



5218 DUNCAN ROAD
PUNTA GORDA, FLORIDA 33982

PROPERTY HIGHLIGHTS

- Zoned CG (Commercial General) for diverse business opportunities
- 6,150 SF retail space with flexible layout
- Attached garage with 5 overhead doors for operations or storage
- Conveniently located near US-75 & Punta Gorda Airport
- High-visibility and easy access



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	82	405	1,005
Total Population	176	856	2,141
Average HH Income	\$74,205	\$72,313	\$69,321

For More Information

BRIAN SEIDEL
CCIM - Broker Associate
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PUNTA GORDA, FL 33982



OFFERING SUMMARY

Sale Price:	\$969,000
Building Size:	6,150 SF
Lot Size:	22,710 SF
Price / SF:	\$157.56
Year Built:	1975
Renovated:	1997
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 5218 Duncan Rd, Punta Gorda, FL

Property Type: Retail Building with Attached Garage

Property Size: 6,150 SF

This prime commercial property is zoned CG (Commercial General), providing incredible flexibility for a variety of business uses. Currently set up as a pawn shop, the 6,150 SF building features an attached garage with five overhead doors, offering ample space for storage, operations, or specialty business needs. Strategically located near US-75 and Punta Gorda Airport, this property ensures excellent visibility and accessibility in a high-traffic area.

Visit us online at AmericanPropertyGroup.com to see all our listings or call (941) 923-0535 at your convenience.

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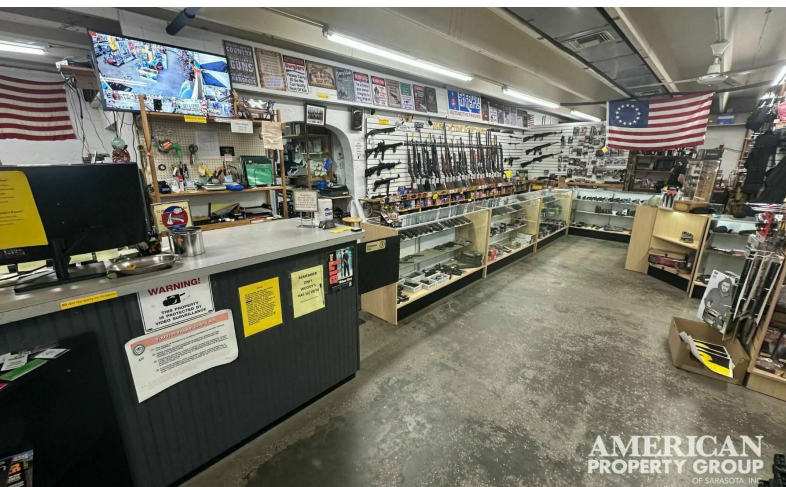
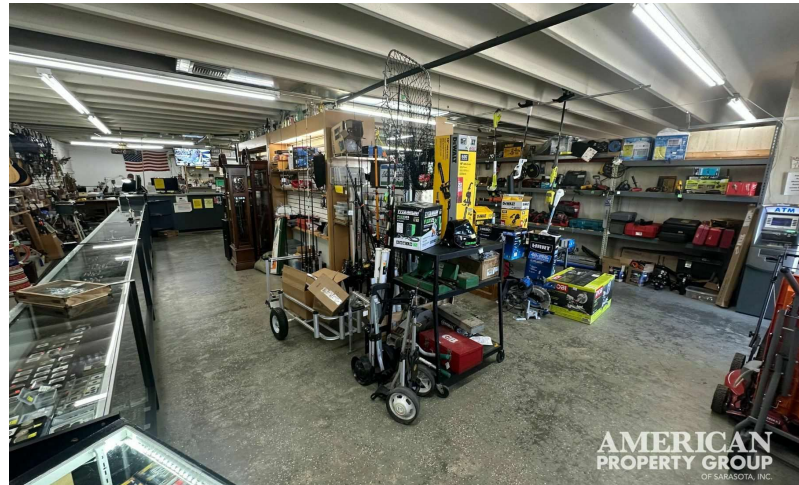
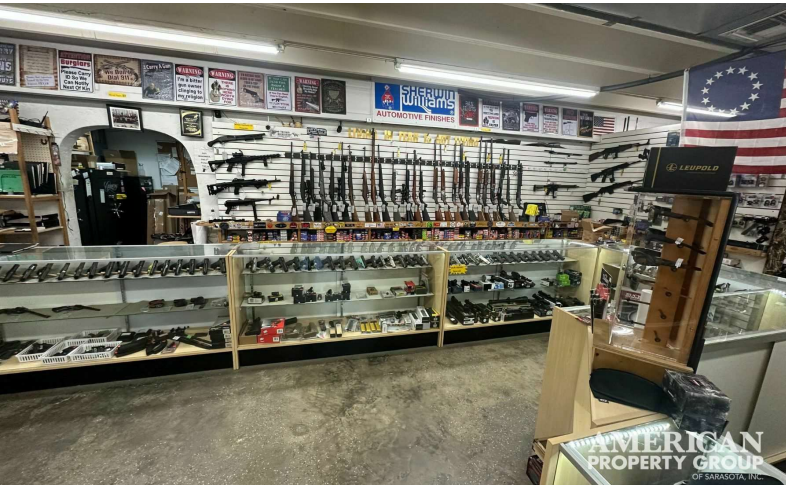
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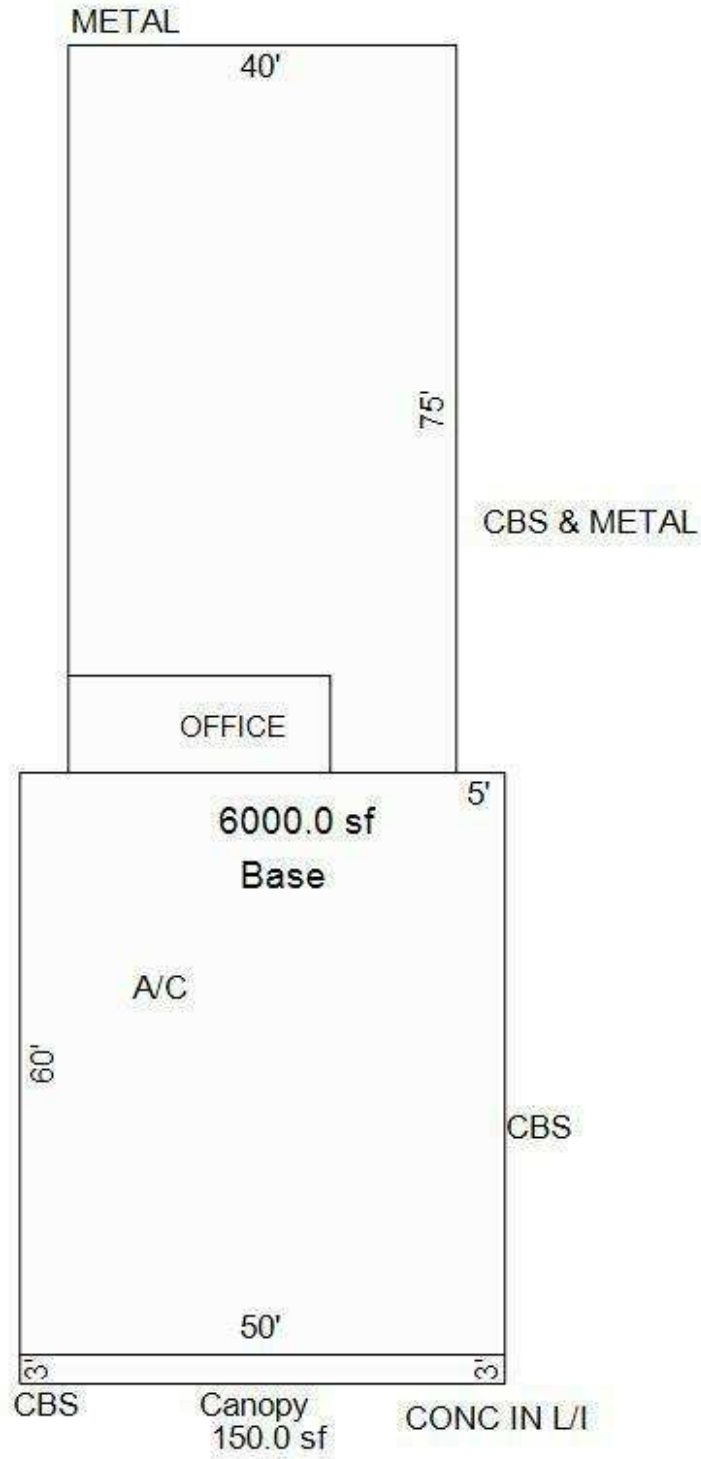


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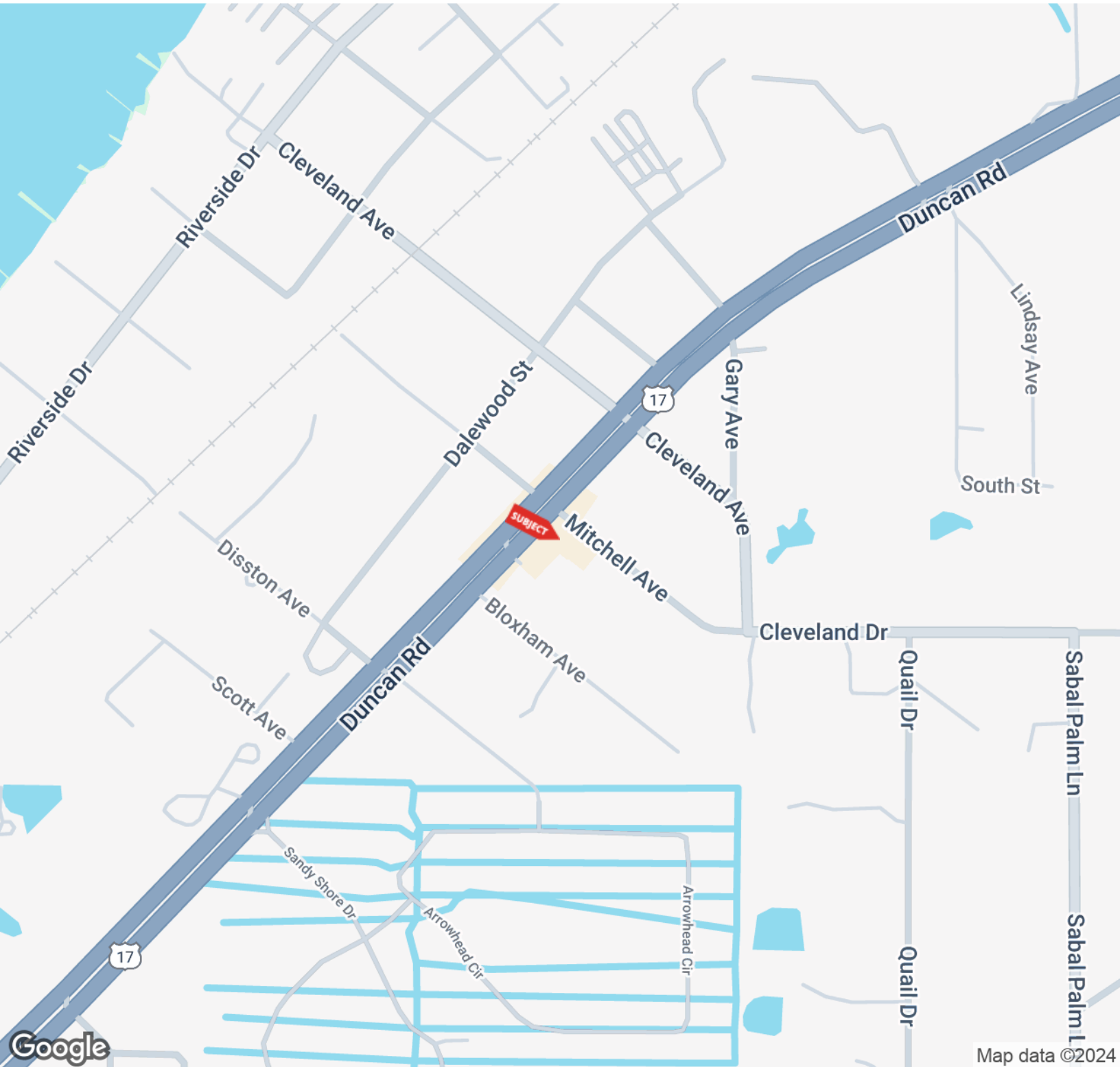


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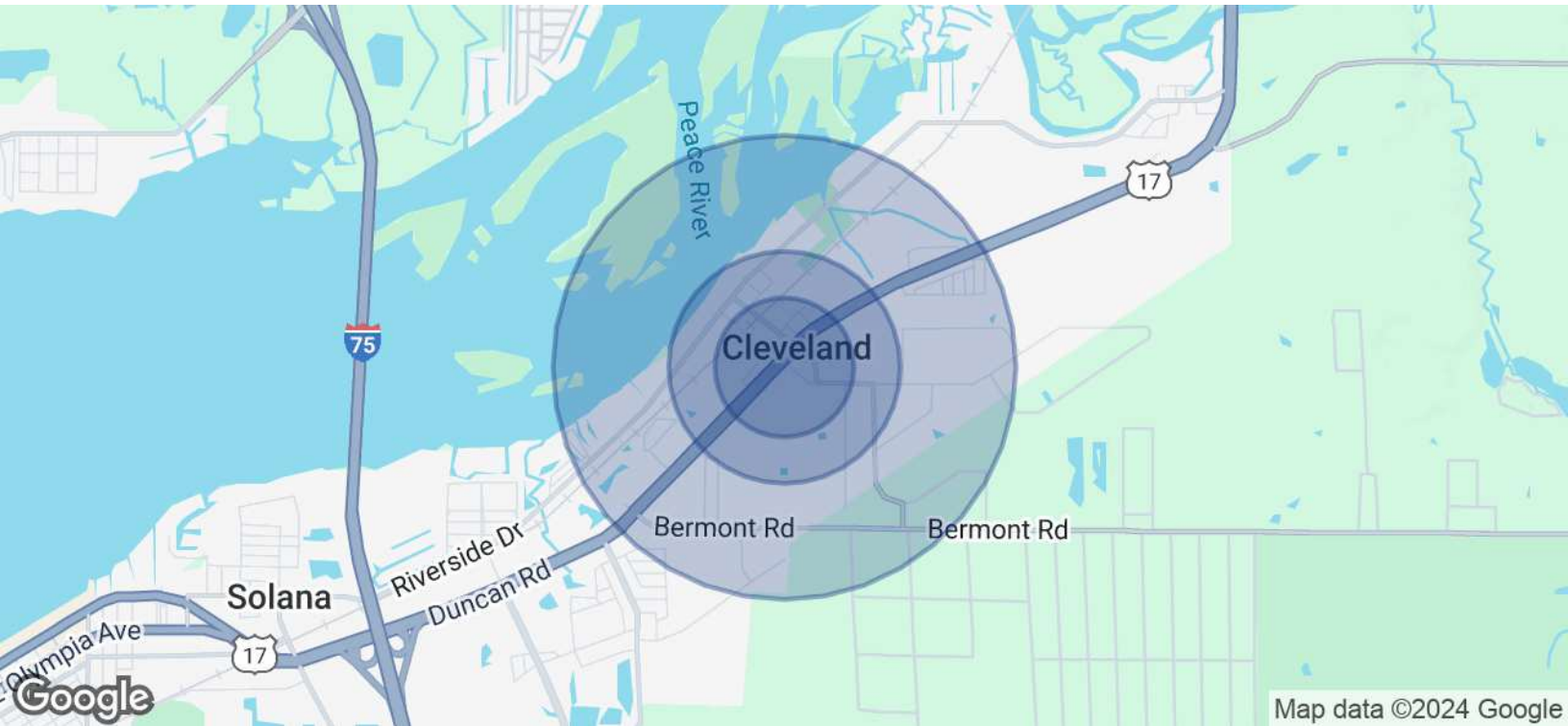


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	176	856	2,141
Average Age	51	52	54
Average Age (Male)	51	52	54
Average Age (Female)	51	52	54
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	82	405	1,005
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$74,205	\$72,313	\$69,321
Average House Value	\$277,907	\$268,640	\$262,779

Demographics data derived from AlphaMap

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