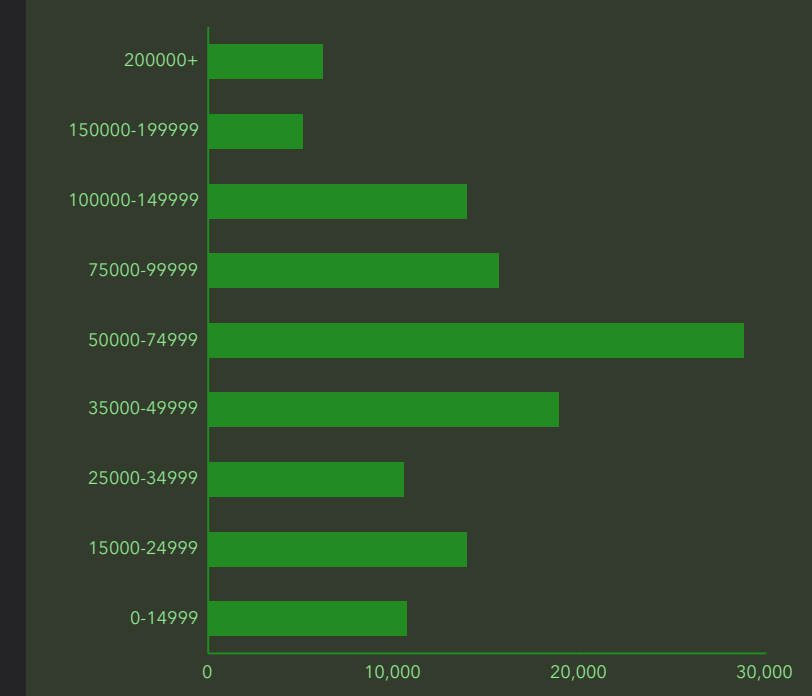
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)



Employment Overview 2191 tamiami

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Ring of 15 miles

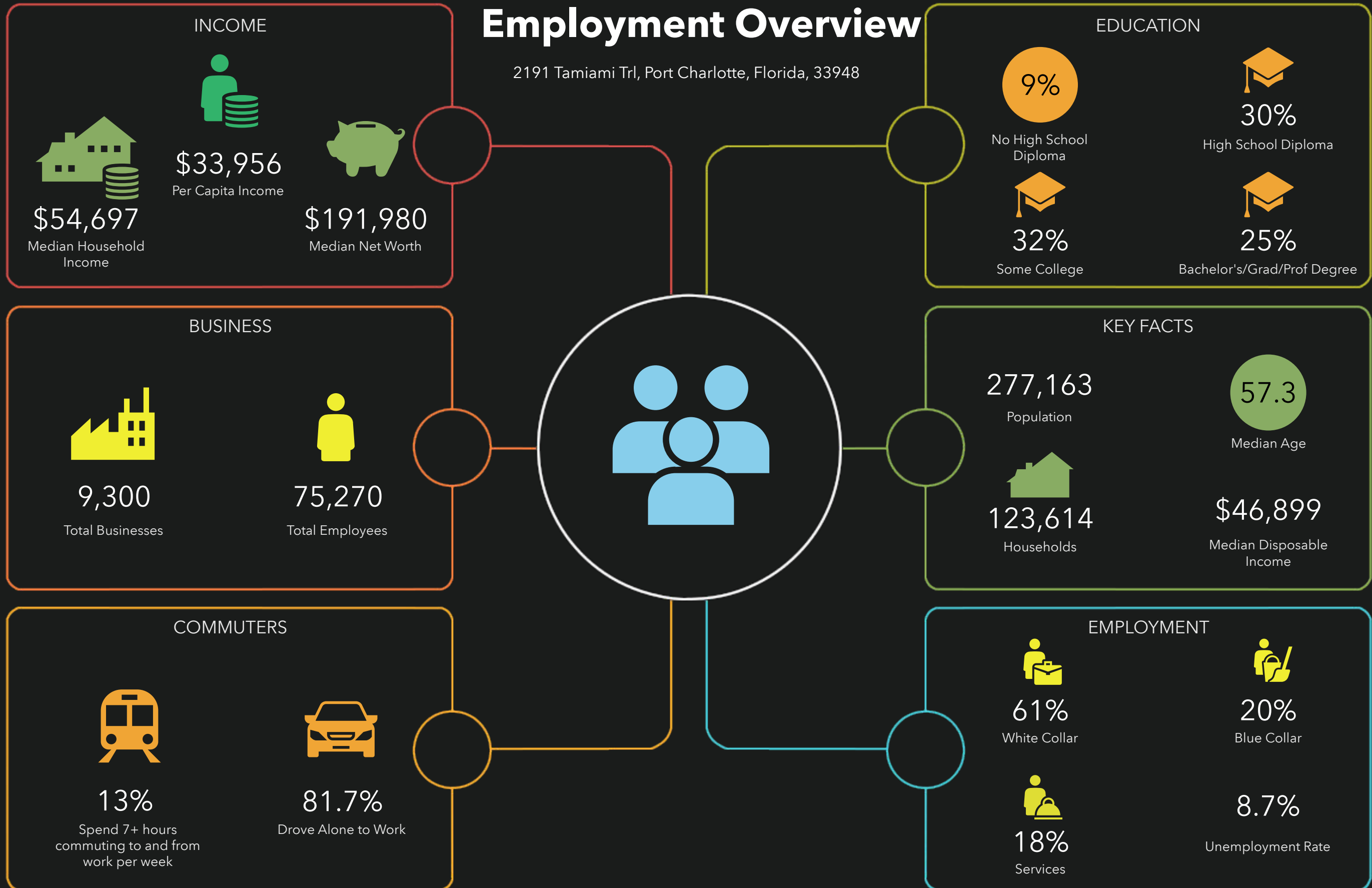
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Latitude: 27.00003

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Employment Overview

2191 Tamiami Trl, Port Charlotte, Florida, 33948



Sale Comps Map & List Report

Sale Comparables

6

Avg. Cap Rate

5.1%

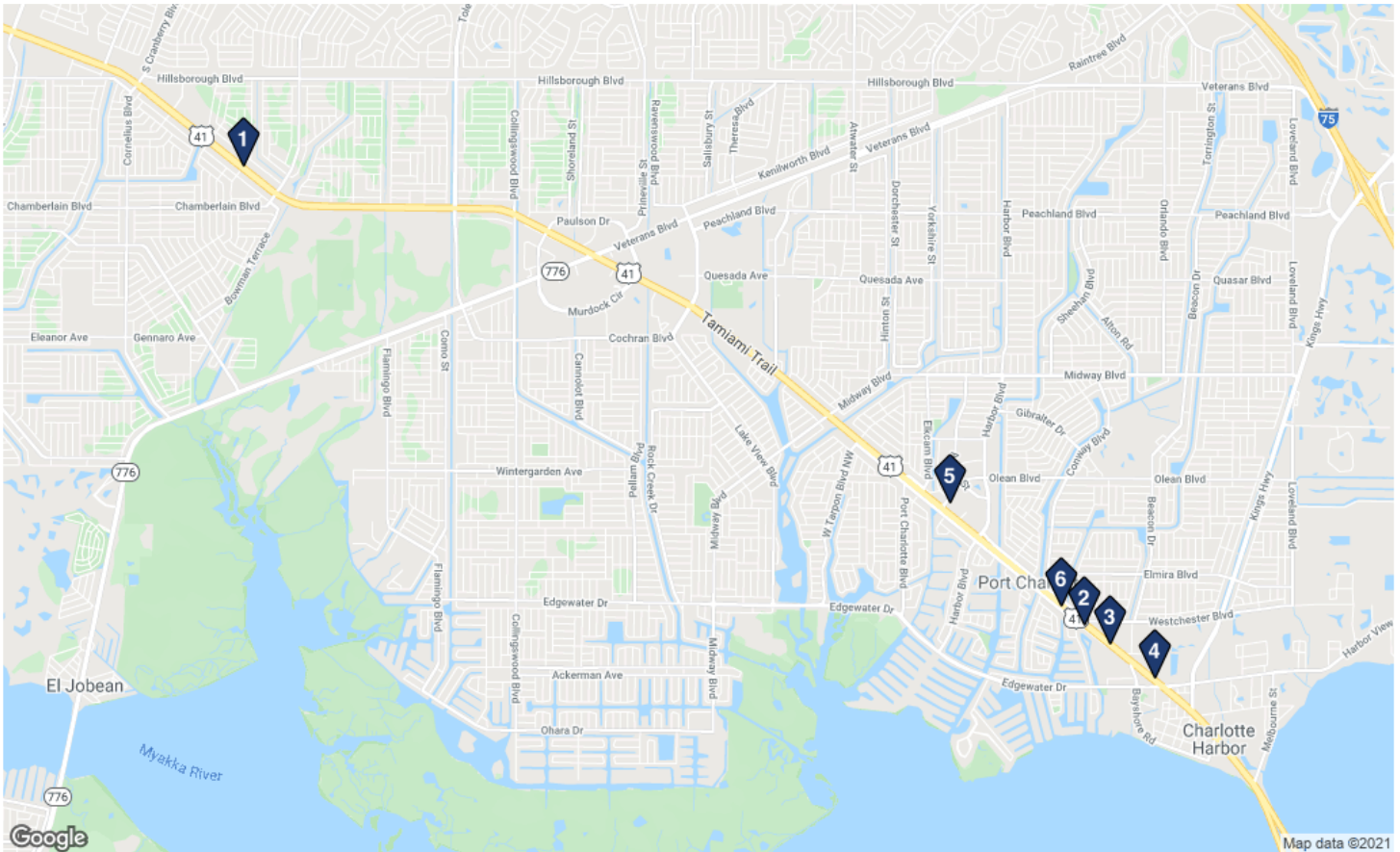
Avg. Price/SF

\$306

Avg. Vacancy At Sale







-

SALE COMPARABLES LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$250,000	\$656,624	\$475,000	\$1,862,745
Price Per SF	\$104	\$306	\$250	\$751
Cap Rate	5.1%	5.1%	5.1%	5.1%
Time Since Sale in Months	1.1	8.4	7.6	21.1
Property Attributes	Low	Average	Median	High
Building SF	1,500 SF	2,156 SF	2,154 SF	3,068 SF
Floors	1	1	1	1
Typical Floor	1,500 SF	2,156 SF	2,154 SF	3,068 SF
Vacancy Rate at Sale	-	-	-	-
Year Built	1958	1978	1981	1984
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 2.3	★ ★ ★ ★ ★ 2.5	★ ★ ★ ★ ★

1	481 Tamiami Trl	SOLD
Port Charlotte, FL 33953		
Sale Date: 12/21/2020 Sale Price: \$500,000 - Full Value Price/SF: \$333.33		Charlotte County Bldg Type: RetailGarden Center Year Built/Age: Built 1984 Age: 36 RBA: 1,500 SF
Pro Forma Cap - Actual Cap Rate: - Comp ID: 5354650 Research Status: Full Value		Parcel No: 402103478001 Sale Conditions: -
		
2	3206 Tamiami Trl	SOLD
Port Charlotte, FL 33952		
Sale Date: 01/31/2020 Sale Price: \$1,862,745 - Confirmed Price/SF: \$750.80		Charlotte County Bldg Type: RetailFast Food Year Built/Age: Built 1980 Age: 40 RBA: 2,481 SF
Pro Forma Cap - Actual Cap Rate: 5.10% Comp ID: 5047814 Research Status: Confirmed		Parcel No: 402222131002 Sale Conditions: 1031 Exchange, Investment Triple Net
		
3	3835 Tamiami Trl	SOLD
Port Charlotte, FL 33952		
Sale Date: 04/22/2019 Sale Price: \$450,000 Price/SF: \$146.68		Charlotte County Bldg Type: RetailFreestanding Year Built/Age: Built 1958 Age: 61 RBA: 3,068 SF
Pro Forma Cap - Actual Cap Rate: - Comp ID: 4763418 Research Status: Public Record		Parcel No: 402223355013 Sale Conditions: -
		
4	4069 Tamiami Trl	SOLD
Port Charlotte, FL 33952		
Sale Date: 12/15/2020 (277 days on mkt) Sale Price: \$250,000 - Confirmed Price/SF: \$104.17		Charlotte County Bldg Type: RetailFreestanding Year Built/Age: Built 1979 Age: 41 RBA: 2,400 SF
Pro Forma Cap - Actual Cap Rate: - Comp ID: 5344506 Research Status: Confirmed		Parcel No: 402226130004 Sale Conditions: -
		
5	4191 Tamiami Trl	SOLD
Port Charlotte, FL 33952		
Sale Date: 09/08/2020 Sale Price: \$500,000 - Full Value Price/SF: \$262.05		Charlotte County Bldg Type: RetailFast Food Year Built/Age: Built 1982 Age: 38 RBA: 1,908 SF
Pro Forma Cap - Actual Cap Rate: - Comp ID: 5264206 Research Status: Full Value		Parcel No: 402226202002 Sale Conditions: -
		
6	4435 Tamiami Trl	SOLD
Port Charlotte, FL 33980		
Sale Date: 03/06/2020 Sale Price: \$377,000 Price/SF: \$238.61		Charlotte County Bldg Type: RetailFreestanding Year Built/Age: Built 1984 Age: 36 RBA: 1,580 SF
Pro Forma Cap - Actual Cap Rate: - Comp ID: 5136704 Research Status: Public Record		Parcel No: 402226278004 Sale Conditions: -
		

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1/24/2021

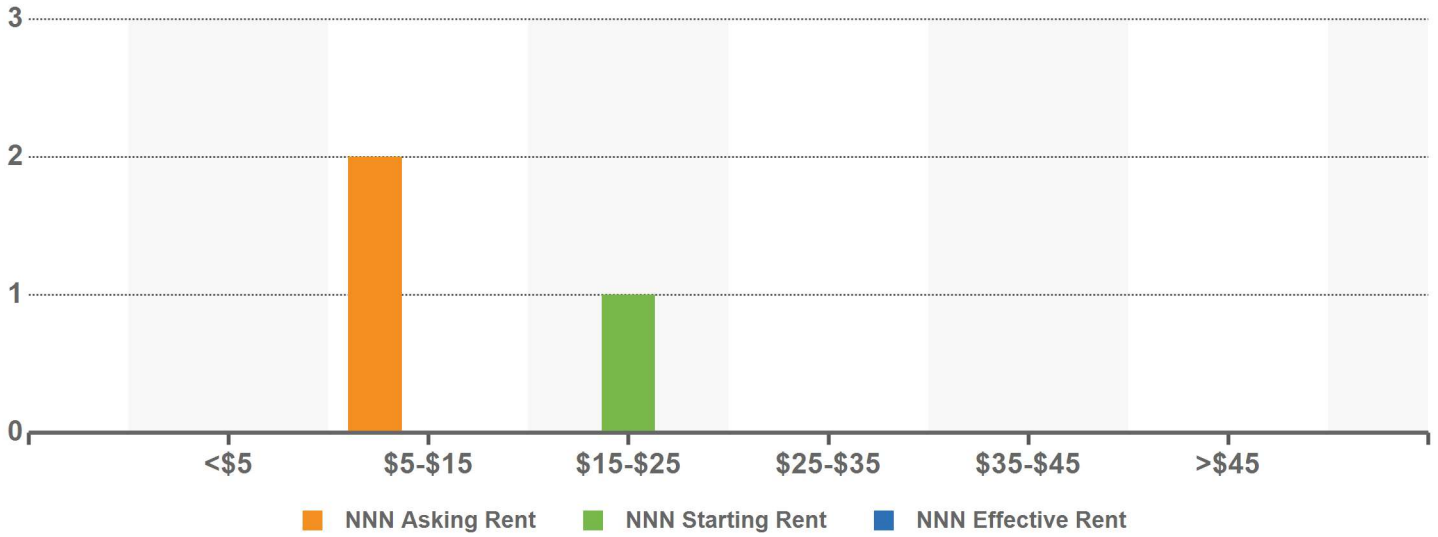
Sale Comps Map & List Report

Property Name - Address		Property				Sale			
		Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1	481 Tamiami Trl Port Charlotte, FL&	⌘ Garden Center ★★★★★	1984	1,500 SF	-	12/21/2020	\$500,000	\$333/SF	-
2	4069 Tamiami Trl Port Charlotte, FL&	⌘ Freestanding ★★★★★	1979	2,400 SF	-	12/15/2020	\$250,000	\$104/SF	-
3	4191 Tamiami Trl Port Charlotte, FL&	⌘ Fast Food ★★★★★	1982	1,908 SF	-	9/8/2020	\$500,000	\$262/SF	-
4	4435 Tamiami Trl Port Charlotte, FL&	⌘ Freestanding ★★★★★	1984	1,580 SF	-	3/6/2020	\$377,000	\$239/SF	-
5	3206 Tamiami Trl Port Charlotte, FL&	⌘ Fast Food ★★★★★	1980	2,481 SF	-	1/31/2020	\$1,862,745	\$751/SF	5.1%
6	3835 Tamiami Trl Port Charlotte, FL&	⌘ Freestanding ★★★★★	1958	3,068 SF	-	4/22/2019	\$450,000	\$147/SF	-

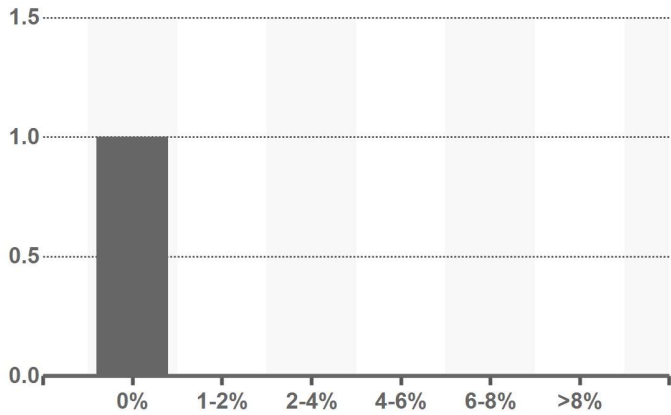
Rents

NNN Asking Rent Per SF	NNN Starting Rent Per SF	NNN Effective Rent Per SF	Avg. Months Free Rent
\$13.61	\$15.75	-	-

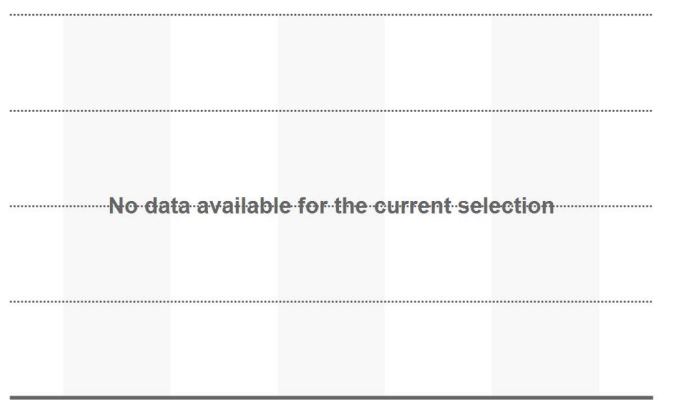
DEALS BY NNN ASKING, NNN STARTING, AND NNN EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY MONTHS FREE RENT



Lease Comps Summary

Lease Comps Report

Deals

NNN Asking Rent Per SF

NNN Starting Rent Per SF

Avg. Months On Market

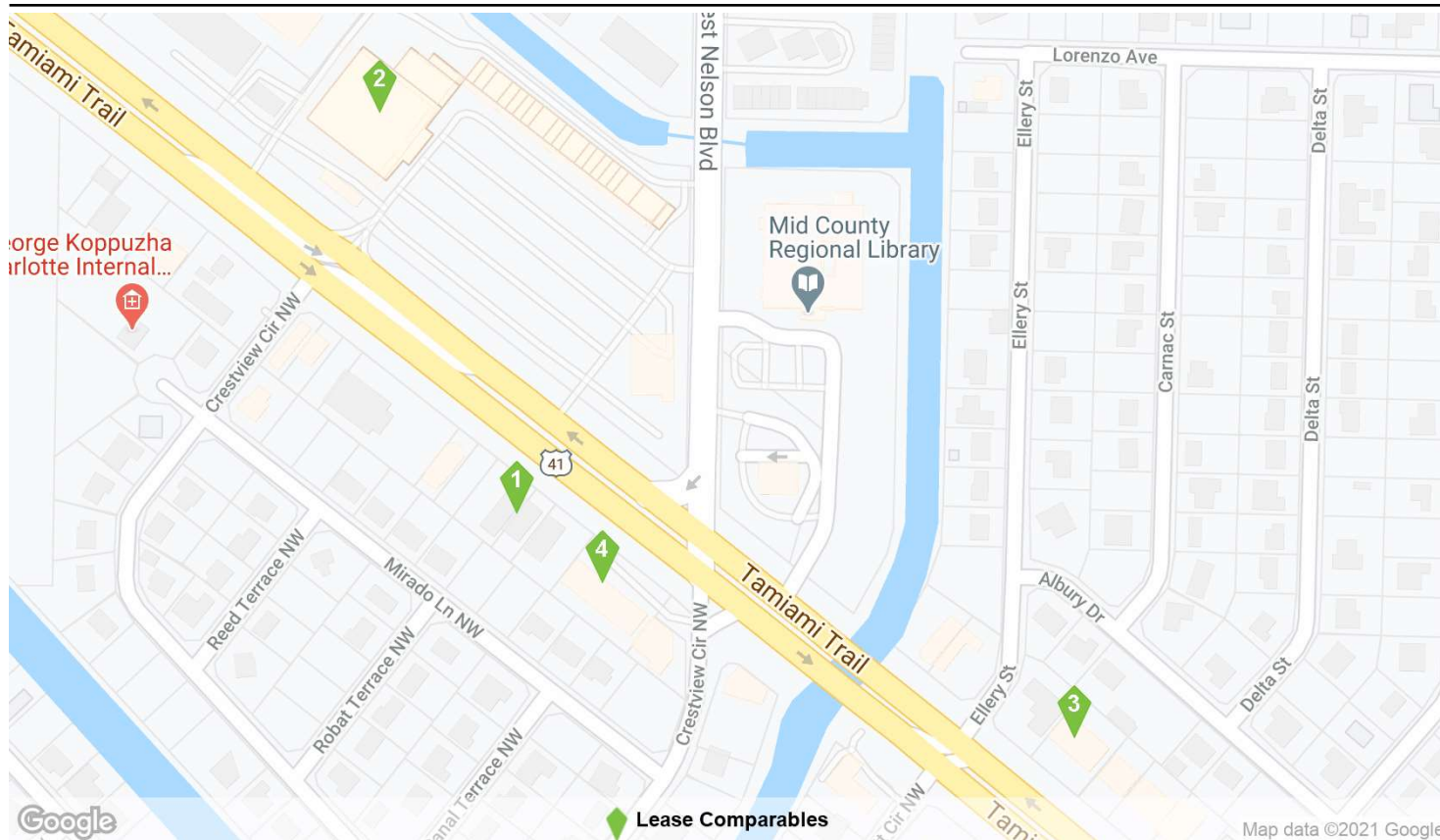
8

\$13.61

\$15.75

26

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
NNN Asking Rent Per SF	2	\$12.45	\$13.61	\$13.35	\$14.25
NNN Starting Rent Per SF	1	\$15.75	\$15.75	\$15.75	\$15.75
NNN Effective Rent Per SF	-	-	-	-	-
Asking Rent Discount	1	-10.5%	-10.5%	-10.5%	-10.5%
TI Allowance	-	-	-	-	-
Months Free Rent	-	-	-	-	-

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	7	1	26	9	125
Deal Size	8	882	3,134	1,100	10,164
Lease Deal in Months	5	36.0	96.0	120.0	144.0
Floor Number	8	1	1	1	1



Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 2191 Tamiami Trl	★★★★★	1,600	1st	1/4/2021	New	\$15.75/nnn	Starting
2 Charlotte Square 2150 Tamiami Trl	★★★★★	1,200	1st	12/9/2020	Renewal	\$23.64	Starting
3 2300 Tamiami Trl	★★★★★	1,000	1st	7/31/2020	New	\$12.00/mg	Effective
2 Charlotte Square 2150 Tamiami Trl	★★★★★	900	1st	6/2/2020	New	\$15.45	Starting
2 Charlotte Square 2150 Tamiami Trl	★★★★★	10,164	1st	2/24/2020	New	\$9.50	Starting
2 Charlotte Square 2150 Tamiami Trl	★★★★★	8,450	1st	2/24/2020	New	\$9.50	Starting
4 Irongate North 2205-2221 Tamiami Trl	★★★★★	882	1st	6/1/2019	New	\$12.45/nnn	Asking
4 Irongate North 2205-2221 Tamiami Trl	★★★★★	882	1st	5/15/2019	New	\$13.60/mg	Asking





SALE

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RAY BRUNNER

Commercial Broker

raybrunner@me.com

Direct: 415.608.1942

PROFESSIONAL BACKGROUND

Ray Brunner's career covers over forty years in Senior Management positions, real estate leasing and development.

Most notably GAP Stores where he held various positions including VP of Merchandising & Design and General Manager of GAP KIDS, Esprit Europe where he was President of European Retail operations and oversaw the development and roll out of company owned retail stores, Adidas America where he served as President of retail operations and executed a retail roll out for company owned stores, Eddie Bauer where he was VP of Real Estate and Store Operations, and DWR where he was a member of the founding team and served as President and CEO. His background provides an in-depth understanding of land and building acquisition for both retail locations and distribution facilities. He is considered an expert at retail site selection and growth strategies.

In the last three years he has transacted over \$30,000,000 in business and currently manages over \$70,000,000 in active listings.

EDUCATION

Education: Attended Western Connecticut State College and did his graduate work at UCLA.

MEMBERSHIPS

CoStar Power Broker

Life Member of Mensa

Member of the Presidents Association of the American Management Association

ICSC Member

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