

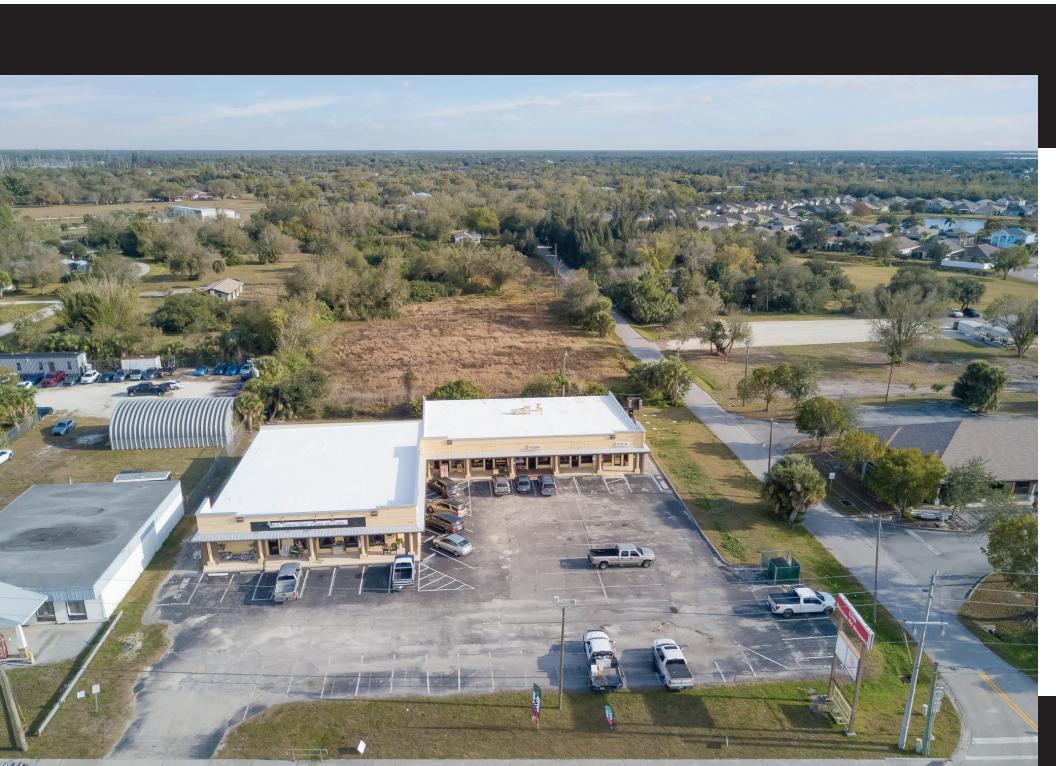
SMITH & JUSKO FAMILY  
REAL ESTATE



LEASING OFFERING MEMORANDUM

**5240 DUNCAN RD, PUNTA GORDA, FL 33950**

Commercial Retail | CG Zoning



## PROPERTY OVERVIEW

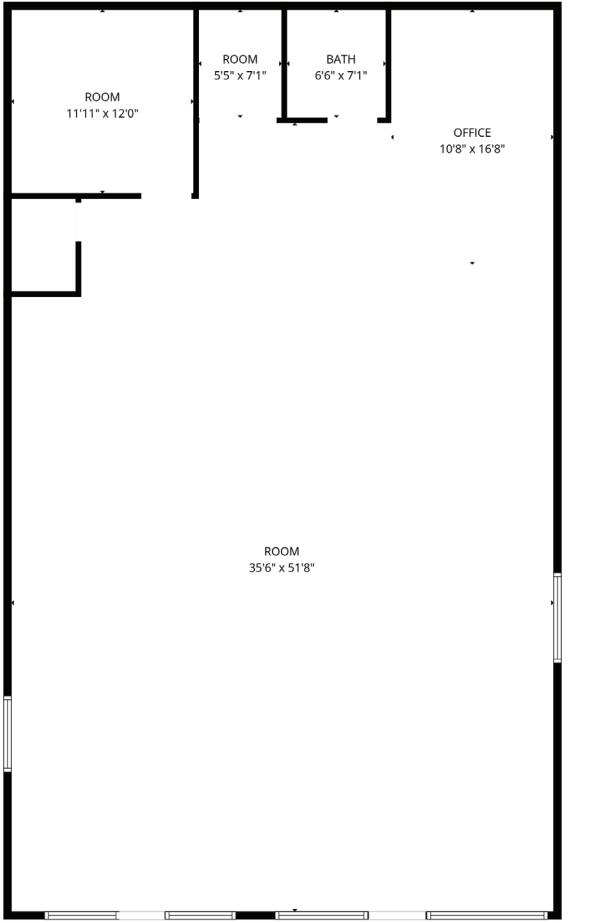
Address	: 5240 Duncan Rd, Punta Gorda, FL 33950
Property Type	: Commercial Retail / Flex Space
Zoning	: CG – Commercial General
Frontage	: Approximately 200 feet of frontage on US-17, offering strong visibility and easy access, Less than 5 minutes to I-75.
Parking	: Parking Ratio: 4.35 spaces per 1,000 SF



## SPACES AVAILABLE

Space Size	Base Rent (PSF)	Annual Base Rent	CAM (PSF)	Lease Type	Lease Term
1,080 SF	\$16.00	\$17,280	\$5.75	NNN	3-5 Years
2,160 SF	\$14.00	\$30,240	\$5.75	NNN	3-5 Years

**Total 2099 sq. ft**



## PROPERTY HIGHLIGHTS

- Prominent location along US-17
- 200' of roadway frontage for signage and visibility
- Flexible suite sizes available
- Zoned CG (Commercial General)
- Strong parking ratio: 4.35/1,000 SF
- Ideal for retail, professional services, or light commercial users
- Convenient access to Punta Gorda and surrounding trade area