

SALE

MEDICAL ARTS BUILDING UNIT FOR SALE

2400 Harbor Blvd Port Charlotte, FL 33952



PROPERTY DESCRIPTION

Medical Office Condo space is available that next to ShorePoint Health Port Charlotte and Fawcett, located in the heart of the Parkside Medical District. This space offers reception with a waiting room, 3 wet exam rooms, one large private office, and a breakroom or nurses station, with a private storage area as well. Currently leased through September 2023! 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

- Steps away from Bayfront Health Port Charlotte
- 3 Wet Exam Rooms
- Close to Fawcett Memorial
- Prime location for Medical Office

OFFERING SUMMARY

Sale Price:	\$175,000
Number of Units:	1
Lot Size:	0.134 Acres
Building Size:	999 SF
Zoning:	OMI
APN:	402215855010

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	6,277	45,861	98,914
Total Population	12,138	92,031	192,423
Average HH Income	\$39,504	\$58,469	\$59,899

Danny Nix Jr
941 225 4663

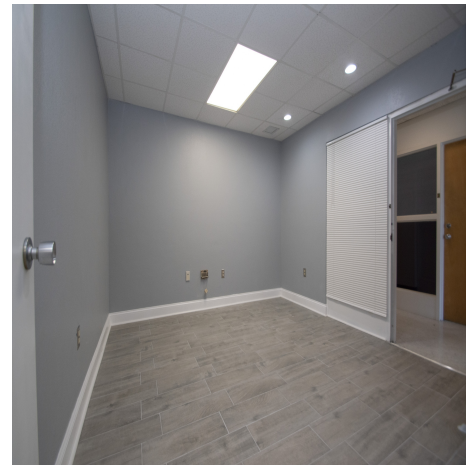


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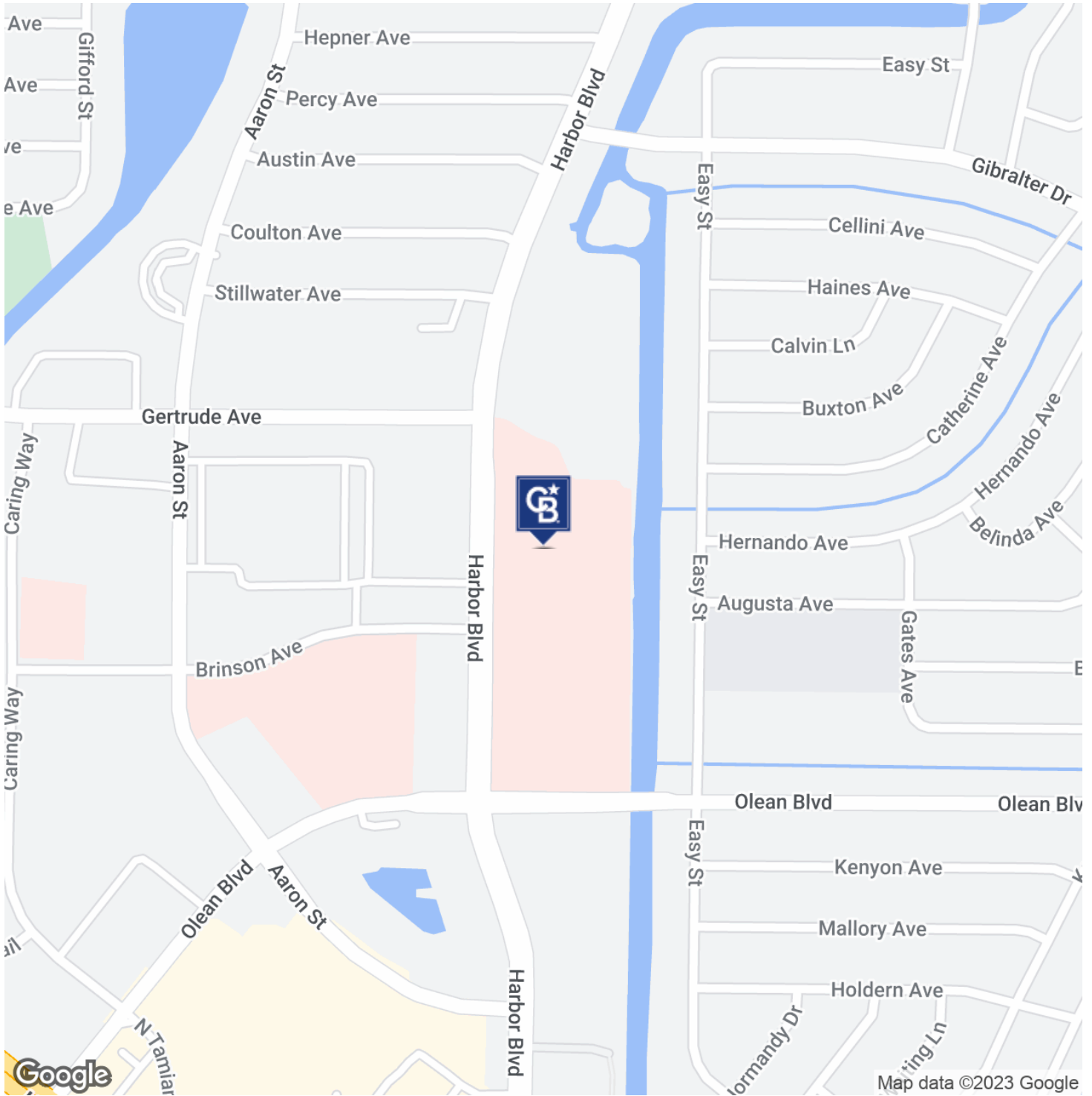


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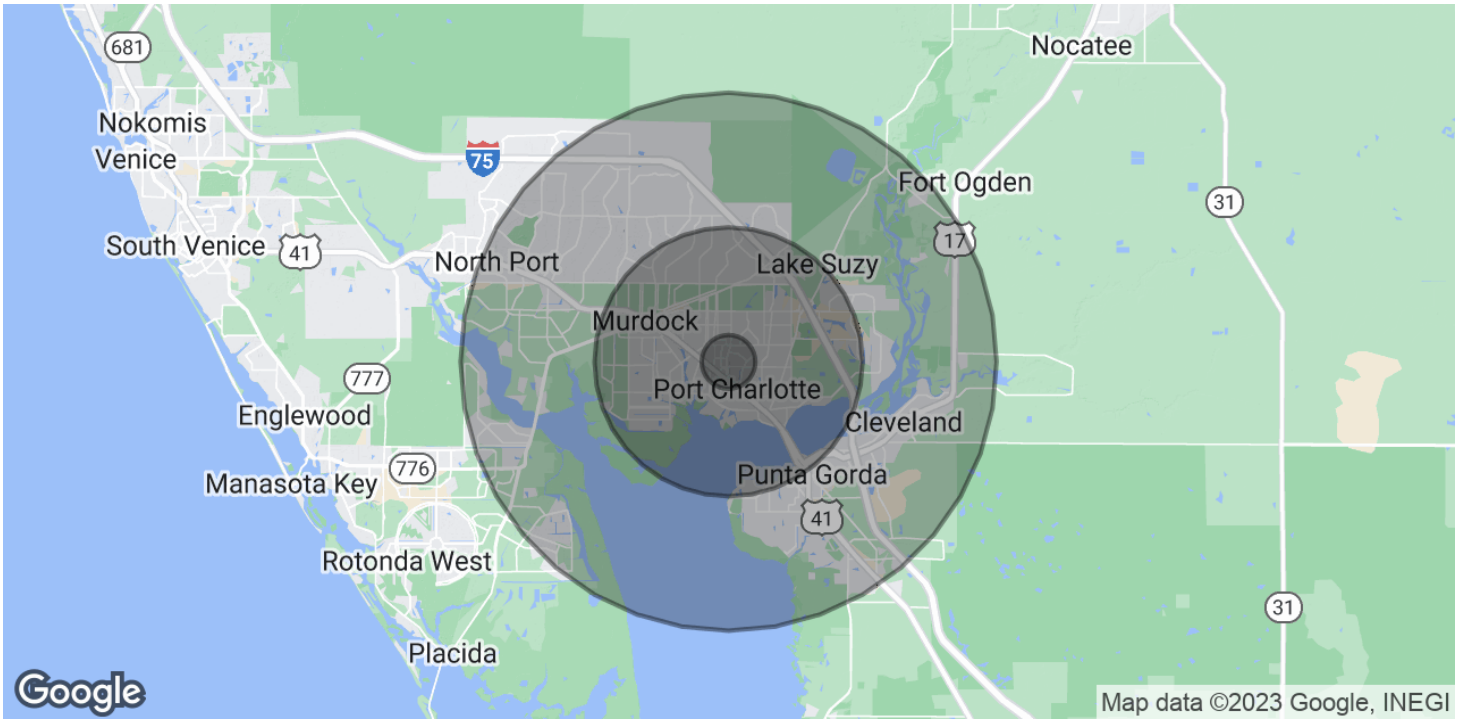


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	12,138	92,031	192,423
Average Age	54	55.2	54.7
Average Age (Male)	50.7	51.6	52.5
Average Age (Female)	56.6	56.9	55.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,277	45,861	98,914
# of Persons per HH	1.9	2	1.9
Average HH Income	\$39,504	\$58,469	\$59,899
Average House Value	\$128,099	\$202,497	\$222,733

* Demographic data derived from 2020 ACS - US Census

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