

220/226 S Tamiami Trail, Punta Gorda

CASH FLOW WITH REDEVELOPMENT OPPORTUNITY

FOR SALE

\$999,000

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

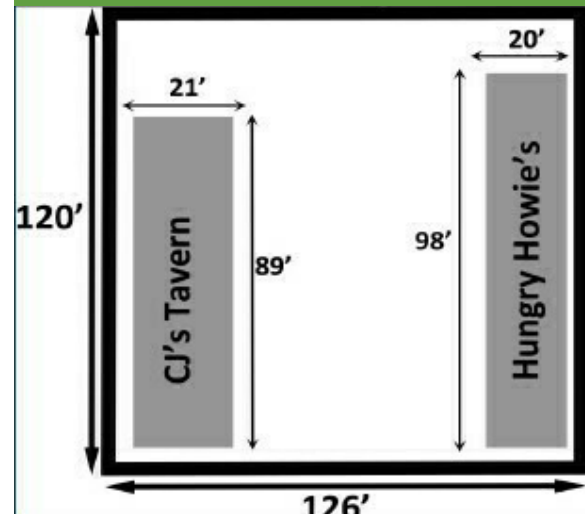
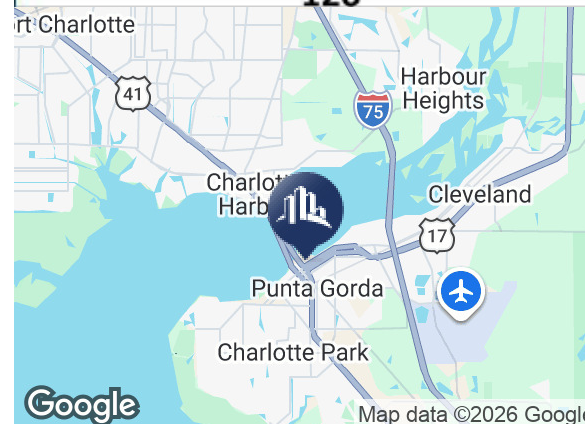
Property Description

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 Blauch-Mitchell, CCIM

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Each office independently owned and operated.

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220/226 South Tamiami Trail

226 SOUTH TAMIAMI TRAIL, PUNTA GORDA, FL 33950

FOR SALE

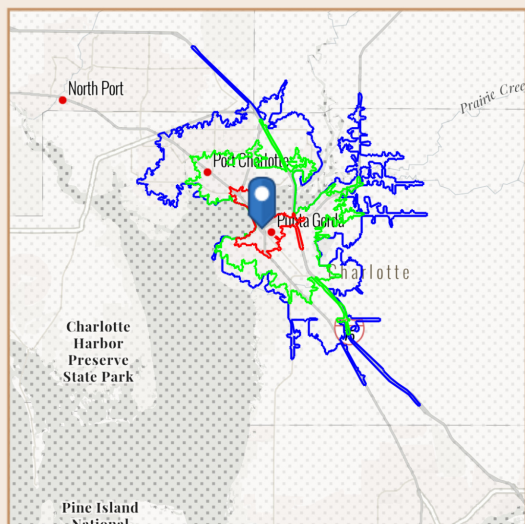
Retail Property



BENCHMARK DEMOGRAPHICS

220 Tamiami Trl, Punta Gorda, Florida, 33950

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



RETAIL MARKET

220 Tamiami Trl, Punta Gorda, Florida, 33950

Drive Time: 15 minutes

THE CCIM INSTITUTE



DEMOGRAPHICS

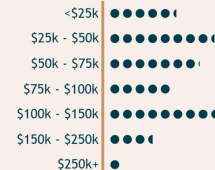
Total Population

110,518

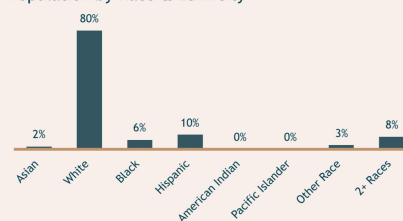
Daytime Population

111,580

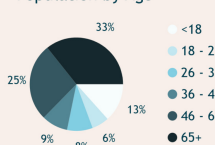
Median Household Income



Population by Race & Ethnicity



Population by Age



MARKET CONCENTRATION

Total Businesses

4,428

Retail Businesses

612

Total Employees

38,229

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220/226 South Tamiami Trail

FOR SALE

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Retail Property

	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
AGE SEGMENTS				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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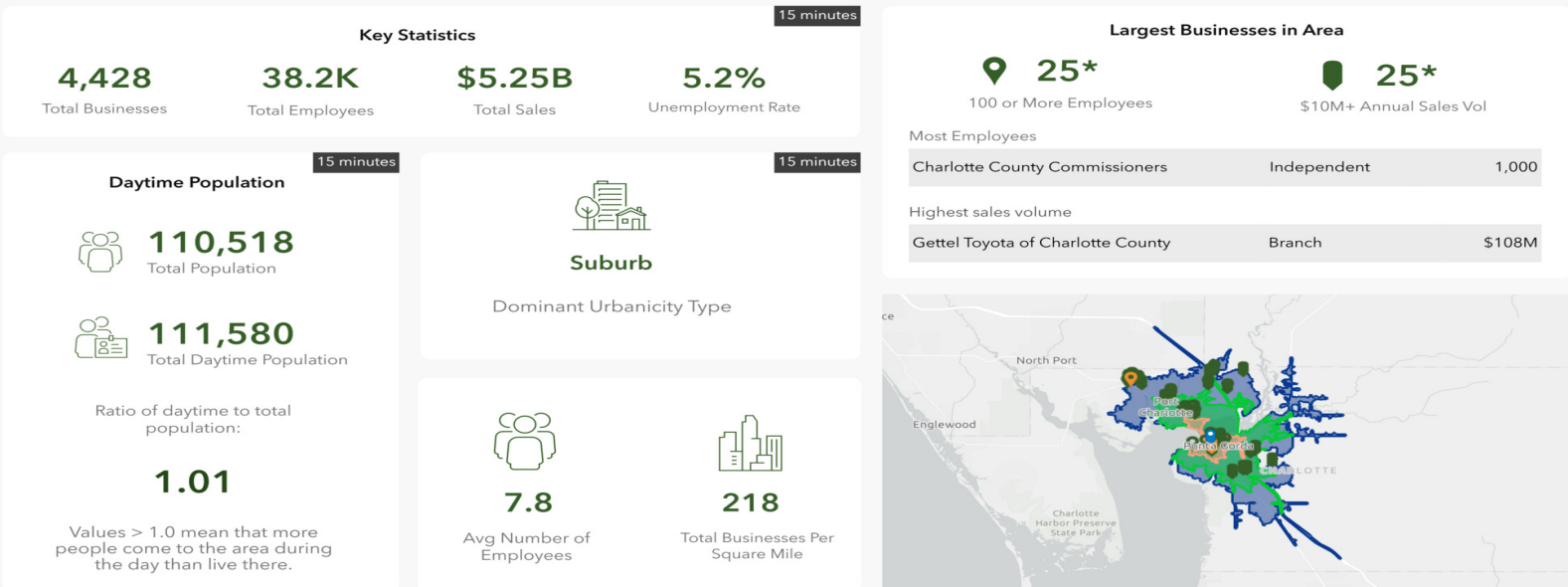
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Retail Property

Business Key Facts

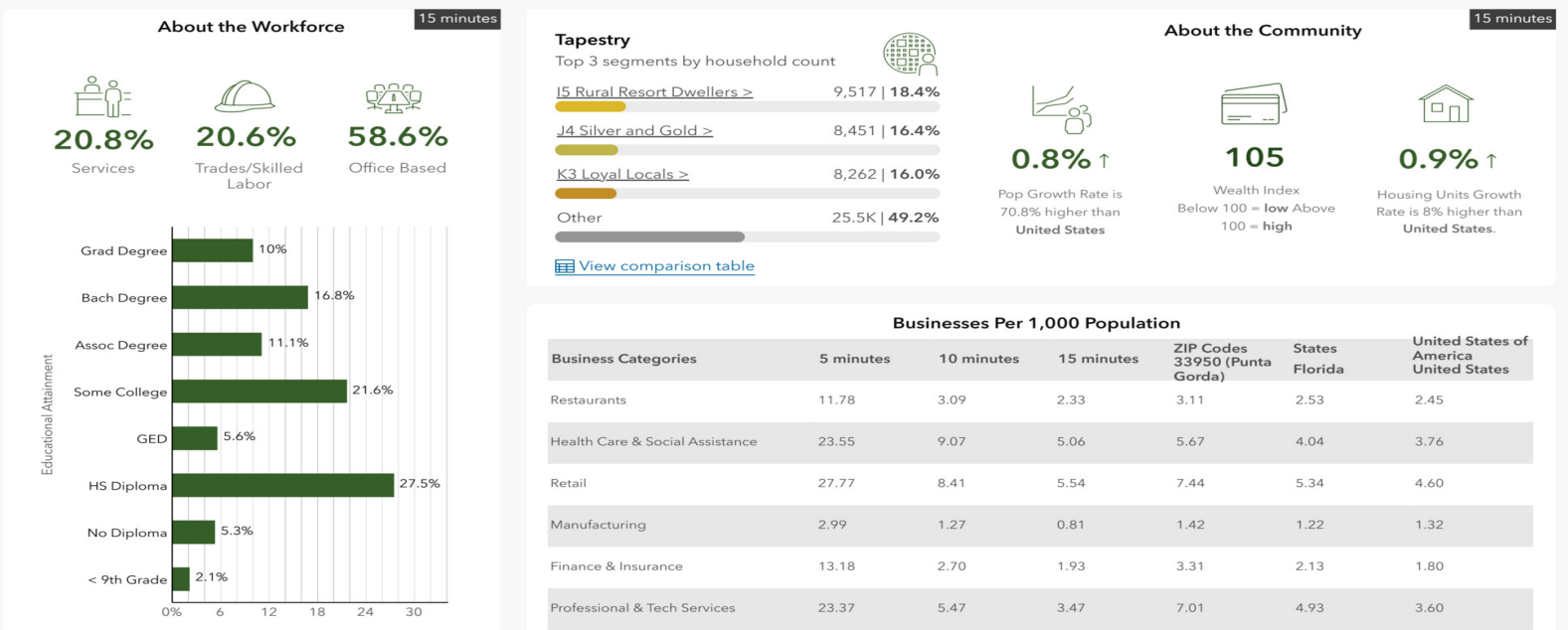
220 Tamiami Trl, Punta Gorda, Florida, 33950 | Drive time: 5, 10, 15 minute radii

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



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



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