PUNTA GORDA CROSSING

3771 TAMIAMI TRAIL | PUNTA GORDA, FL 33950

±8 ACRES | RETAIL DEVELOPMENT | NOW LEASING



LQ Commercial Group
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SREG
COMMERCIAL REAL ESTATE DEVELOPMENT

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PUNTA GORDA CROSSING

3771 Tamiami Trail | Punta Gorda, FL 33950

New Development Retail | Pads & Shop Space For Lease

COMMERCIAL PARCEL SUMMARY

PARCELS	SIZE (AC)	BUILDING (SF)	USE	PARKING	RATIO	REQUIRED
PARCEL 1	1.03	986	COFFEE W/DT	24	1:36	(1/100 SF)= 10
PARCEL 2	0.44	3,500	MEDICAL	23	1:160	(1/250)= 14
PARCEL 3	0.61	6,000	RETAIL	46	1:130	(1/250)= 24
PARCEL 4	0.61	2,550	AUTO REPAIR	26	1:259	(1/300)= 9
PARCEL 5	0.91	3,120	QSR	37	1:85	(1/100 SF)= 31
PARCEL 6	0.89	3,120	QSR	37	1:85	(1/100 SF)= 31
SWM	1.37					
TOTAL AREA	5.86	18,386	-	193		119 SPACES

(*) SHARED PARKING



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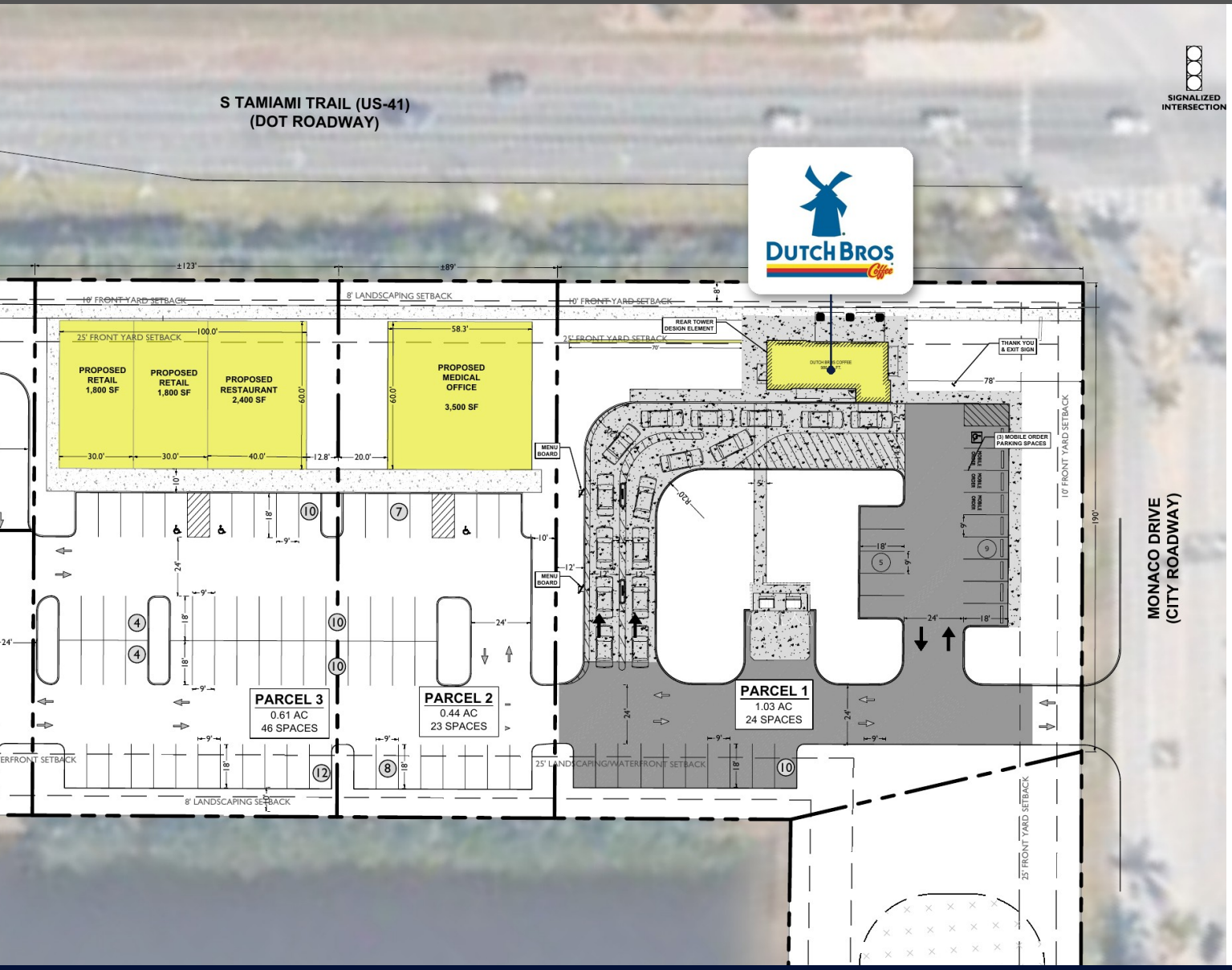
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Information obtained from owner(s) or sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. Property is subject to change or withdraw without notice.

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5-MI POPULATION
37,307

5-MI HOUSEHOLDS
18,571

5-MI HH INCOME
$109,545

5-MI EMPLOYEES
17,453

CALL FOR DETAILS

1 - 6.48 AC SIZE

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PUNTA GORDA CROSSING

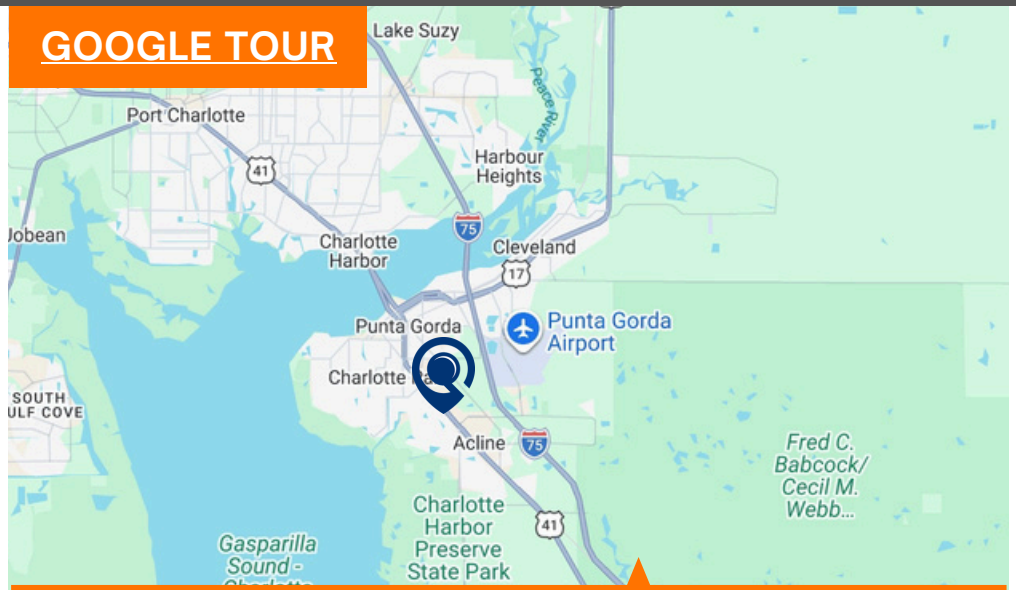
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PROJECT SUMMARY

PUNTA GORDA CROSSING

Punta Gorda Crossing is a ±8-acre retail development situated on US 41 in one of Southwest Florida's fastest-growing markets. Positioned at a signalized intersection with full access, this project sits at the center of an unprecedented wave of residential and commercial growth along the Burnt Store Road corridor. With over 12,000 homes currently planned or under development in the immediate trade area and a surge of national retailers actively building nearby, Punta Gorda Crossing represents the last available opportunity for new retail development between Jones Loop and Downtown Punta Gorda along Tamiami Trail — a gap in the market that will not last.



KEY HIGHLIGHTS

- **Signalized Intersection | Full Access:** Prominent US 41 frontage with 31,550 AADT
- **Last Retail Site on this Corridor:** Only remaining new retail development opportunity between Jones Loop and Downtown Punta Gorda along Tamiami Trail
- **Explosive Residential Growth:** 12,000+ homes planned or under development along the Burnt Store Road corridor
- **Strong National Co-Tenancy:** 0.5 miles from Publix & Home Depot; less than 1 mile from Walmart Supercenter & Aldi
- **Active Retailer Pipeline:** Chick-fil-A, Panera Bread, Chipotle, Starbucks, America's Best Eyecare, Mattress Warehouse & more under development nearby
- **Major Medical Anchor:** AdventHealth acquiring 17 acres on Jones Loop for a large-scale medical campus
- **Flexible Deal Structures:** Ground Lease | Build-to-Suit | Shop Space Available
- **Pad Sites from ±0.5 to 2.0 Acres:** Accommodating a wide range of users and building formats

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