

Fully Leased with Established Tenants

100% Occupied. Income-Producing. Investor Ready.



FOR SALE



Property Overview

Investment opportunity to acquire Sandhill Commons, a well-maintained multi-tenant commercial center featuring 18 fully leased units across three buildings. Offered at a 6.5% CAP rate, this 100% occupied property provides immediate, stable cash flow with significant upside potential as below-market leases mature and renew. Recent capital improvements include roof replacements, updated HVAC systems, parking lot resurfacing, and other property enhancements, minimizing near-term capital expenditures. Ideally located on Sandhill Boulevard in the heart of Port Charlotte, the property offers excellent visibility, strong tenant occupancy, and convenient access to US-41, Kings Highway, and I-75. Whether you're completing a 1031 exchange or expanding your investment portfolio, Sandhill Commons represents a turnkey, income-producing asset with long-term appreciation potential.

Property Highlights

- All 18 units are currently leased, providing immediate rental income.
- Prime location just off Kings Highway and less than one mile from I-75, offering exceptional regional access.
- The property has benefited from continuous improvements and ongoing maintenance over the years, enhancing its overall appeal and long-term value.
- Pylon Signage provides outstanding exposure for businesses within the center.
- Strong Southwest Florida Market with continued residential and commercial growth in the surrounding area.

Property Details

Price :	5,550,000
CAP Rate :	6.5%
Vacancy Rate:	0%
Building SF:	24,509
Lot Size:	3.72 AC
Tenancy:	Multi
Building Class:	A
Floors:	1
Year Built:	2005
Parking:	143 Spaces
Zoning:	PD

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Each Office is Independently
Owned and Operated



Property Photos



Property Photos



Property Photos



Property Photos



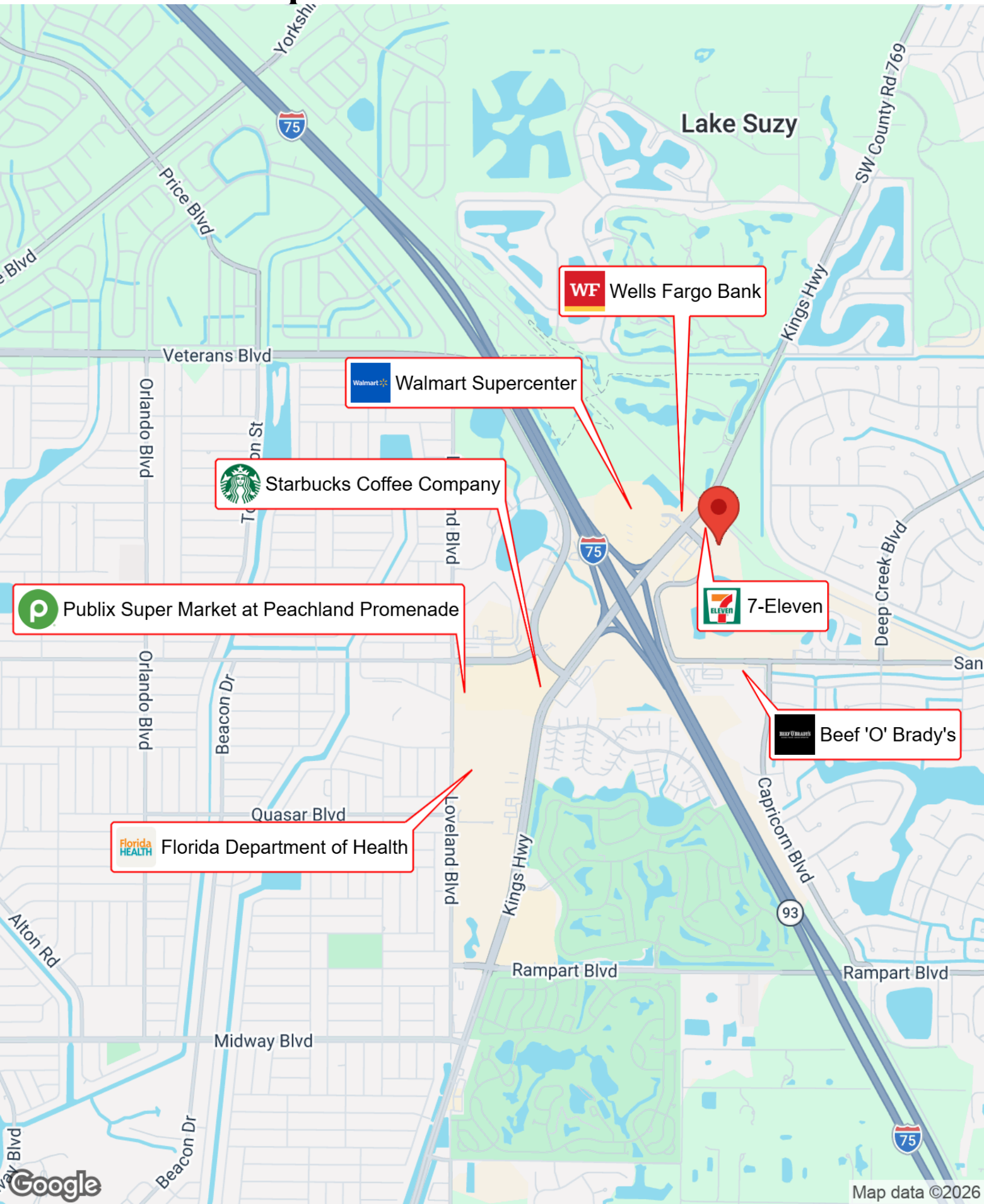
Property Photos



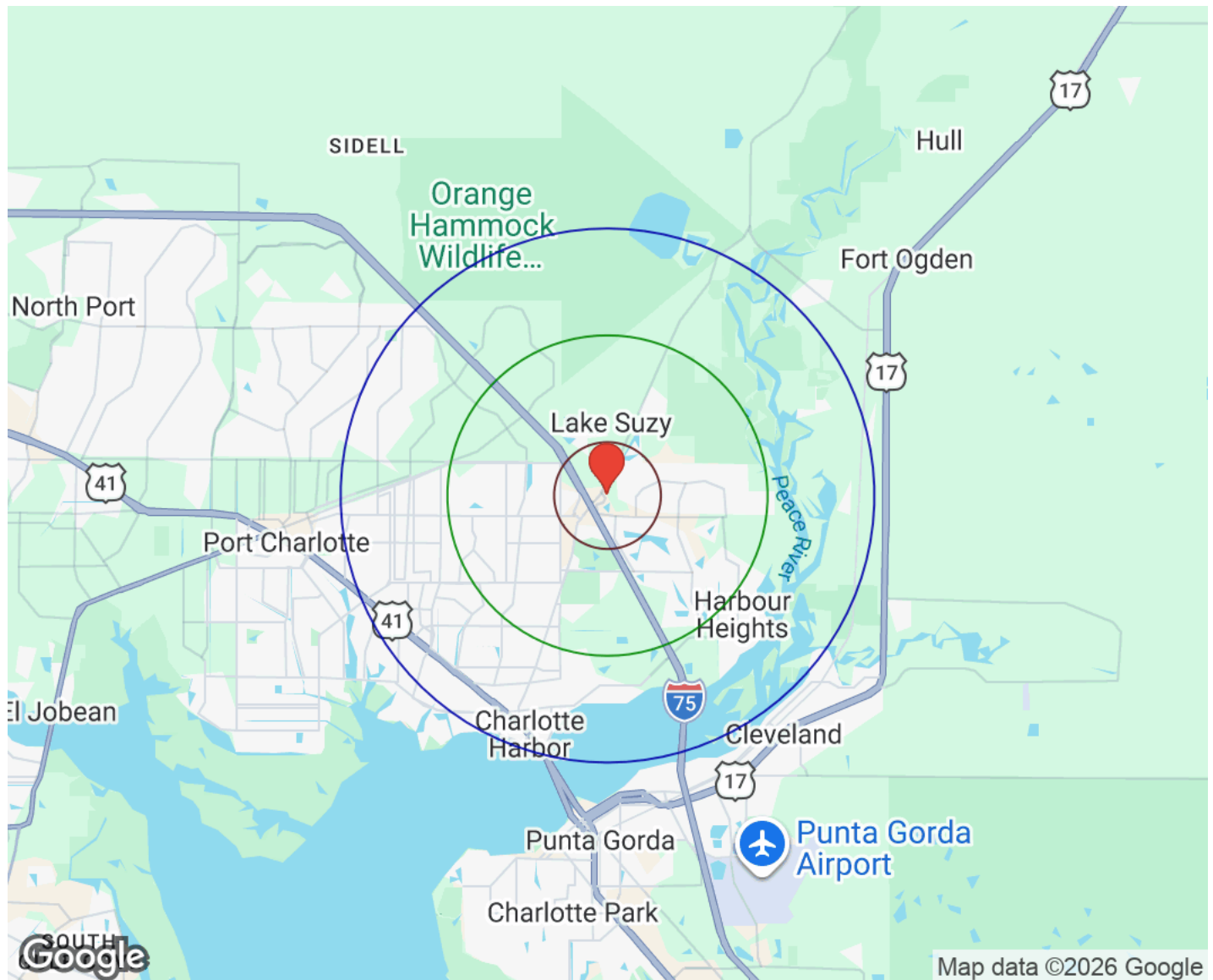
Property Photos



Business Map



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,411	16,332	35,358
Female	2,739	17,683	36,651
Total Population	5,150	34,015	72,010

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,978	25,664	54,548
Black	456	3,381	6,603
Am In/AK Nat	6	41	86
Hawaiian	1	7	22
Hispanic	504	3,646	8,058
Asian	121	650	1,318
Multiracial	82	585	1,275
Other	3	41	108

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,590	20,758	42,915
Occupied	2,746	15,809	32,688
Owner Occupied	1,882	12,287	24,155
Renter Occupied	864	3,522	8,533
Vacant	844	4,949	10,227

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	495	3,537	7,926
Ages 15 - 24	378	2,846	6,324
Ages 25 - 54	1,278	9,363	21,981
Ages 55 - 64	746	4,983	10,590
Ages 65+	2,250	13,285	25,190

Income	1 Mile	3 Miles	5 Miles
Median	\$73,003	\$73,370	\$69,024
Under \$15k	142	906	2,507
\$15k - \$25k	147	828	2,051
\$25k - \$35k	211	1,279	2,911
\$35k - \$50k	310	1,843	3,735
\$50k - \$75k	612	3,271	6,807
\$75k - \$100k	500	2,475	5,030
\$100k - \$150k	457	3,094	5,662
\$150k - \$200k	218	1,059	1,976
Over \$200k	149	1,055	2,009