SALE

23263 HARBORVIEW RD

23263 Harborview Rd Port Charlotte, FL 33980

PROPERTY DESCRIPTION

Office/Retail space with great parking and road frontage on the corner of Harborview Rd and Pinnacle St. Open floor plan with 3 offices and a restroom. The building also features 2 garage/storage areas. This rare corner lot is located close to US41 and I-75. The owner will be vacating units 2 & 3 and will rent them for $14 PSF NNN. All information comes from users and sources that are believed to be reliable but should be verified for accuracy. Subject to errors and omissions.

PROPERTY HIGHLIGHTS

- Corner Lot Property
- 2 separate garage areas
- Close to I-75 and US 41

OFFERING SUMMARY

Sale Price:	$650,000
Number of Units:	3
Lot Size:	0.32 Acres
Building Size:	3,585 SF
Zoning:	CG
APN:	402225402001

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,324	7,450	19,073
Total Population	4,043	14,756	35,904
Average HH Income	$39,852	$53,633	$50,667

Danny Nix Jr
941 225 4663

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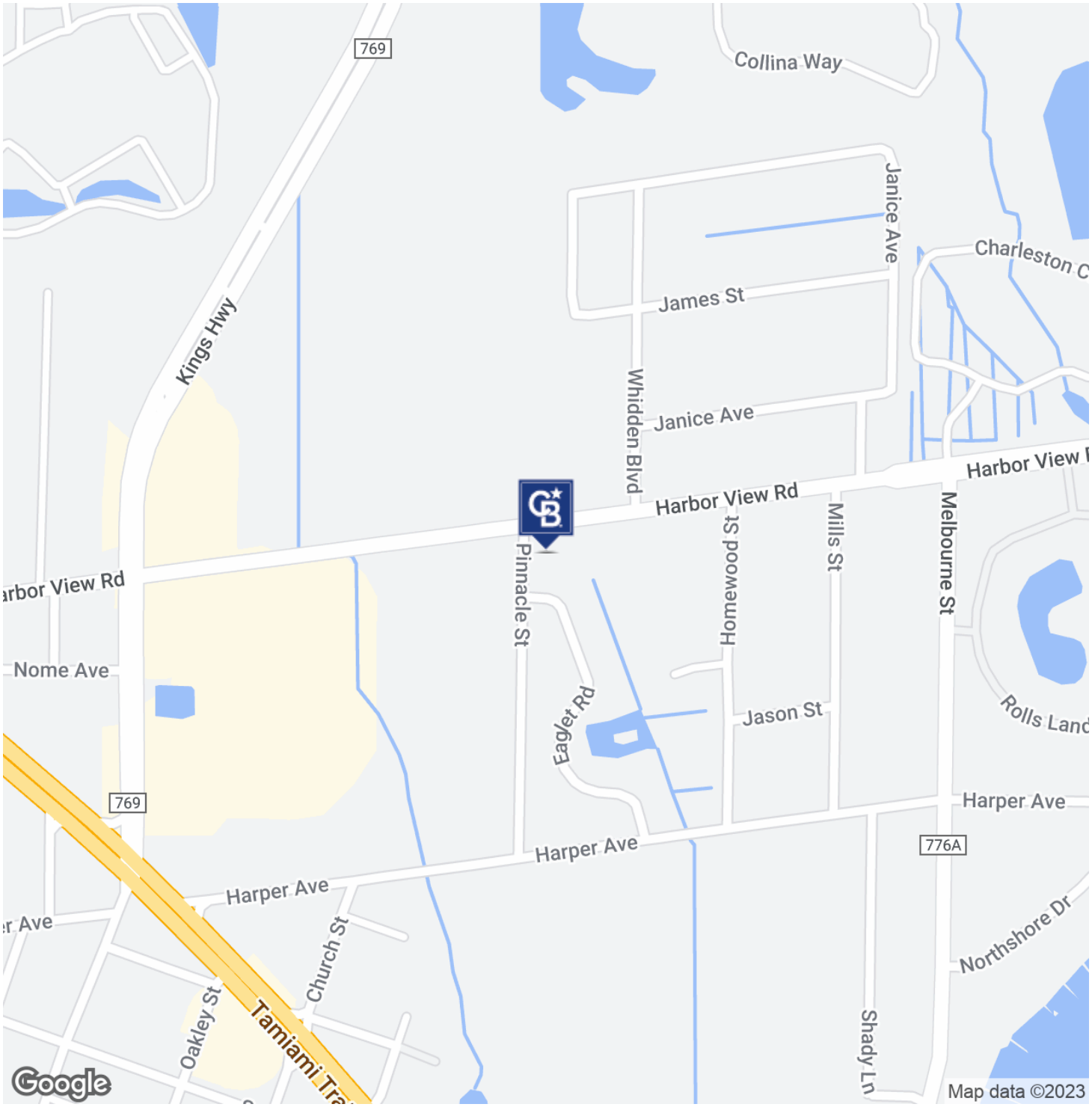

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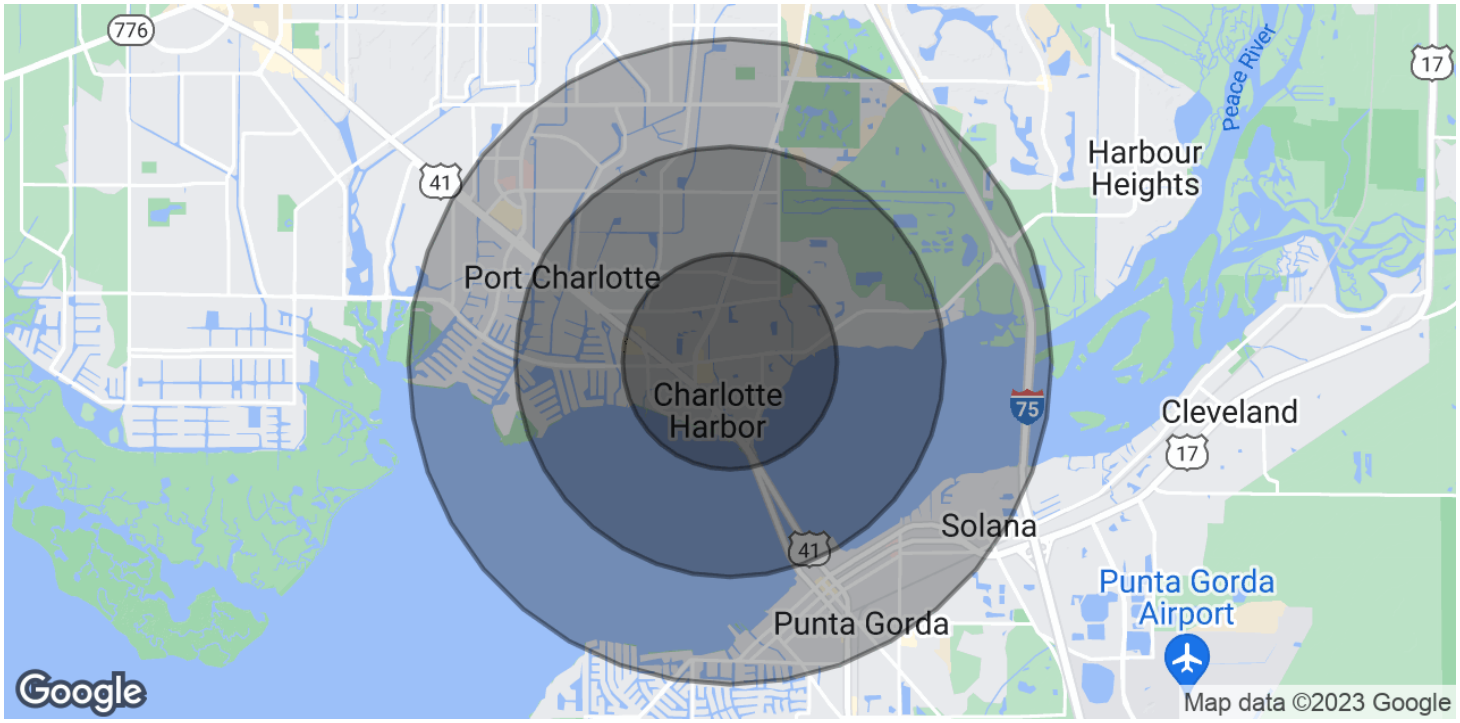

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,043	14,756	35,904
Average Age	64.6	57.1	56.1
Average Age (Male)	59.7	53.4	52.9
Average Age (Female)	64.2	57.9	57.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,324	7,450	19,073
# of Persons per HH	1.7	2	1.9
Average HH Income	$39,852	$53,633	$50,667
Average House Value	$134,548	$162,948	$171,979

** Demographic data derived from 2020 ACS - US Census*

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