



**COHANE**  
**REALTY ADVISORS**

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**PRIME SPACE FOR LEASE WITH A DRIVE THRU ADJACENT TO A HIGH TRAFFIC  
DUNKIN DONUTS ( DD Just extended their Lease for 10 Years )**

**PROPERTY  
DESCRIPTION:**

This prime property sits in front of and shares a parking lot with Publix . There is a space available of 1,600 sf that is contiguous to a high traffic Dunkin Donuts that has been operating at this location for 9 years . The space has excellent visibility to US #41 aka Tamiami Trail, ample parking and generous amounts of out door seating !

**ADDRESS:**

4233 Tamiami Trail , Port Charlotte, FL 33952

**SIZE:**

1,600 SF -See attached Site Plan showing Drive Thru

**DEMO**

**GRAPHICS:**

See attached

**AREA RETAILERS:**

**Publix**

**BAER'S**  
For A Better Lifestyle

**ROOMS  
TO GO**

**PET SUPERMARKET**  
Have a healthier pet for less.

**SUBWAY**

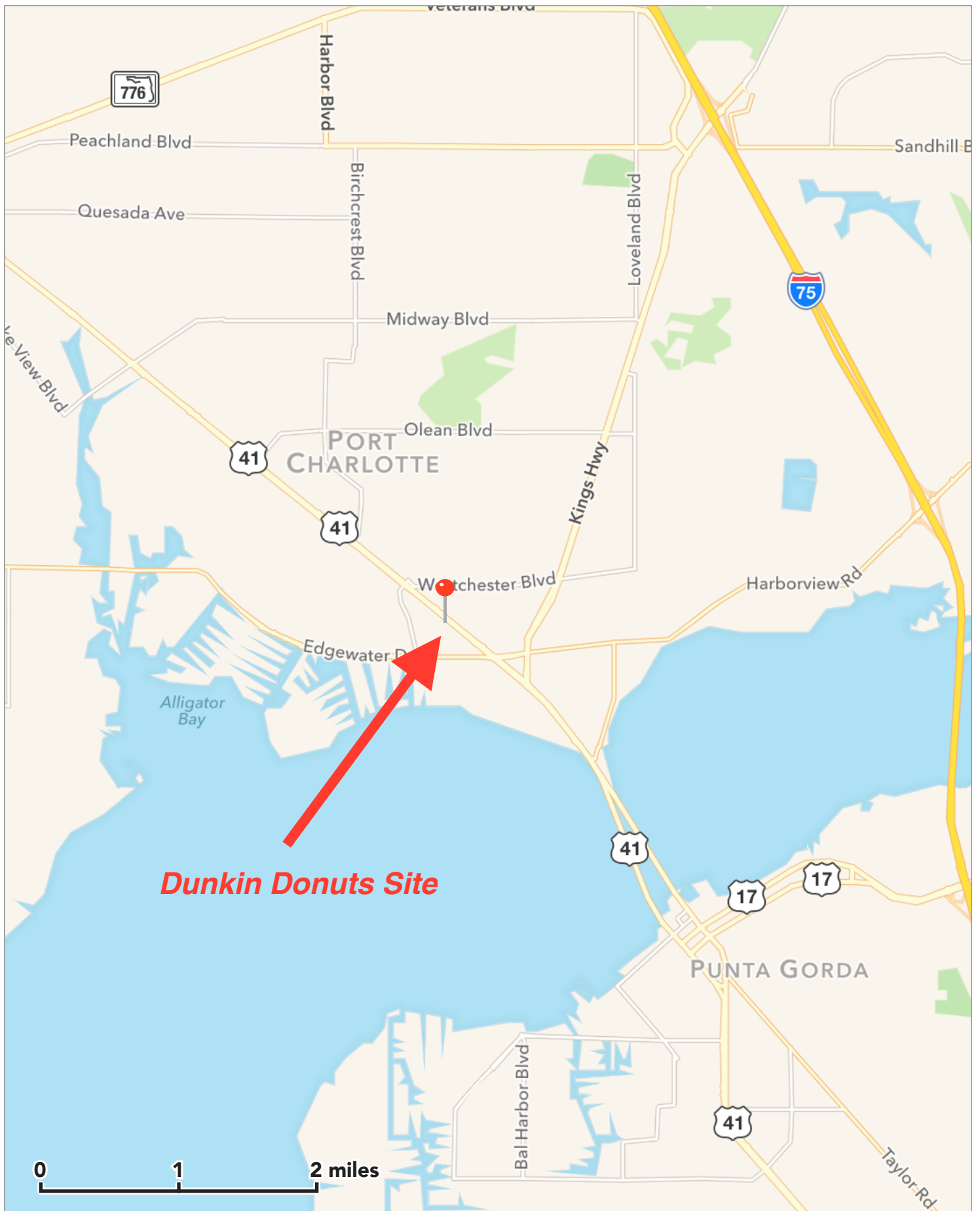
**BankUnited**

**West Marine**  
We make boating more fun!

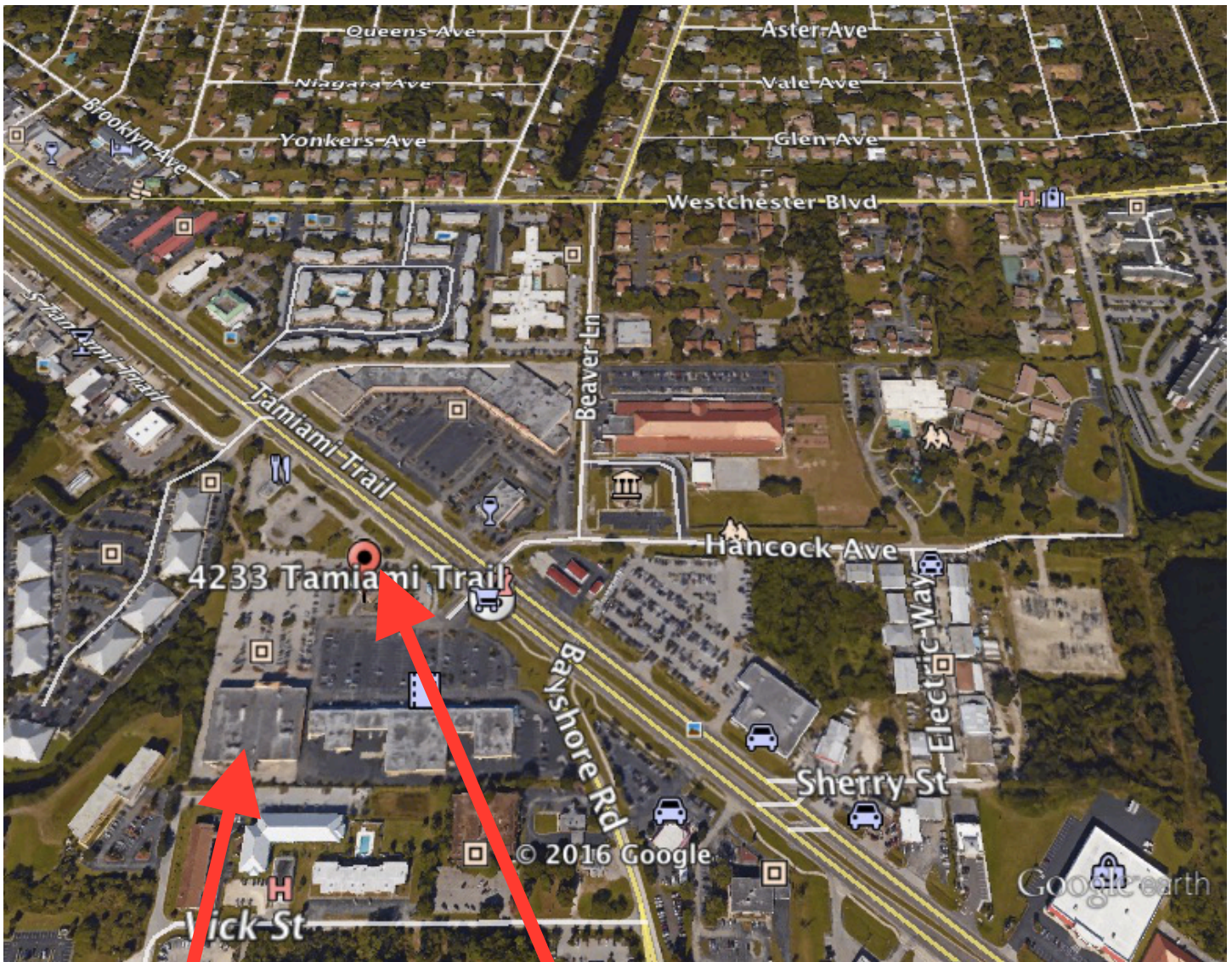
**DUNKIN'  
DONUTS**

**JO-ANN**  
fabric and craft stores









Google earth

feet 1000  
meters 400



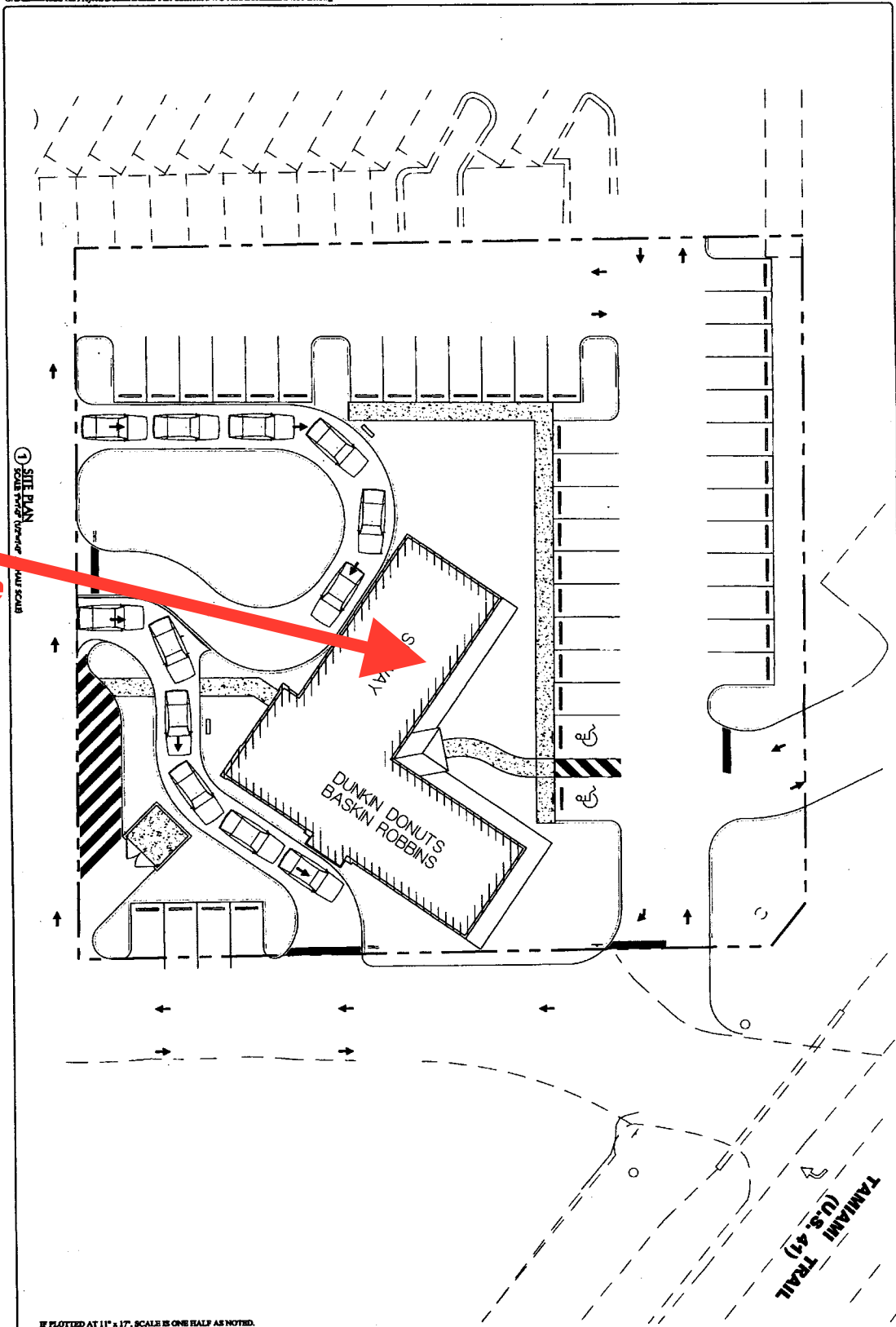
**PUBLIX**

**DUNKIN  
DONUTS SITE  
4233 Tamiami  
Trail, Port  
Charlotte, FL  
33952**

4233 Tamiami Trail Port Charlotte, FL.

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available  
space



NOT VALID WITHOUT REGISTERED SEAL AND SIGNATURE OF THE ARCHITECT.		<b>SITE PLAN</b> CONST. DOCS. Scale: 1/8"=1'-0" (0.02"=1'-0" AT HALF SCALE)		<b>DUNKIN' DONUTS</b> Baskin Robbins 4233 TAMIAMI TRAIL PORT CHARLOTTE, FLORIDA 33952	<b>Parker Walter</b> ARCHITECTURE MANAGEMENT PLANNING SARASOTA, FLORIDA 34236 941-555-1111 WWW.PARKERWALTER.COM
SHEET SP-1 OF 1	DATE 05-18-05	DRAWN BY J. W. WALKER	CHECKED BY J. W. WALKER	DATE 05-18-05	PROJECT NO. 04000