



Located on a signalized intersection in the heart of Downtown Punta Gorda, this 0.26-acre property offers exceptional visibility with over 30,500 vehicles per day (AADT) on Tamiami Trail. The property features a 1,170 SF freestanding building, originally constructed in 1936, with classic architecture and a functional layout suitable for retail, office, or professional services. Zoned City Center (CC), it provides flexible use options to support a growing business. Included is an additional parcel at 108 E Marion Ave, offering a parking lot with 14+ spaces for employees or customers. With its prime downtown location, high-traffic exposure, and convenient parking, 140 Tamiami Trail is an ideal location for an owner-user seeking a vibrant and established business corridor in Punta Gorda.

PROPERTY HIGHLIGHTS

- 1,590 SF building
- Corner lot with frontage & access US-41 and E Marion Ave
- Built in 1936
- Zoned CC
- Prime Downtown Punta Gorda location
- 42,000 AADT
- 14+ parking spaces

Site Size	0.25 Acres
Building Size	1,590 SF
Year Built	1936
Taxes	4,206.83
Zoning	CC
Market	Downtown Punta Gorda

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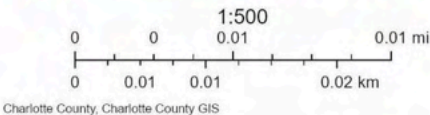
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Map Layout



September 11, 2025

- | | | | |
|------------------|---------|----------------|--------------------|
| Override 1 | Freeway | Major Arterial | Lots |
| Road Centerlines | Highway | Minor Arterial | Property Ownership |
| Collector | Local | Block Number | |



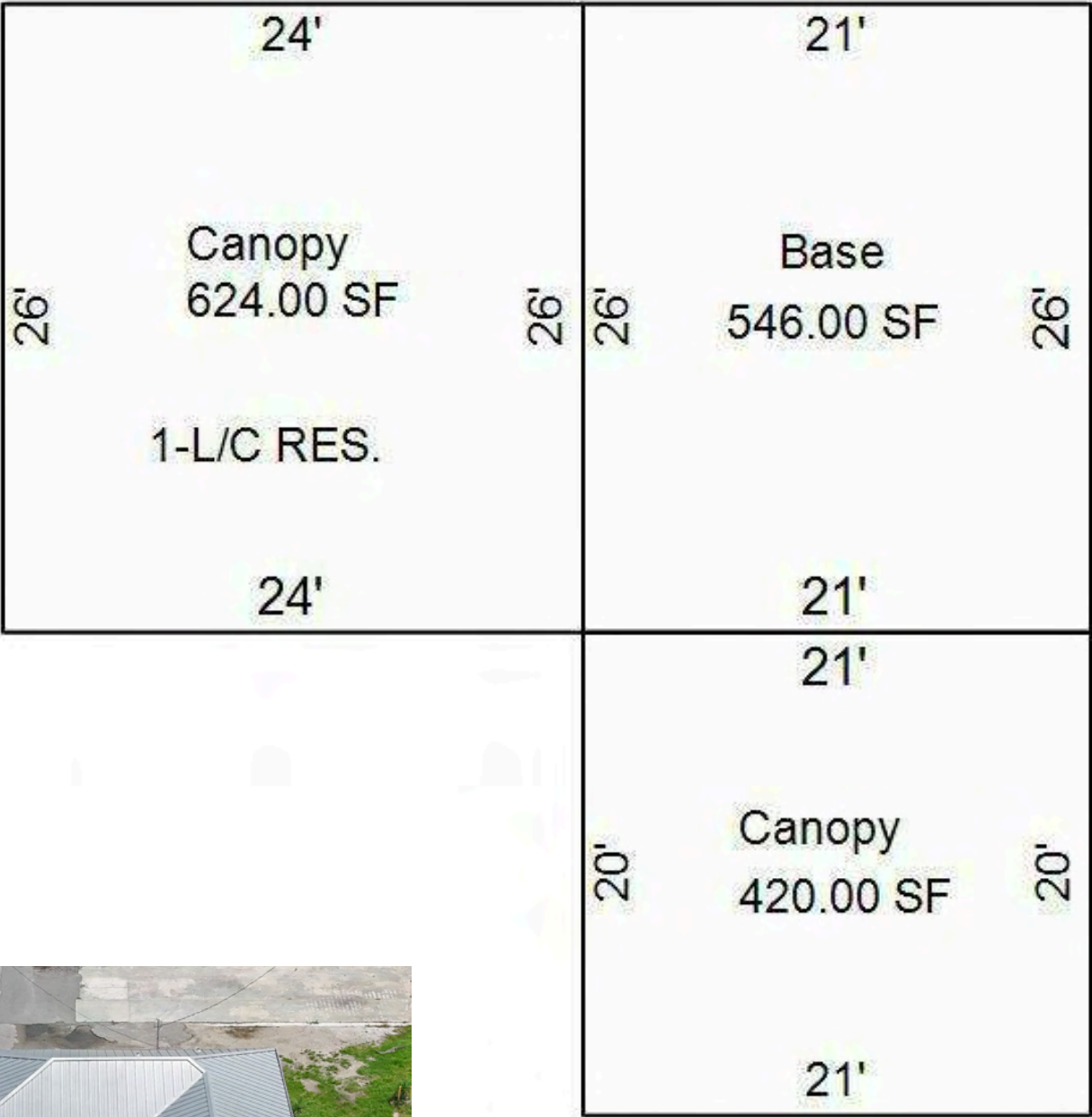
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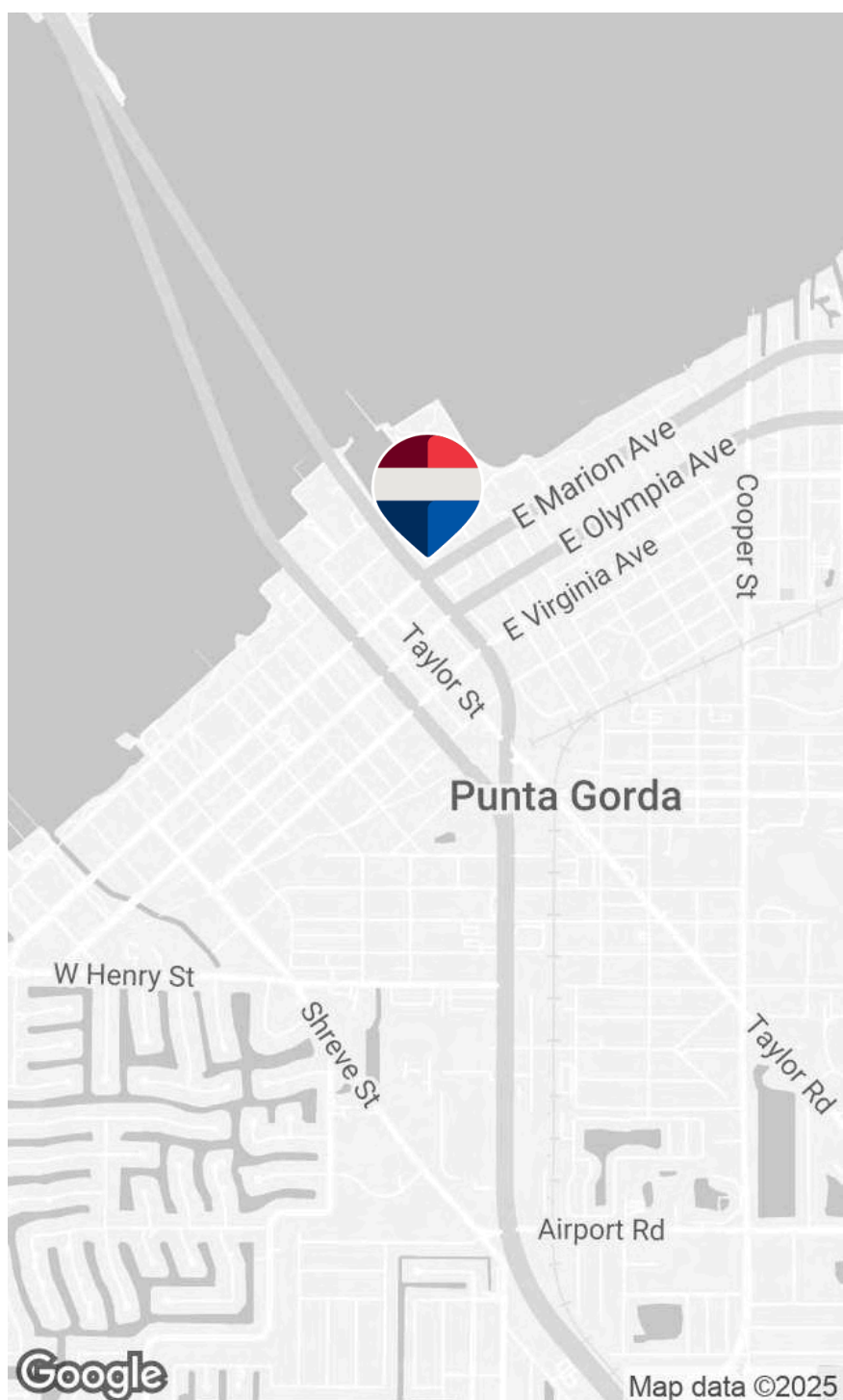
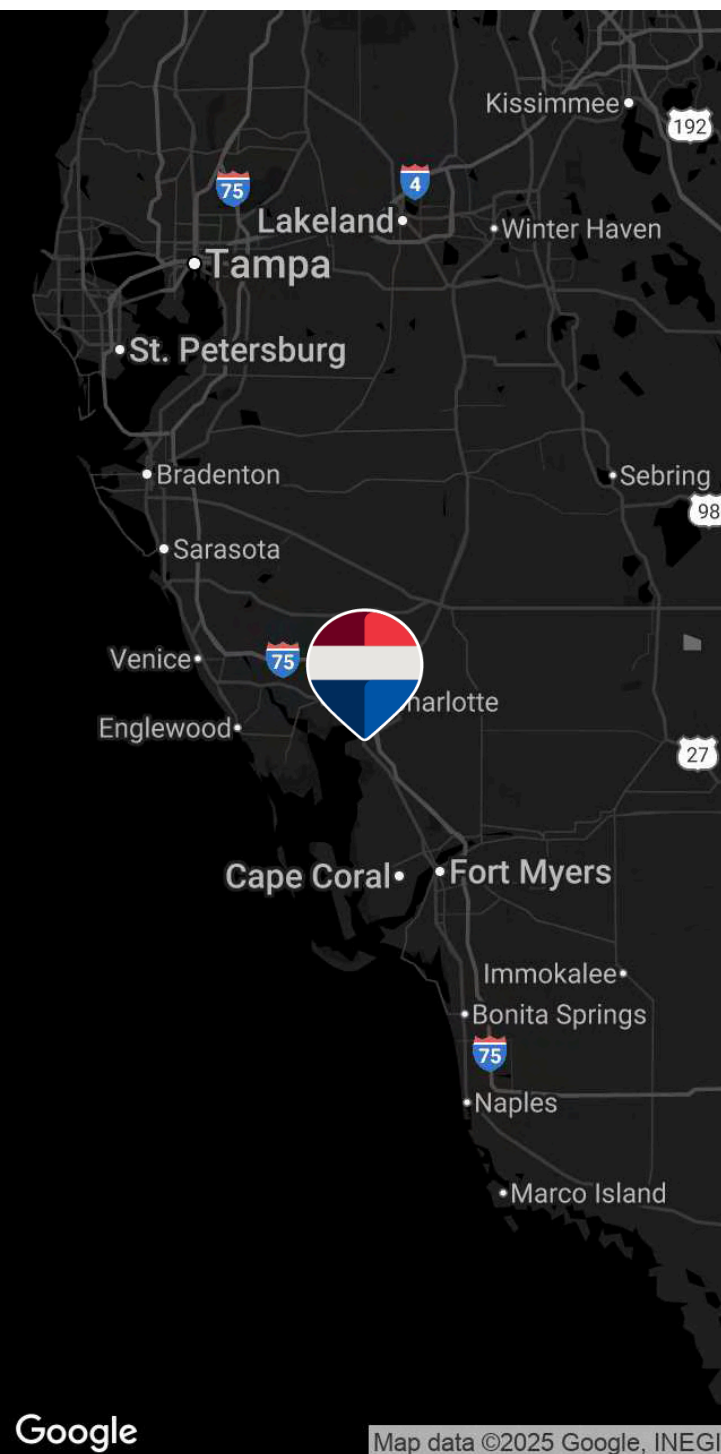


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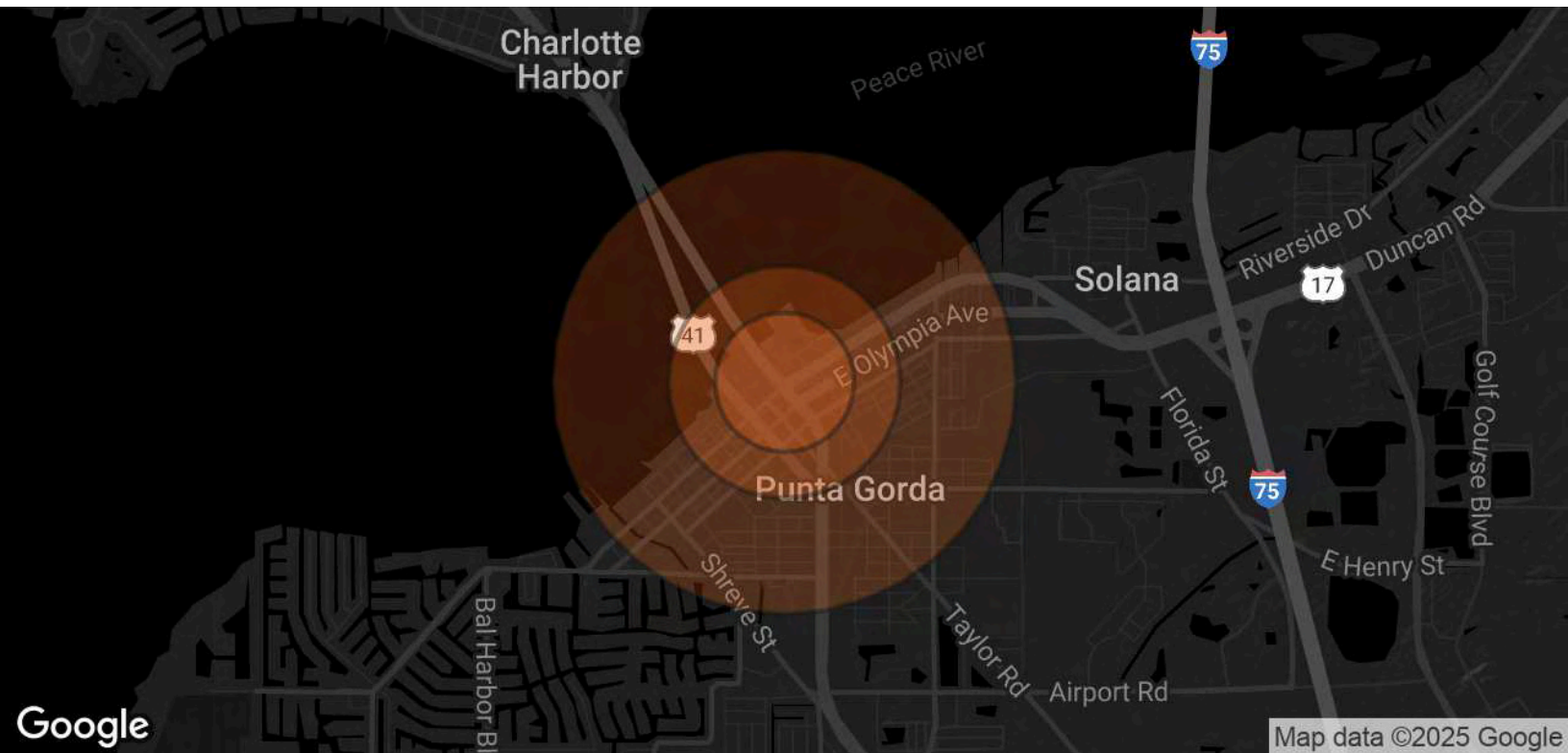


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	276	771	2,878
AVERAGE AGE	57	57	53
AVERAGE AGE (MALE)	56	56	52
AVERAGE AGE (FEMALE)	59	58	54
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSE HOLDS	139	388	1,411
# OF PERSONS PER HH	2	2	2
AVERAGE AGE (MALE)HH	\$86,273	\$84,418	\$75,301
AVERAGE HOUSE VALUE	\$472,607	\$457,846	\$420,560

Demographics data derived from AlphaMap

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