



FOR LEASE

Retail/Office/Medical

1 000 Sf Suite

525 E Olympia Ave, Punta Gorda, FL 33950

Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL |
941.957.3730 | MSCcommercial.com

PRESENTED BY:

TAMMY SHAW

Senior Commercial Advisor | Broker Associate
941.769.2222
TammyShaw@michaelsaunders.com



OFFERING SUMMARY

Available SF:	1,000 SF
Lease Rate:	\$16.50 SF/yr (NNN)
Lot Size:	0.75 Acres
Year Built:	1975
Building Size:	10,056
Renovated:	2023
Zoning:	NC Neighborhood Center District Mixed Use
Market:	Charlotte County
Submarket:	Punta Gorda
Traffic Count:	65,000

PROPERTY OVERVIEW

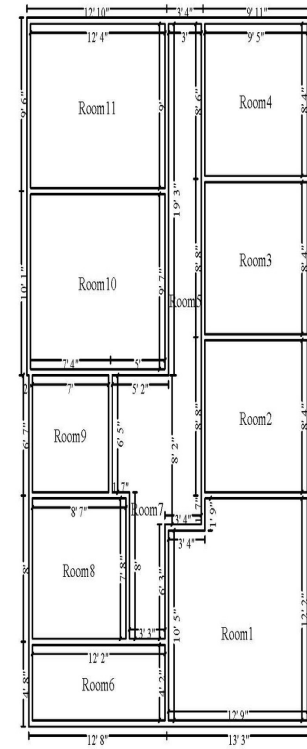
Available now 1,000sf, Suite 8 has large windows in the front, ample parking, a new roof, and new 2-ton A/C units on the roof. New electrical panel and plumbing. This building is located one block from Bayfront Hospital Punta Gorda. This is a nice area for medical/office/retail, there are 65,000 households within 5 miles with an average income of \$73,000 annually. Located on a busy main road to the interstate I-75. Please call the listing agent for lease terms.

PROPERTY HIGHLIGHTS

- Located on Olympia Ave in Punta Gorda, Florida
- 1000sf Retail/Office/Medical for Lease
- Ample parking with Pylon Signage
- Neighborhood Center District Mixed Use
- Reinforced Concrete Building with New Roof.
- New electric panel and New HVAC and large front windows

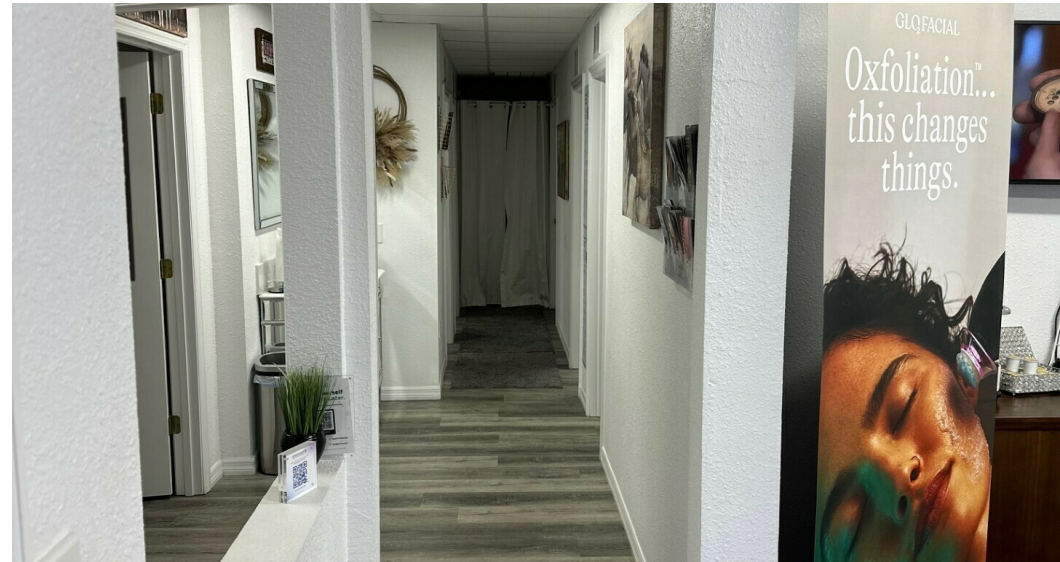
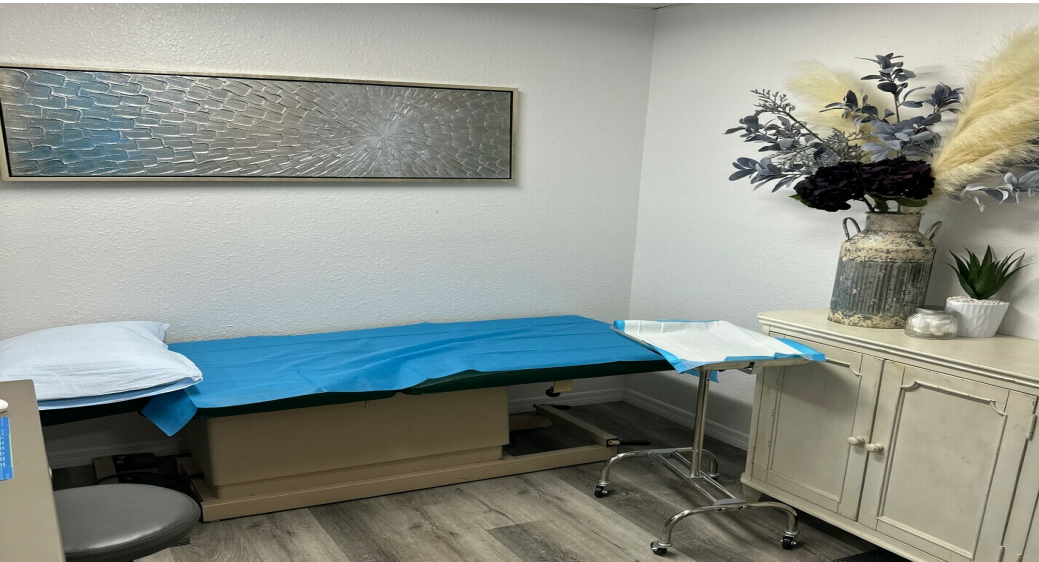


Main Level



Main Level

SUITE 8





525 E OLYMPIA AVE RETAIL PROPERTY

525 E OLYMPIA AVE, PUNTA GORDA, FL



TAMMY SHAW

Senior Commercial Advisor | Broker Associate

TammyShaw@michaelsaunders.com

Direct: 941.769.2222 | Cell: 941.769.2222

FL #BK3336061

PROFESSIONAL BACKGROUND

Tammy Shaw epitomizes integrity, energy, hard work, and creative service in every detail of your real estate transaction. Tammy grew up in Carrollton, Ohio and started cultivating her sales drive at the age of 16, selling advertising. She has continued to be a rising star and has since built a successful career in her own business for over 32 years. She has useful experience in every aspect of transactions, for the buyers, sellers, investors, and banks. She has been trained and inspired in sales by some of the best from Dale Carnegie to Tom Hopkins and many more. Five words you can count on from Tammy Shaw are love, integrity, commitment, passion, and fun from the first phone call to the close. Contact her today and get started. My mission statement is, my promise to you

* To provide the most accurate and up-to-date information, skilled analysis and sound real estate advice.

* To make the buying and selling of real estate as cost effective as possible while maintaining the highest level of service.

* To be known as the most professional team of Real Estate Agents whose goals are positive, team oriented, solution based, and with a clear focus on commercial investing, developing, and leasing in retail, office, industrial, multifamily, hotel and special purpose real estate.

* To act responsibly both in the community and civically; providing updated content and responding to community needs on an ongoing basis; while maintaining the highest standards of quality, customer convenience and satisfaction

MSC Commercial
1605 Main Street Suite 500
Sarasota, FL 34236
941.957.3730

Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

TAMMY SHAW

Senior Commercial Advisor | Broker Associate
941.769.2222
TammyShaw@michaelsaunders.com