

19800 Veterans Blvd Unit E5

Industrial Space in a Prime Location



FOR SALE



Property Overview

Industrial commercial condo located in the highly desirable Veterans Plaza business park in Port Charlotte. 19800 Veterans Blvd Unit E5 offers a functional and versatile layout ideal for warehouse, contractor, light industrial, or service-based businesses. The unit features a soundproof office, a 10' x 20' mezzanine for additional overhead storage, a private restroom, a security system, and a 10-foot roll-up door for easy access and operations. Additional upgrades include an A/C system installed in 2021 with a new compressor added in 2023. Conveniently located near US-41 and I-75, the property provides excellent accessibility throughout Charlotte County and Southwest Florida. Excellent opportunity for an owner-user or investor seeking space in a well-established commercial corridor.

Property Highlights

- Heavy Daytime Traffic Area in Commercial Corridor.
- Overhead Door Access
- Functional Layout Ideal for Warehouse, Contractor, Light Industrial Service
- Extra Overhead Storage
- Excellent location with quick access to US-41 and I-75
- Private restroom within the unit
- Ample parking and easy accessibility throughout the plaza
- Flexible layout for owner-users or investors
- Ideal for warehouse, contractor, storage, distribution, or service-based use

Property Details

Price:	207,000
Unit SF:	1,150
Lot Size:	4,660 SF
Floors:	1
Class:	C
Year Built:	2002
Parking:	140 spaces
Parking Ratio:	2.33
Zoning:	IG

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KELLER WILLIAMS PEACE RIVER

1675 W. Marion Ave, Suite 112

Punta Gorda, FL 33950

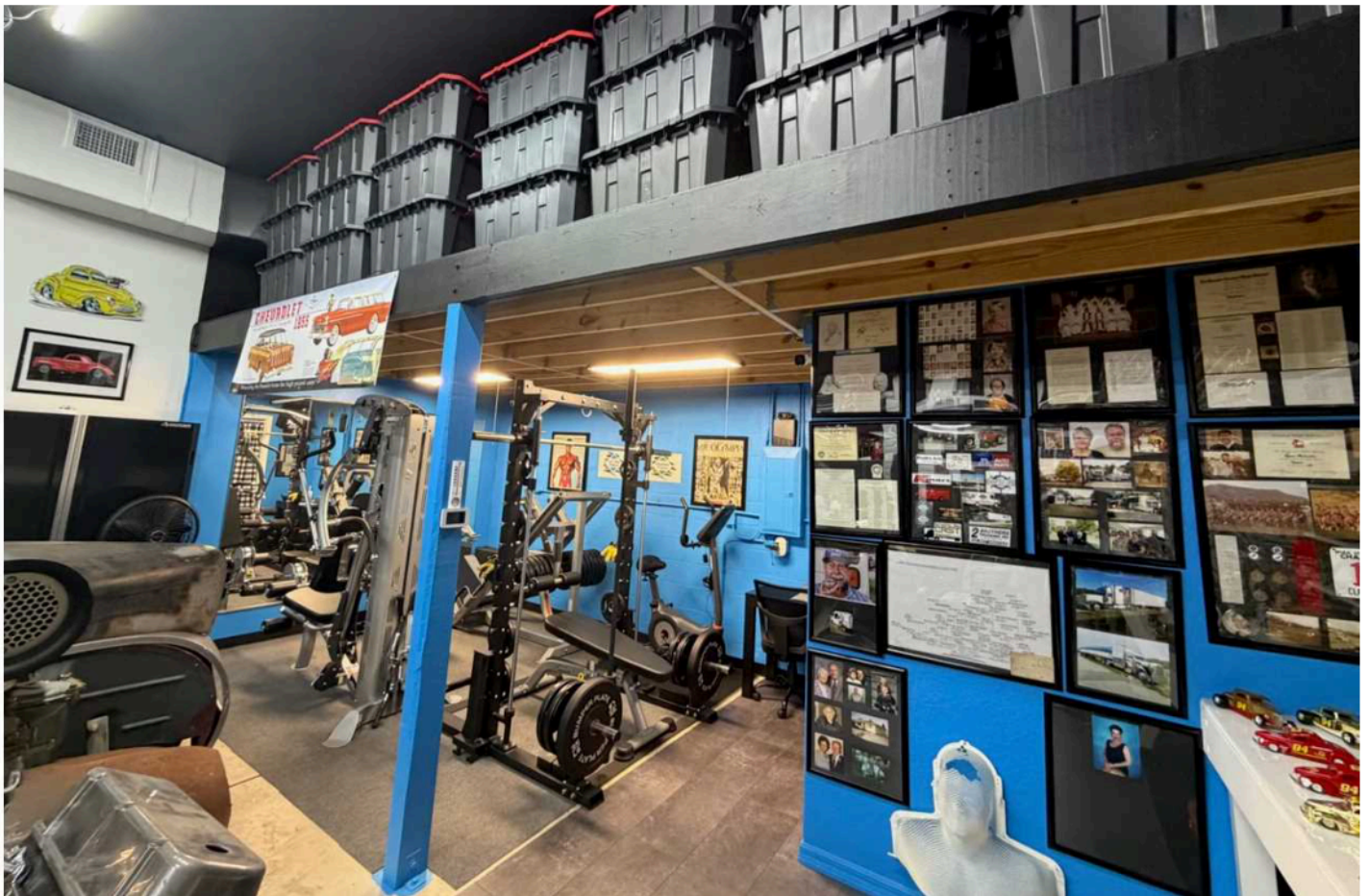
Each Office is Independently
Owned and Operated



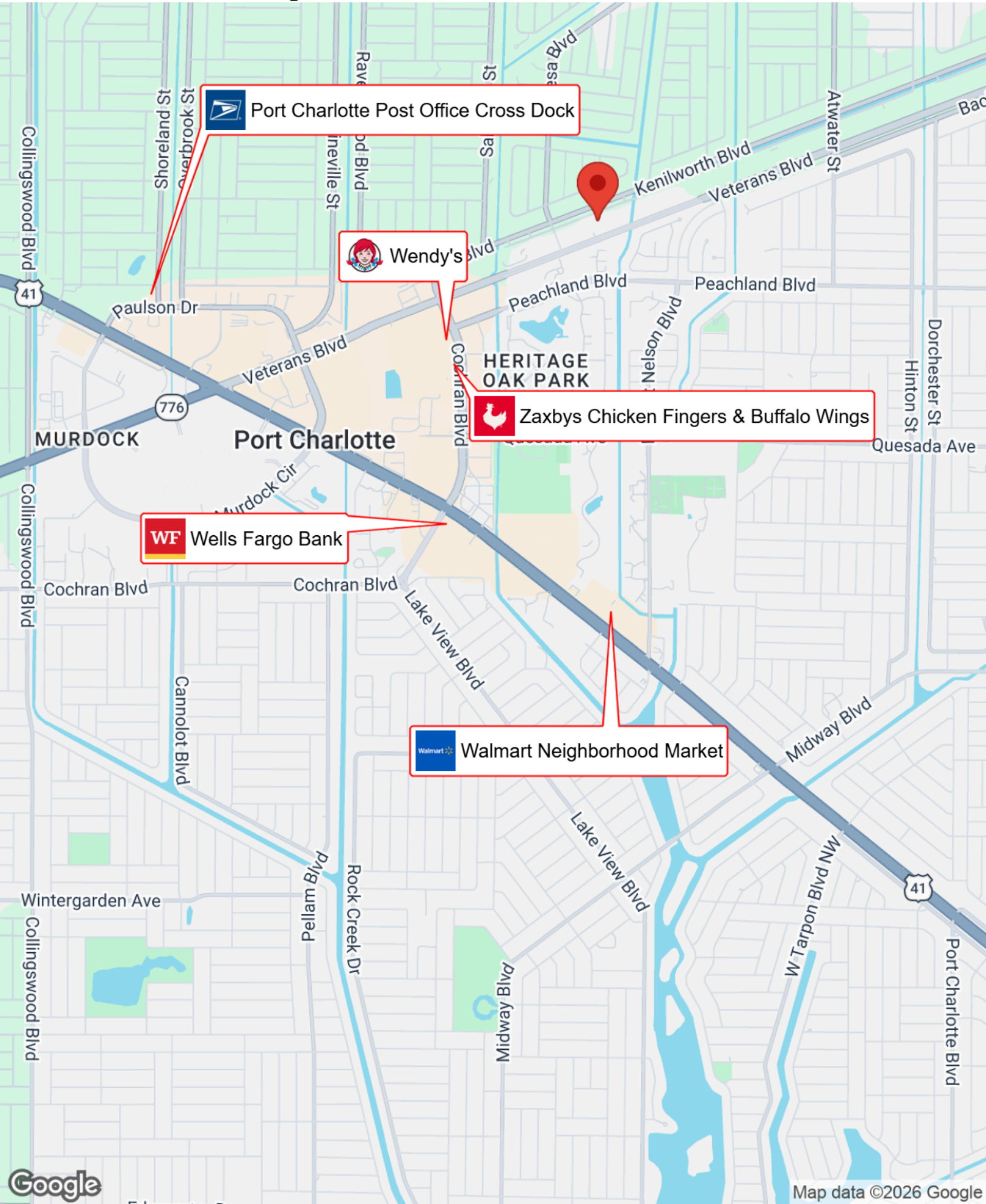
Property Photos



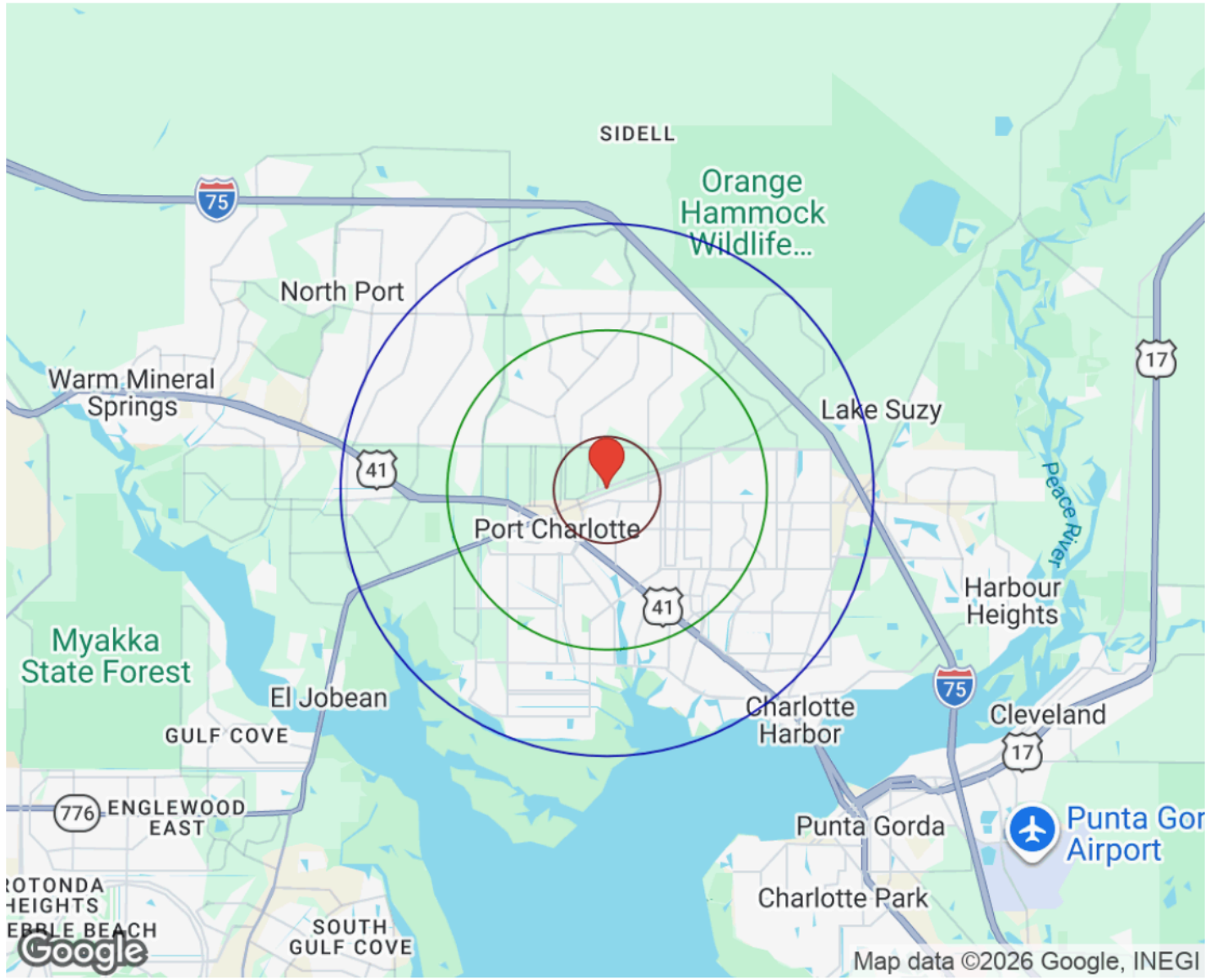
Property Photos



Business Map



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,055	21,700	51,779
Female	2,409	21,938	52,812
Total Population	4,464	43,637	104,591

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,480	32,963	79,667
Black	352	3,884	8,838
Am In/AK Nat	4	35	84
Hawaiian	1	9	31
Hispanic	457	5,058	12,007
Asian	96	855	1,987
Multiracial	68	764	1,820
Other	6	70	157

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,003	24,094	58,090
Occupied	2,257	18,620	44,959
Owner Occupied	1,772	13,857	33,818
Renter Occupied	485	4,763	11,141
Vacant	746	5,474	13,130

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	402	5,355	13,011
Ages 15 - 24	324	4,335	10,070
Ages 25 - 54	1,127	14,857	34,729
Ages 55 - 64	647	6,287	15,483
Ages 65+	1,963	12,801	31,297

Income	1 Mile	3 Miles	5 Miles
Median	\$67,869	\$67,861	\$72,968
Under \$15k	158	1,197	2,746
\$15k - \$25k	127	1,374	2,942
\$25k - \$35k	195	1,607	3,289
\$35k - \$50k	244	2,130	4,852
\$50k - \$75k	547	4,237	9,423
\$75k - \$100k	439	2,818	7,009
\$100k - \$150k	345	3,095	8,106
\$150k - \$200k	135	1,024	3,525
Over \$200k	65	1,136	3,067



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