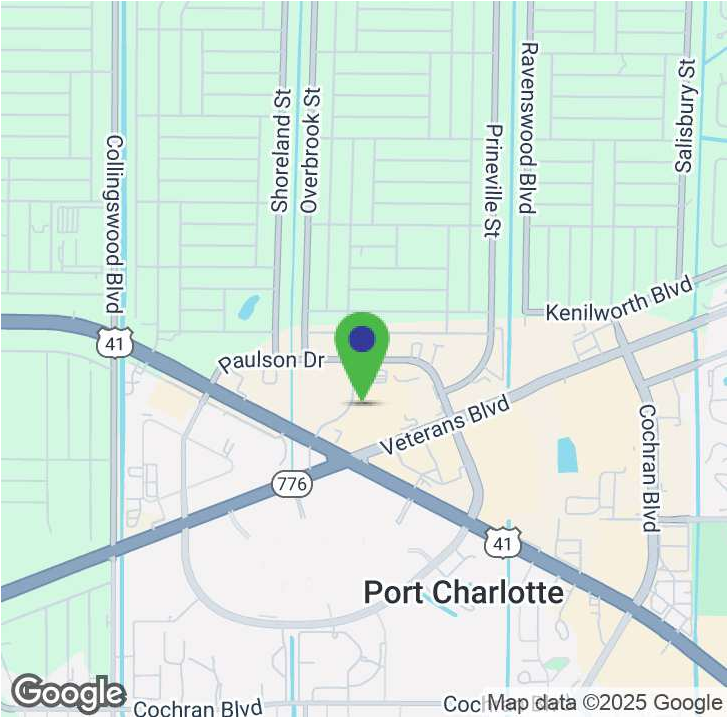


HERITAGE PLAZA

18700 VETERANS BLVD, PORT CHARLOTTE, FL 33954



Property Summary



LEASE RATE	\$24.00 SF/YR
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OFFERING SUMMARY

STRAP #:	402207205003
Total Available SF:	1,500 - 3,000 SF
Lease Type:	\$4.70 NNN
Zoning:	IG
Traffic Count:	56,500 VPD

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	38,373	106,170	236,046
Total Households	15,839	44,028	103,688
Median Age	49	49	52
Average HH Income	\$83,217	\$83,788	\$87,172

PROPERTY OVERVIEW

The center's tenants include Best Buy, Marshalls, Cheddars Restaurant, Edible Arrangements, Affordable Dentures, Firehouse Subs, Visionworks, Coldwell Banker RE. Located in the heart of Port Charlotte, one of the busiest intersections, across from Port Charlotte Town Center Mall

Average Daily Traffic Counts:
US 41 - 40,000
Veterans Blvd - 27,000 - 28,500

Unit 7 and Unit 8 are each ±1,500 SF and can be leased individually or combined for a total of ±3,000 SF. Great opportunity for tenants needing flexible sizing or expansion options.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Unit 7	\$24.00 SF/yr	1,500 SF
Unit 8	\$24.00 SF/yr	1,500 SF

CARLOS ACOSTA, CCIM
239.823.0115
cacosta@ccim.net

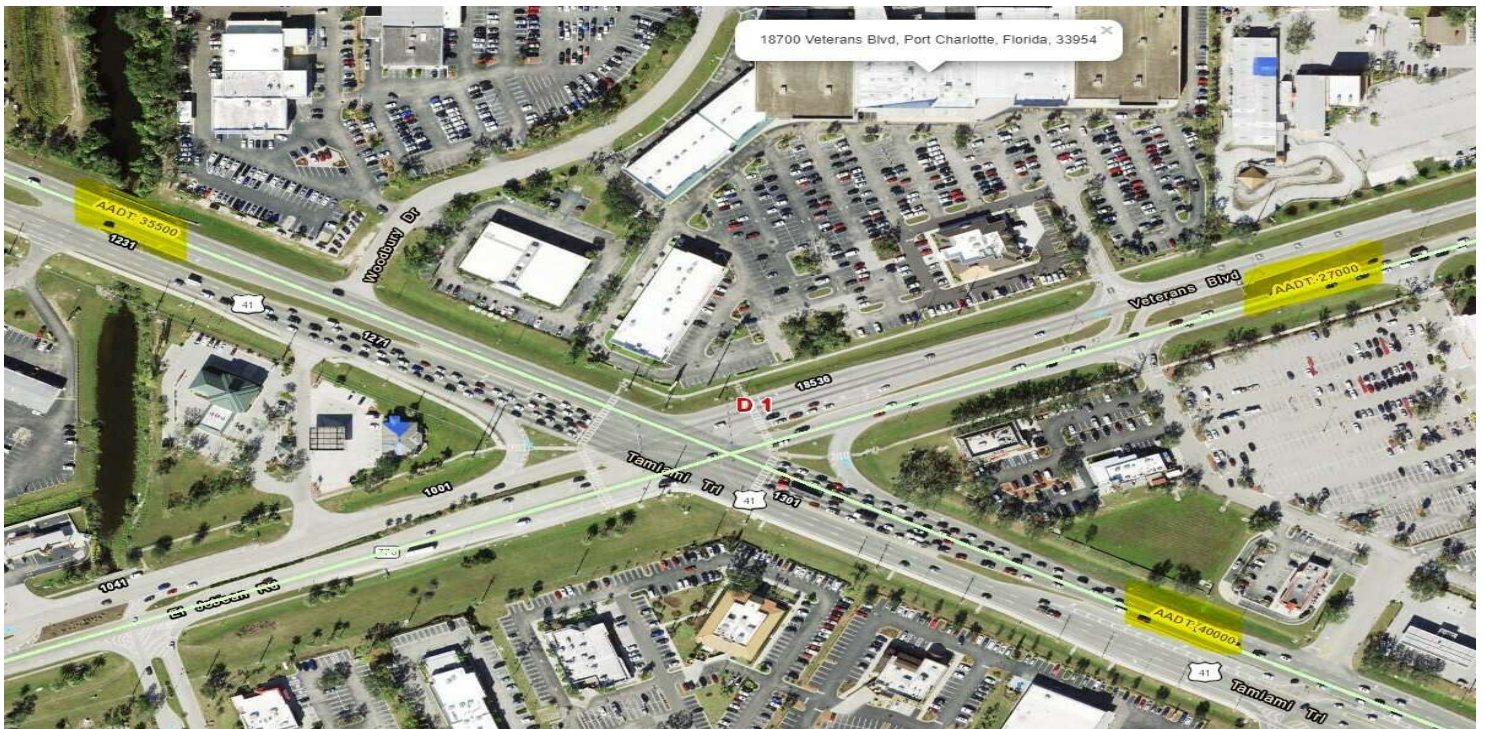
CRES Commercial Real Estate Services of SWFL, INC
1490 NE Pine Island Rd Suite 6F • Cape Coral, FL 33909
239.980.0081 • cresswfl.com

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For Lease



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