



COMMERCIAL REAL ESTATE SERVICES

of SWFL, INC.

CARLOS ACOSTA, CCIM

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FOR LEASE

21178 OLEAN
BLVD UNIT D

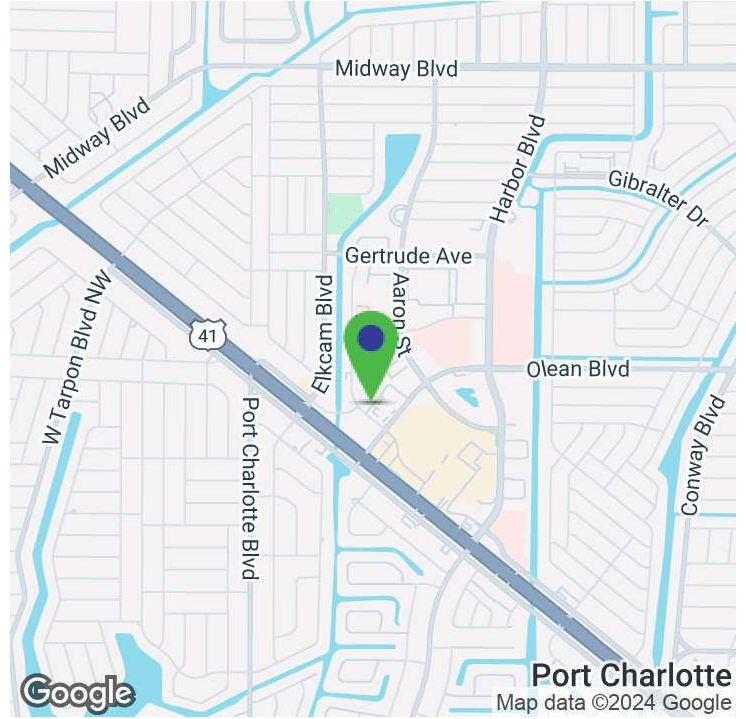
PORT CHARLOTTE, FL 33952

21178 OLEAN BLVD UNIT D PORT CHARLOTTE, FL 33952



Prime Office Space in Port Charlotte

FOR LEASE



LEASE RATE

\$15.00 SF/YR

OFFERING SUMMARY

STRAP #: 402222527004
 Total Available SF: 1,194 SF
 Lease Type: NNN
 Zoning: CG

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	55,995	91,259	208,120
Total Households	24,329	40,107	91,401
Median Age	50	52	52
Average HH Income	\$75,777	\$80,782	\$87,458

PROPERTY OVERVIEW

This 1,194 SF office space at 21178 Olean Blvd, Unit D, offers a practical layout with four private offices, two bathrooms, a kitchenette, a receptionist area, and a welcoming lobby. Located next to HCA Florida Fawcett Hospital and just off US-41, this property is ideal for medical, professional, or administrative use. Its prime location in Port Charlotte's vibrant commercial district ensures excellent visibility and accessibility, making it an exceptional opportunity for businesses looking to thrive.



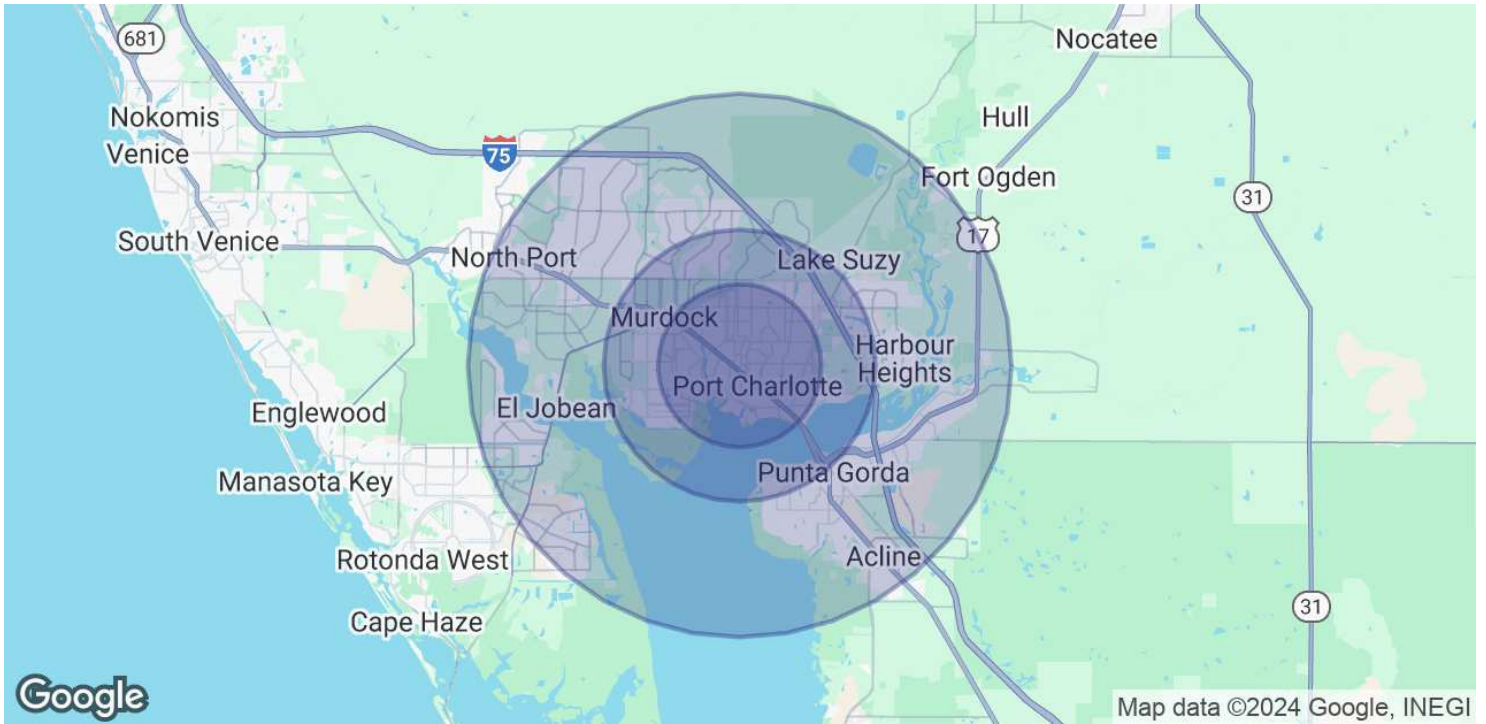
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Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	55,995	91,259	208,120
Average Age	50	52	52
Average Age (Male)	49	51	51
Average Age (Female)	52	53	53

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	24,329	40,107	91,401
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$75,777	\$80,782	\$87,458
Average House Value	\$287,680	\$316,756	\$348,693

Demographics data derived from AlphaMap