

# VILLAGE MARKETPLACE

1825 Tamiami Trail | Port Charlotte, FL

±28,985 SF SPACE AVAILABLE



JOIN STAPLES, BOOKS-A-MILLION, PLANET FITNESS, DOLLAR TREE AND OTHERS

**RYAN HAYOUN**  
786.306.4633  
[Ryan@isramrealty.com](mailto:Ryan@isramrealty.com)



**LEANDRO V. PEREIRA**  
561.504.3310  
[Lp@isramrealty.com](mailto:Lp@isramrealty.com)



## HIGHLIGHTS

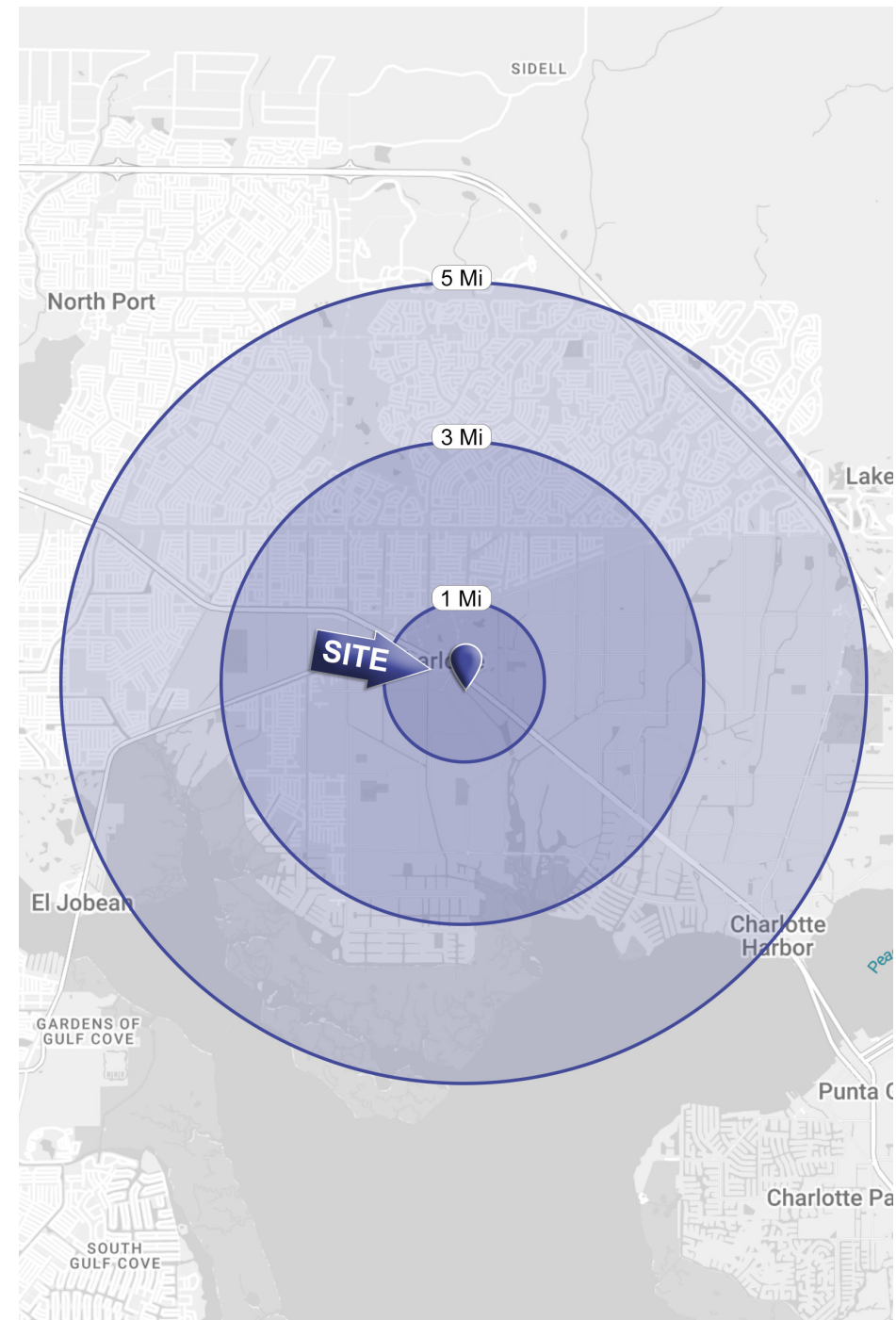
- ±28,985 SF Anchor space available.
- ±750 SF, 1,250, 1,600 SF, and 1,900 SF retail space available.
- Strong mix of national and local tenants.
- Ample parking.
- Surrounded by national retailers.
- High Traffic:  
Tamiami Trl: 60,000 VPD, Cochran Blvd: 19,400 VPD

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	6,413	48,735	105,267
Households	3,113	20,655	43,766
Employees	4,036	21,557	31,853
Avg. Household Income	\$74,044	\$76,469	\$81,804

	5 Minute	10 Minute	15 Minute
Population	8,176	61,136	133,628
Households	3,859	25,696	56,441
Employees	7,208	26,021	42,859
Avg. Household Income	\$70,826	\$75,628	\$82,506

## TRAFFIC COUNTS

Tamiami Trl	60,000 VPD
Cochran Blvd	19,400 VPD



Bay	Tenant	SF
A1-2	Golden Krust Bakery & Grill	2,250
A4	Contractor Office	750
A5	Polish Market	750
A6	Available	1,250
B1	Available	1,600
B2	Truly Relax	1,400
B3	Direct General Insurance	2,100
B5	Cosmoprof	2,100
B7	Village Pharmacy	1,400
B8	Chinese Restaurant	1,700
C1	Nail Envy Spa	1,400
C2	Available	1,900
C3	Rent A Center	3,800
E1	Family Home Medical Supply	1,615
E3	All Powered Mobility	750
E4	Miriam's Hair Gallery	750
E5	Available	750
E6	Universal Perform Arts Center	5,450
F1	Mochinut Cafe	1,400
F2	Finnegans Grille & Pub	3,500
F-5-F6	Jenny's Wig & Beauty	3,500
G	City Fresh Meat & Produce	8,320

Bay	Tenant	SF
W1	Staples	31,740
W2	Available	28,985
W3	Books A Million	26,215
WD1A	Once Upon A Child	7,336
WD2	Planet Fitness	22,872
WD3	Dollar Tree	12,913
OP/1799-1	Chipotle	2,450
PO/1799-2	The Joint Chiropractor	1,300
OP/1799-3	Chicken Salad Chick	2,580
OP/1811	Carrabba's	6,341

