

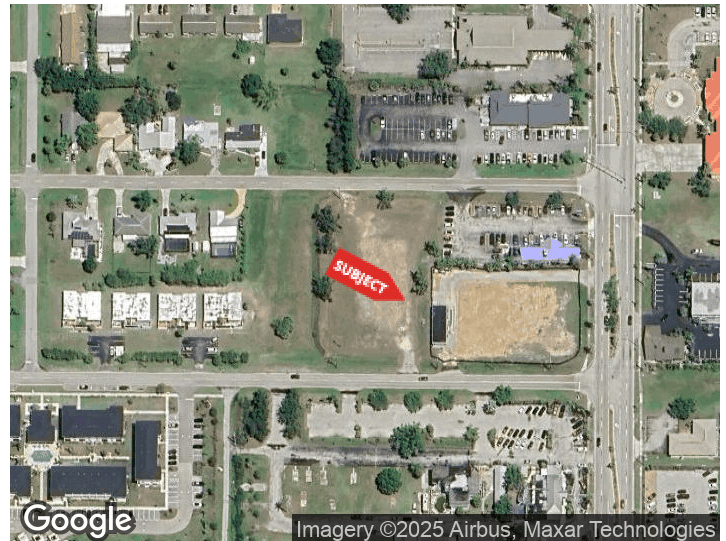


1.27 ACRE PAD READY COMMERCIAL LAND

120 W HENRY ST
PUNTA GORDA, FLORIDA 33950

PROPERTY HIGHLIGHTS

- 1.27 Acres (55,559 SF) of Street to Street land
- Pad ready for development
- Zoned TPG-FCC (Traditional Punta Gorda - Flex Commercial Corridor)
- Excellent location just west of US 41
- High-traffic corridor with nearby retail, office, and hospitality developments
- Utilities available to site
- Ideal for retail, restaurant, office, or mixed-use project



DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

Total Households	209	886	3,095
Total Population	413	1,742	6,201
Average HH Income	\$95,159	\$85,497	\$78,553

For More Information

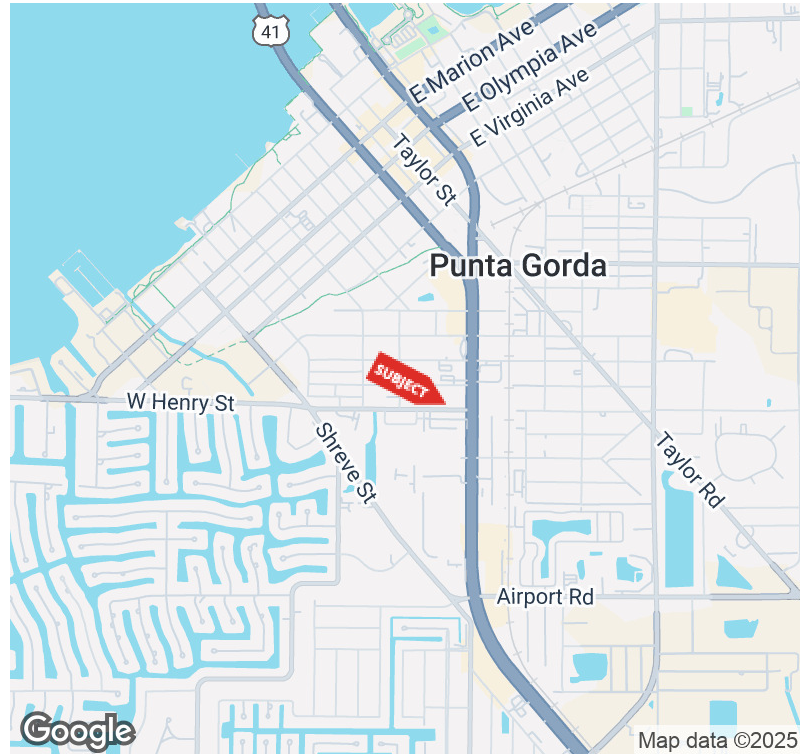
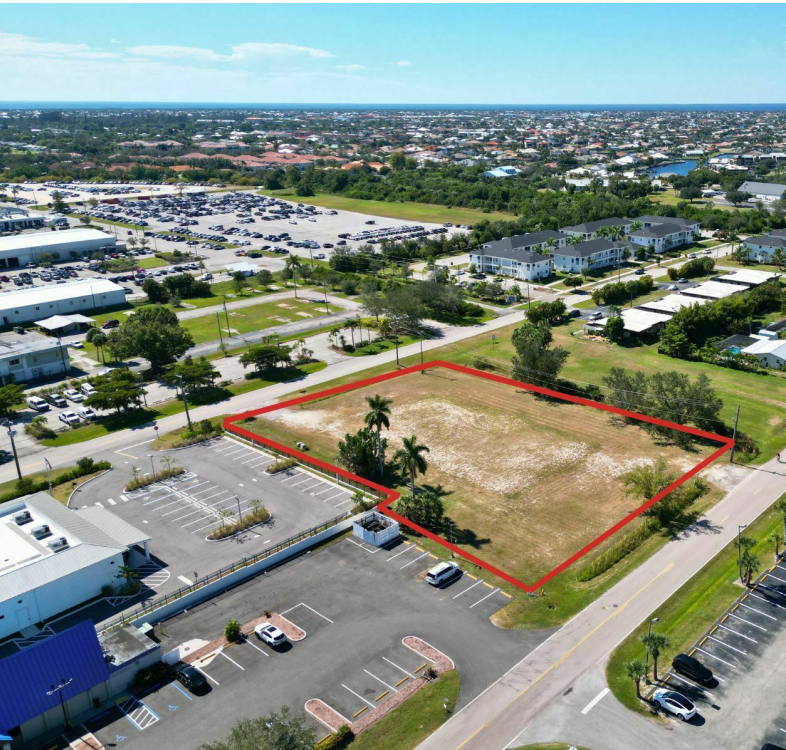
GEOFFREY PAUL

Commercial Specialist

941 923 0535

geoffrey@americanpropertygroup.com

PUNTA GORDA, FL 33950



OFFERING SUMMARY

Sale Price:	\$850,000
Lot Size:	55,559 SF
Price / Acre:	\$666,427
Zoning:	TPG-FCC

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 120 W Henry St, Punta Gorda, FL

Property Type: Land - Pad Ready

Property Size: 1.27 Acres (55,559 SF)

Prime pad-ready parcel available in the heart of Punta Gorda's growth corridor. This property offers an excellent opportunity for development within the TPG-FCC zoning district, allowing for a wide range of commercial and mixed-use applications. Strategically located just west of US 41 (Tamiami Trail), this site provides strong visibility, accessibility, and connectivity to Downtown Punta Gorda, Fishermen's Village, and the Charlotte Harbor waterfront area.

GEOFFREY PAUL

Commercial Specialist
941.923.0535
geoffrey@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

120 W Henry St

PUNTA GORDA, FL 33950



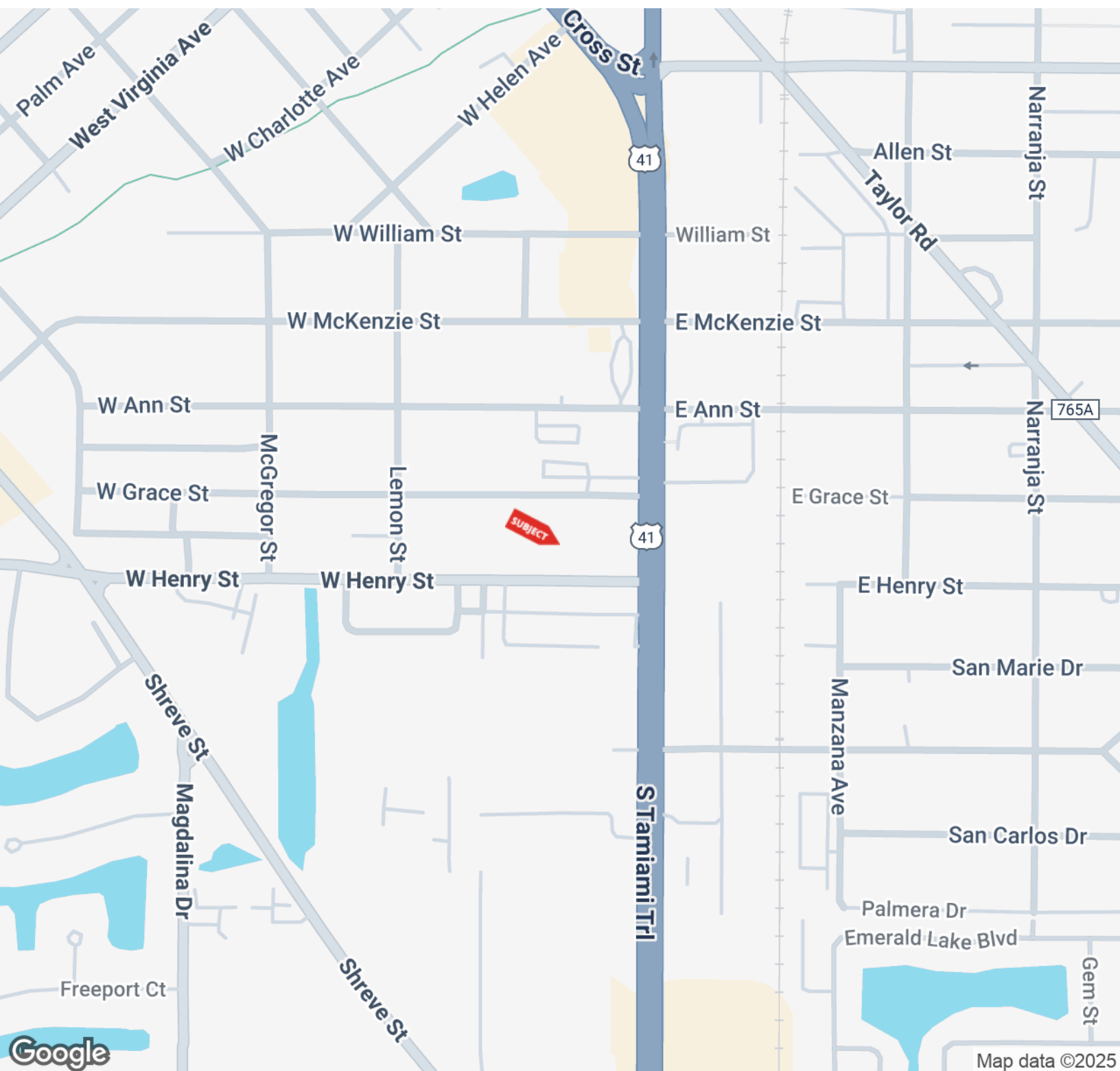
GEOFFREY PAUL

Commercial Specialist
941.923.0535
geoffrey@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

120 W Henry St

PUNTA GORDA, FL 33950

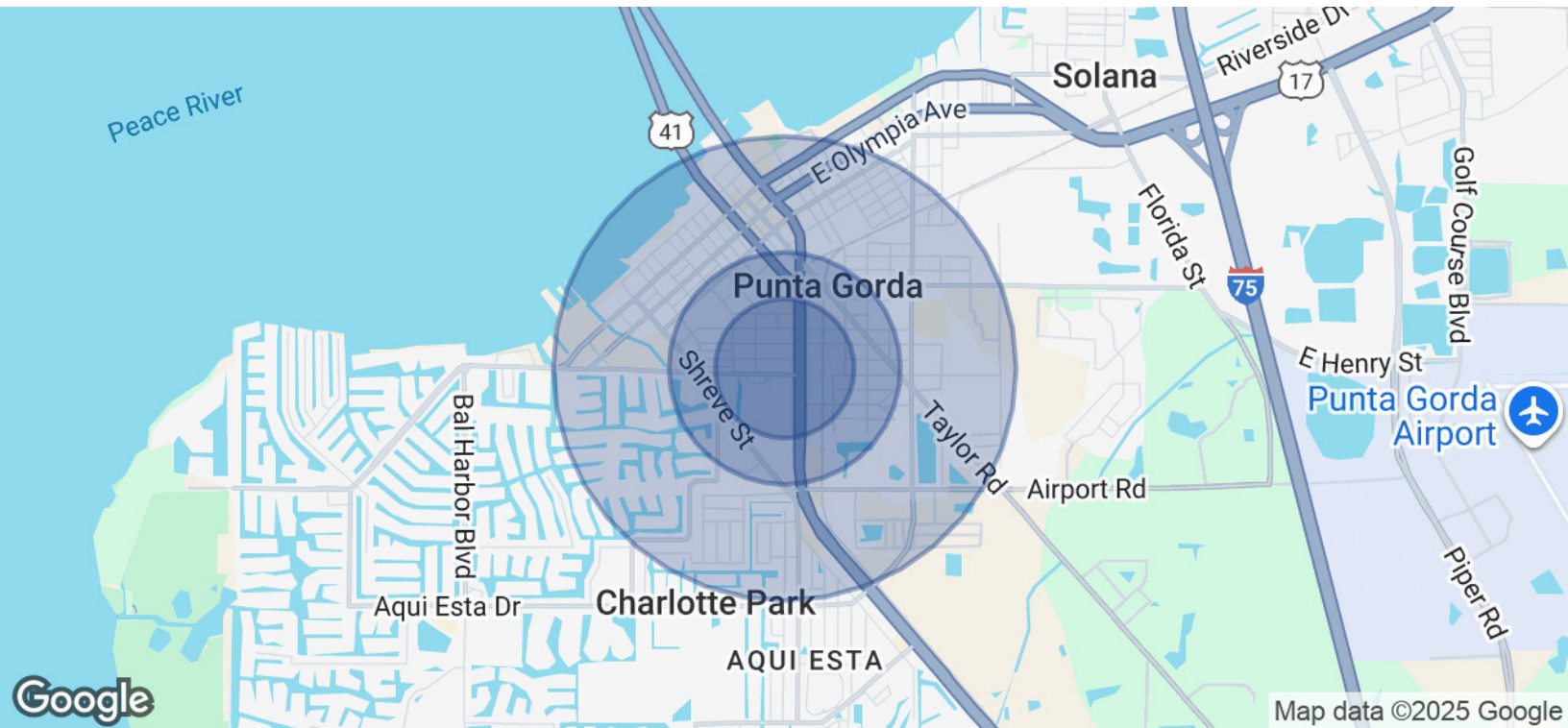


GEOFFREY PAUL

Commercial Specialist
941.923.0535
geoffrey@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

PUNTA GORDA, FL 33950



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	413	1,742	6,201
Average Age	60	58	56
Average Age (Male)	58	57	55
Average Age (Female)	61	59	56

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	209	886	3,095
# of Persons per HH	2	2	2
Average HH Income	\$95,159	\$85,497	\$78,553
Average House Value	\$540,614	\$444,604	\$415,443

Demographics data derived from AlphaMap

GEOFFREY PAUL
Commercial Specialist
941.923.0535
geoffrey@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.