

CLEVELAND MARKETPLACE OUTPARCEL

5500 DUNCAN ROAD | PUNTA GORDA, FL

RETAIL FOR LEASE



CHARLOTTE COUNTY



1614 Colonial Blvd #101
Fort Myers, FL 33907

LQCRE.COM

Bob Pekol

Senior Associate

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CLEVELAND MARKETPLACE OUTPARCEL

5500 Duncan Road, Punta Gorda, FL 33982

Retail Spaces For Lease



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



PROJECT SUMMARY

RETAIL SPACES FOR LEASE

LQ Commercial is pleased to exclusively offer for lease 1,200 - 2,400 square feet of new retail space at 5500 Duncan Road in Punta Gorda, Charlotte County, Florida.

- Busy Winn-Dixie anchored shopping center
- Access points from both US-17 and Bermont Road
- New construction retail building
- Premier visibility on busy US-17
- US-17 AADT: 29,500 CPD
- Close proximity to Punta Gorda Interstate Airport Park
- Estimated Delivery: Q2 2026



**CALL FOR
RATES**



**1,200 - 2,400 SF
SIZE**



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Information obtained from owner(s) or sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. Property is subject to change or withdraw without notice.

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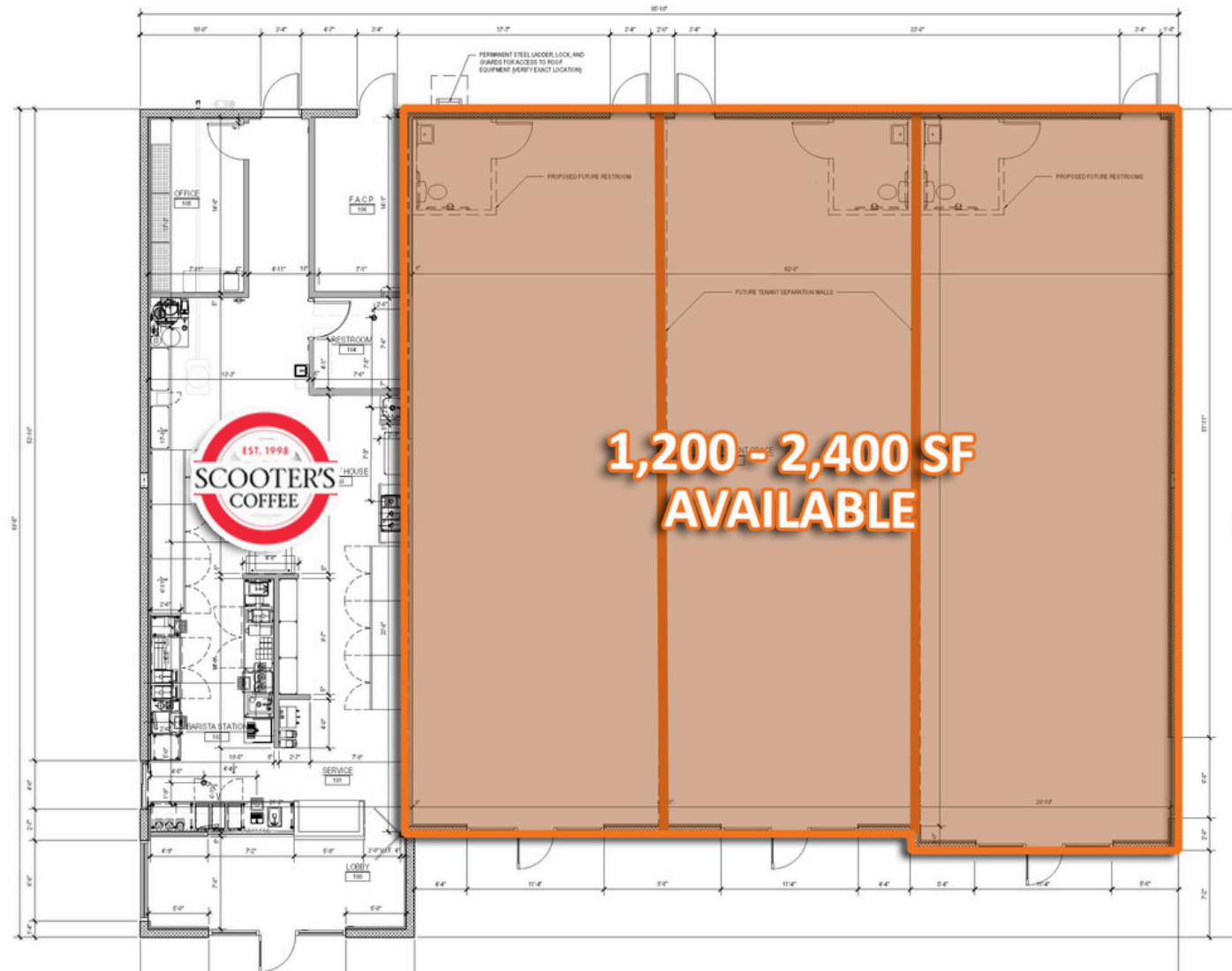
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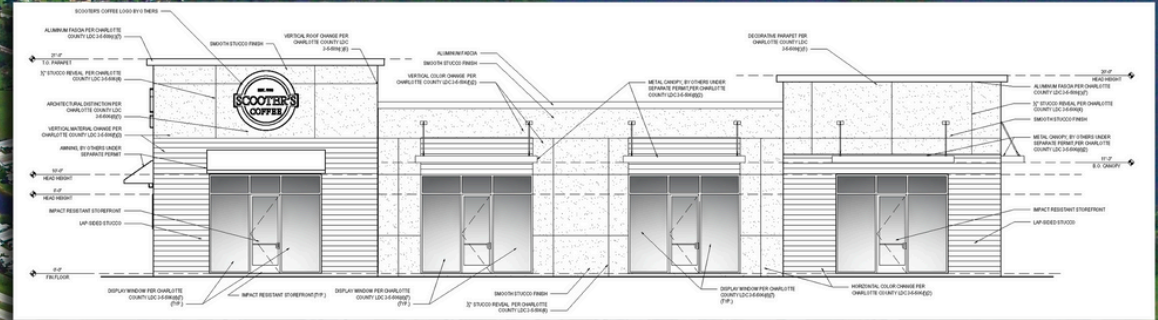
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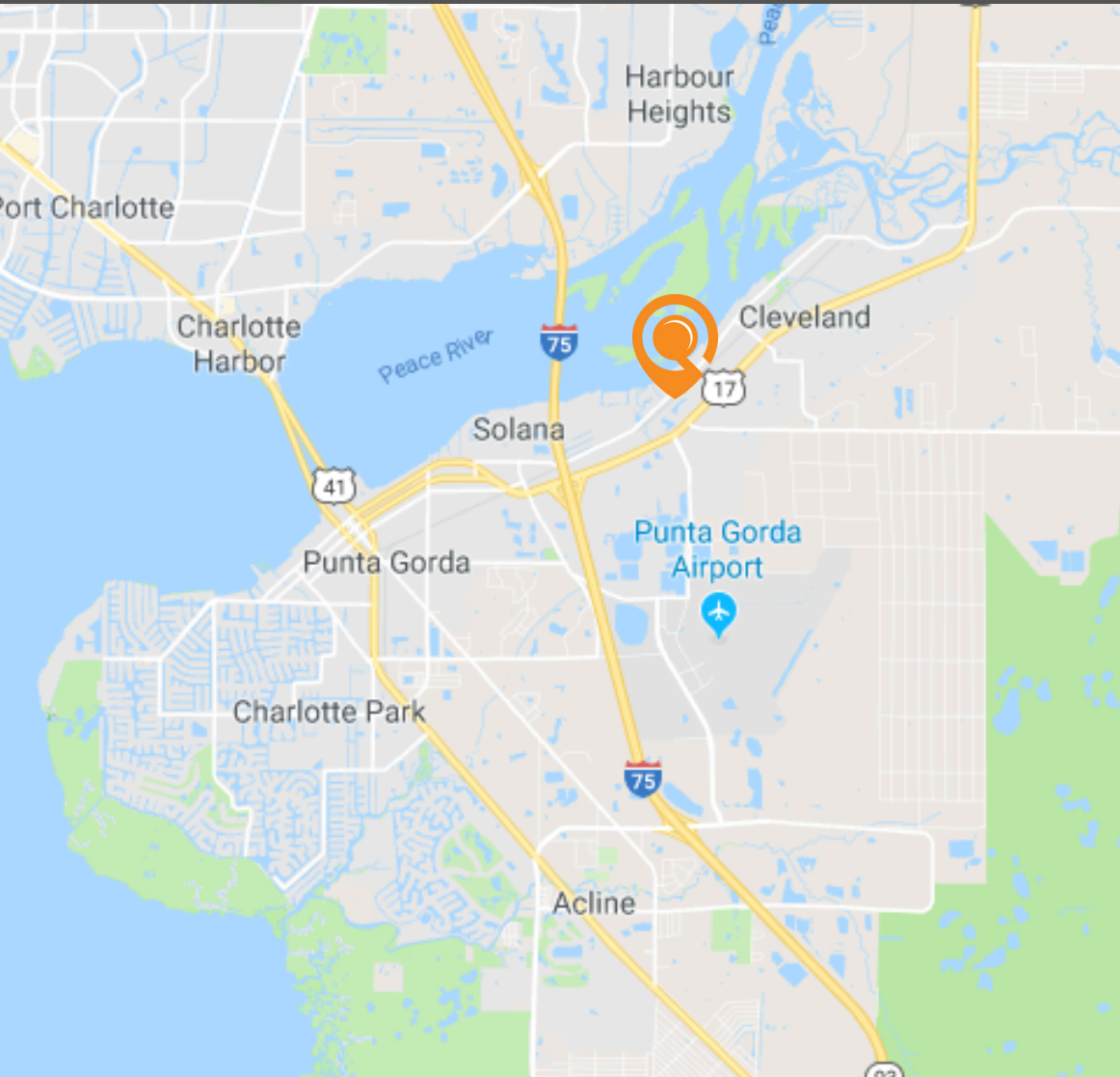
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	1,960	10,872	44,924
Five-Year Increase (%)	1.4%	1.5%	1.1%
Median Age	58.8	53.8	58.6
Households	940	5,088	21,745
Projected Annual Growth to 2026	0.5%	0.7%	0.3%
White	91.9%	86.0%	85.2%
Black or African American	2.1%	5.5%	6.2%
Asian or Pacific Islander	1.1%	1.2%	1.6%
American Indian or Native Alaskan	0.3%	0.2%	0.2%
Other Races	4.7%	7.1%	6.7%
Hispanic	6.5%	8.6%	7.9%
Average Household Income	\$86,296	\$80,502	\$93,458
Median Household Income	\$55,269	\$55,540	\$66,561
Elementary (Grades 0 - 8)	1.0%	1.8%	1.3%
Some High School (Grades 9 - 11)	3.7%	5.2%	5.0%
High School Graduate	37.4%	31.9%	31.8%
Some College	23.5%	24.0%	24.3%
Associates Degree Only	7.4%	10.3%	9.8%
Bachelors Degree Only	18.6%	18.1%	17.4%
Graduate Degree	8.3%	8.7%	10.4%
Total Businesses	115	846	2,914
Total Employees	555	6,347	19,578



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