

19800 Veterans Blvd Units D7, D8, D9 & E4



FOR SALE



Property Overview

Industrial commercial condo available at 19800 Veterans Blvd in Port Charlotte, Florida, offering a functional layout ideal for warehouse, distribution, light industrial, contractor, or service-based businesses. This well-located unit provides convenient access to US-41, I-75, and surrounding commercial corridors, making it easy to serve all of Charlotte County and Southwest Florida. The property features flexible industrial space with overhead door access, ample parking, and excellent visibility along Veterans Blvd. Positioned in a growing business area near retail, industrial, and professional developments, this condo is well suited for owner-users or investors seeking a strong commercial location in Port Charlotte.

Property Highlights

- Heavy Daytime Traffic Area in Commercial Corridor
- Overhead Door Access
- Functional Layout Ideal for Warehouse, Contractor, Light Industrial Service
- Convenient access to US-41 and I-75
- Located in the highly desirable Veterans Plaza Business Park
- Centrally located to serve Charlotte County and Southwest Florida
- Strong owner-user or investment opportunity in a growing commercial corridor
- Excellent visibility and frontage along Veterans Blvd

Property Details

Price:	199,000
Units SF:	1,150
Floors:	1
Land Area:	4.16 AC
Year Built:	2002
Parking:	140 Spaces
Parking Ratio:	2.33
Zoning:	IG

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BK3307013, Florida

KELLER WILLIAMS PEACE RIVER

1675 W. Marion Ave, Suite 112

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Each Office is Independently
Owned and Operated



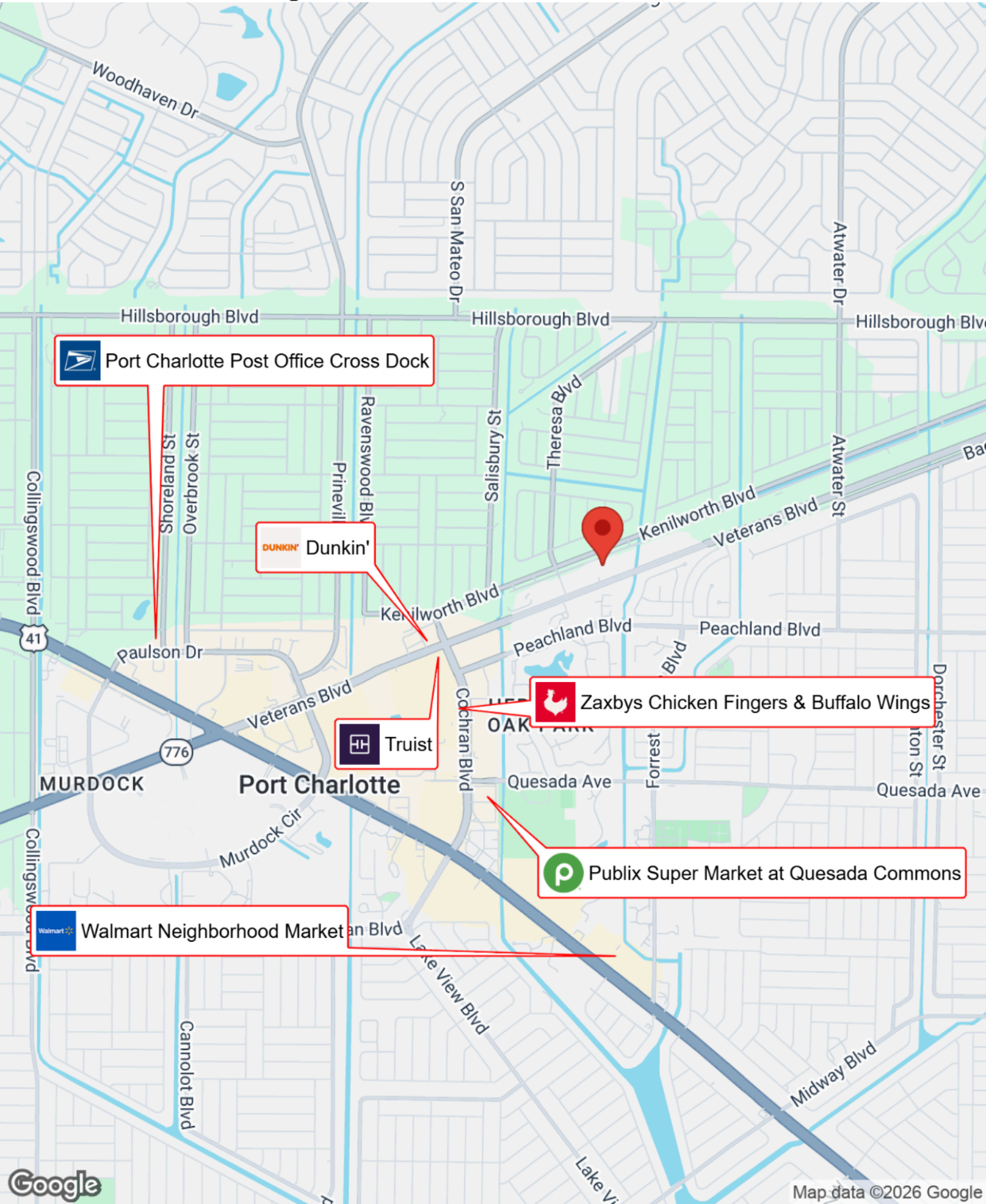
Property Photos



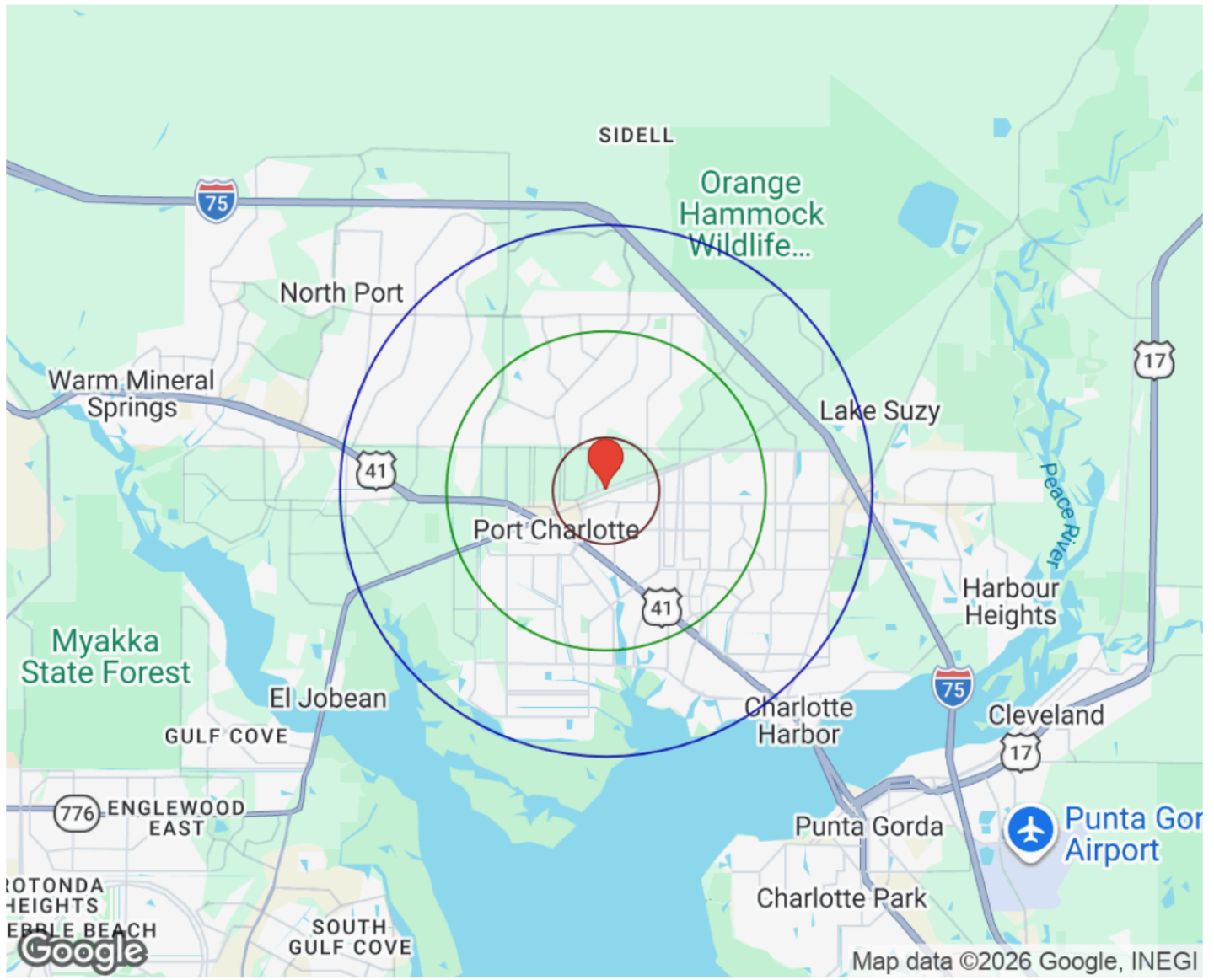
Property Photos



Business Map



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,055	21,700	51,779
Female	2,409	21,938	52,812
Total Population	4,464	43,637	104,591

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,480	32,963	79,667
Black	352	3,884	8,838
Am In/AK Nat	4	35	84
Hawaiian	1	9	31
Hispanic	457	5,058	12,007
Asian	96	855	1,987
Multiracial	68	764	1,820
Other	6	70	157

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,003	24,094	58,090
Occupied	2,257	18,620	44,959
Owner Occupied	1,772	13,857	33,818
Renter Occupied	485	4,763	11,141
Vacant	746	5,474	13,130

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	402	5,355	13,011
Ages 15 - 24	324	4,335	10,070
Ages 25 - 54	1,127	14,857	34,729
Ages 55 - 64	647	6,287	15,483
Ages 65+	1,963	12,801	31,297

Income	1 Mile	3 Miles	5 Miles
Median	\$67,869	\$67,861	\$72,968
Under \$15k	158	1,197	2,746
\$15k - \$25k	127	1,374	2,942
\$25k - \$35k	195	1,607	3,289
\$35k - \$50k	244	2,130	4,852
\$50k - \$75k	547	4,237	9,423
\$75k - \$100k	439	2,818	7,009
\$100k - \$150k	345	3,095	8,106
\$150k - \$200k	135	1,024	3,525
Over \$200k	65	1,136	3,067

Your Agent



Commercial Broker Associate, CCIM,
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