



8264 WILTSHIRE DRIVE

PORT CHARLOTTE, FLORIDA 33981

PROPERTY HIGHLIGHTS

- ±1,560 SF freestanding commercial building
- Situated on a ±7,500 SF lot
- Commercial General (CG) zoning
- Excellent visibility near Gasparilla Road
- Front parking with additional rear space
- Front and rear entrances
- Ideal for contractors, restaurants, retail, or service businesses



DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	40	171	675
Total Population	87	363	1,427
Average HH Income	\$114,866	\$110,617	\$106,100

For More Information

GEOFFREY PAUL

Commercial Specialist

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PORT CHARLOTTE, FL 33981



OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (NNN)
Building Size:	1,560 SF
Available SF:	1,560 SF
Lot Size:	7,500 SF
Number of Units:	1
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 8264 Wiltshire Dr, Port Charlotte, FL

Property Type: Freestanding Retail Building for Lease
Property Size: ±1,560 SF

This ±1,560 SF freestanding commercial building is available for lease near Gasparilla Road in Port Charlotte. Positioned on a ±7,500 SF lot with Commercial General zoning, the property offers excellent visibility and flexibility for a variety of commercial users.

The building features parking directly in front, additional space at the rear, and both front and rear entrances for convenient access. The freestanding layout and versatile zoning make it an excellent option for a contractor, restaurant, retailer, showroom, or service-oriented business.

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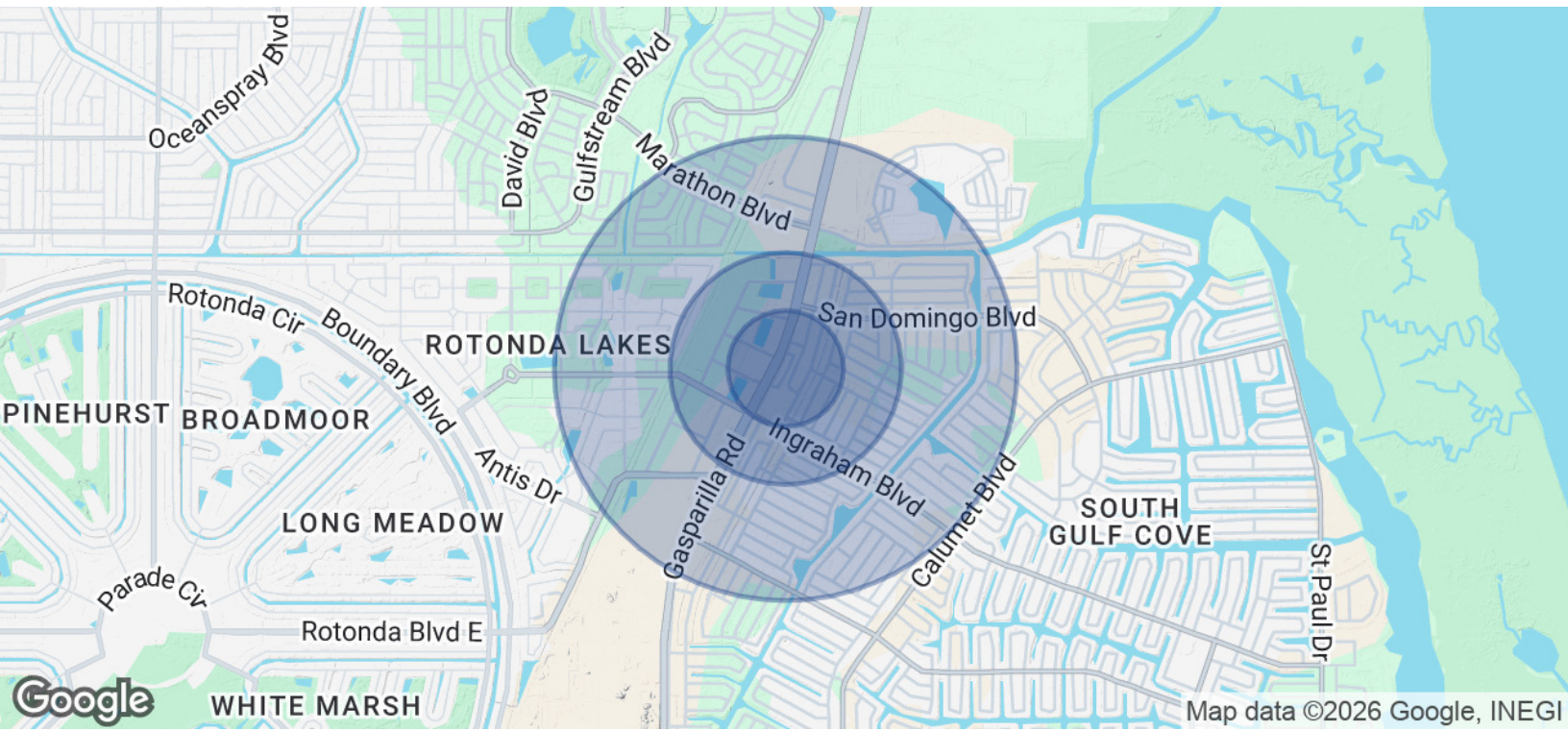


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	87	363	1,427
Average Age	64.8	64.7	64.2
Average Age (Male)	61.2	61.6	61.7
Average Age (Female)	66.4	66.0	64.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	40	171	675
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$114,866	\$110,617	\$106,100
Average House Value	\$370,958	\$371,311	\$348,101

2023 American Community Survey (ACS)

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