

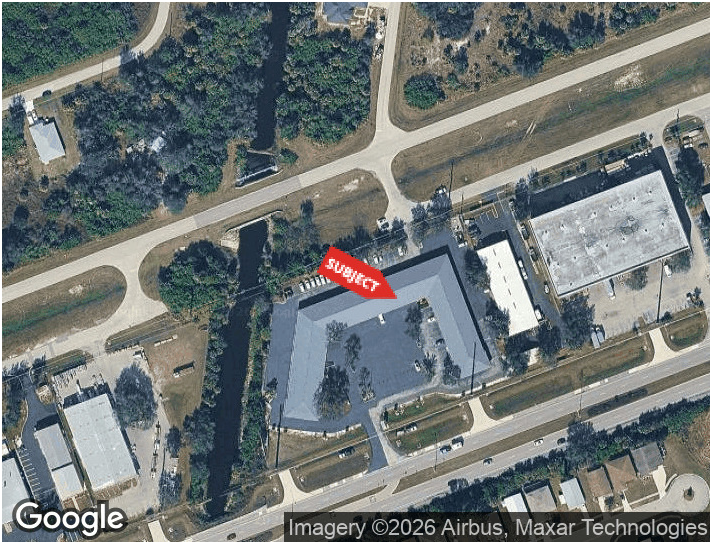


**TURN KEY
HAIR SALON**

20020 VETERANS BOULEVARD #15
PORT CHARLOTTE, FLORIDA 33954

PROPERTY HIGHLIGHTS

- Turnkey hair salon – fully built-out
- ±1,056 SF retail condominium
- Zoned IG (Industrial General)
- Located near US-41 with strong traffic counts
- Surrounded by national retailers and established businesses



DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

Total Households	22	283	1,722
Total Population	50	629	3,983
Average HH Income	\$88,878	\$87,564	\$93,914

For More Information

SARAH TOEDMAN
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PORT CHARLOTTE, FL 33954



OFFERING SUMMARY

Sale Price:	\$229,000
Building Size:	1,056 SF
Lot Size:	1,304 Acres
Price / SF:	\$216.86
Association Fees:	\$264/Month
Zoning:	IG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 20020 Veterans Blvd, Port Charlotte, FL

Property Type: Retail Condominium / Salon
Property Size: ±1,056 SF

This turnkey hair salon condominium offers an excellent opportunity for an owner-user or investor seeking a move-in ready retail space in a high-traffic Port Charlotte corridor. Located just off Veterans Blvd near US-41, the property benefits from strong visibility, easy access, and proximity to major national retailers and surrounding commercial activity.

Fully built-out for salon use, the space is thoughtfully designed to support day-to-day operations with minimal startup costs, making it ideal for salon professionals or beauty-related businesses looking to establish or expand their presence in Southwest Florida.

Association Fee: \$264/month

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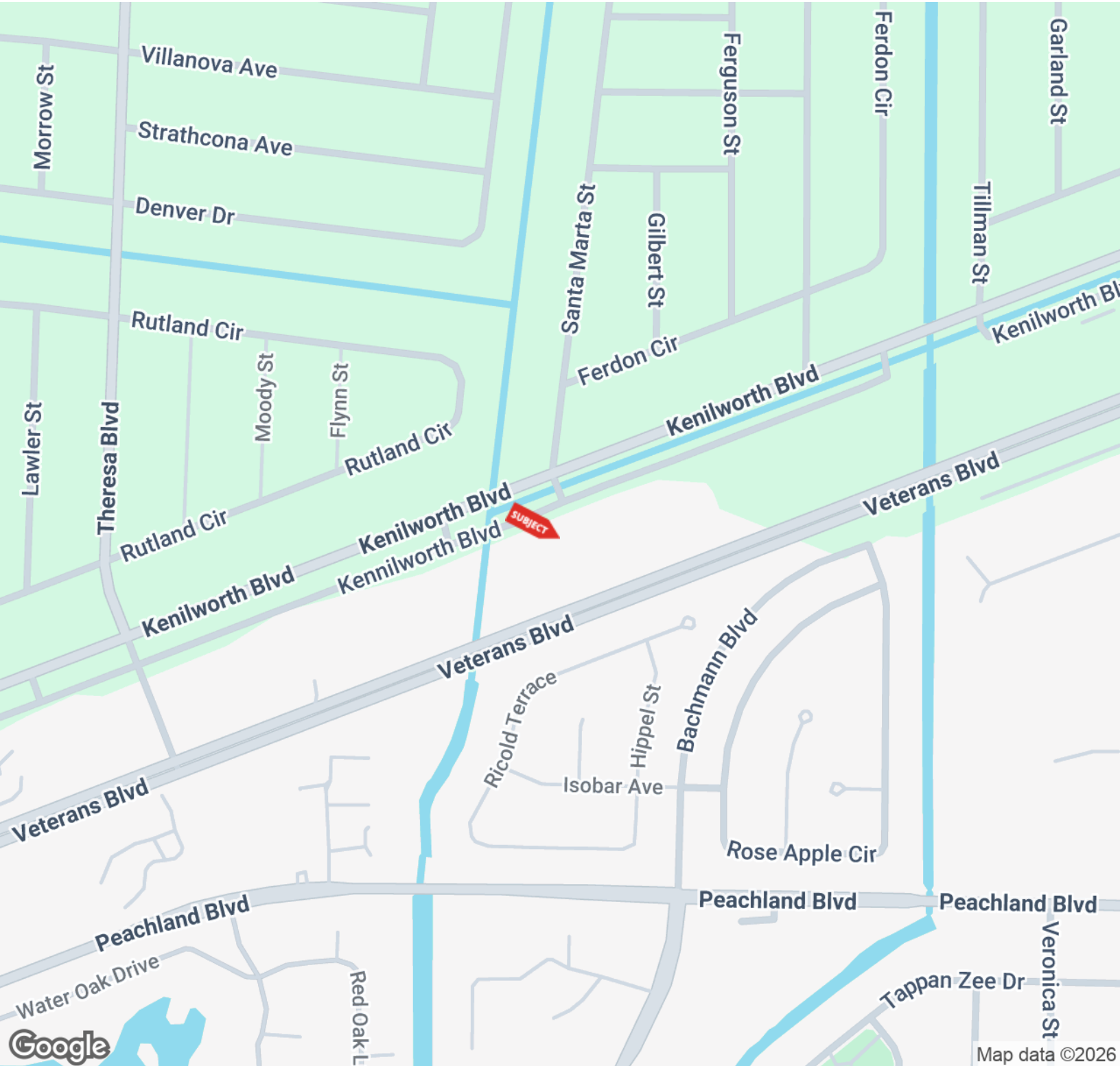


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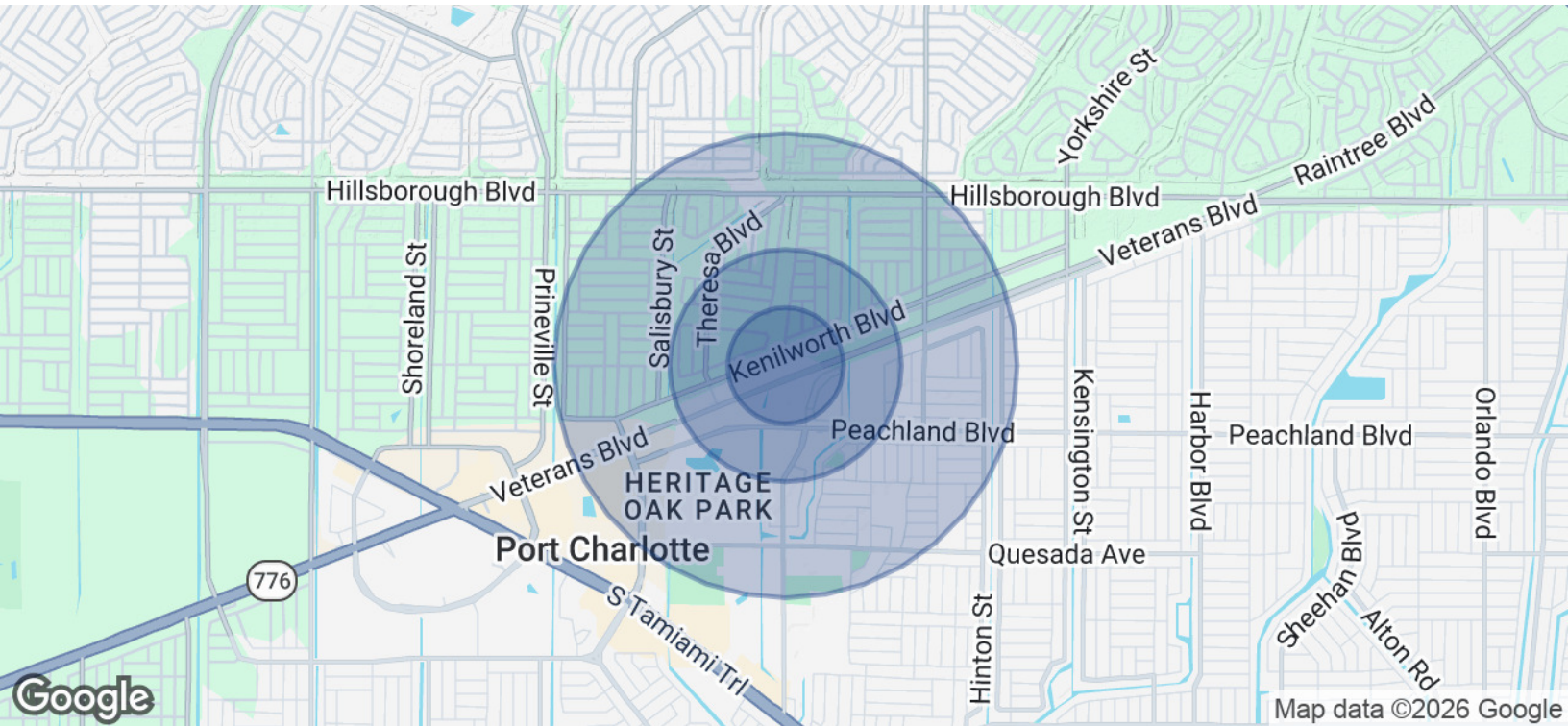


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	50	629	3,983
Average Age	62.7	61.3	56.8
Average Age (Male)	45.8	58.1	56.1
Average Age (Female)	65.2	61.9	57.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	22	283	1,722
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$88,878	\$87,564	\$93,914
Average House Value	\$318,551	\$254,279	\$247,927

2023 American Community Survey (ACS)

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