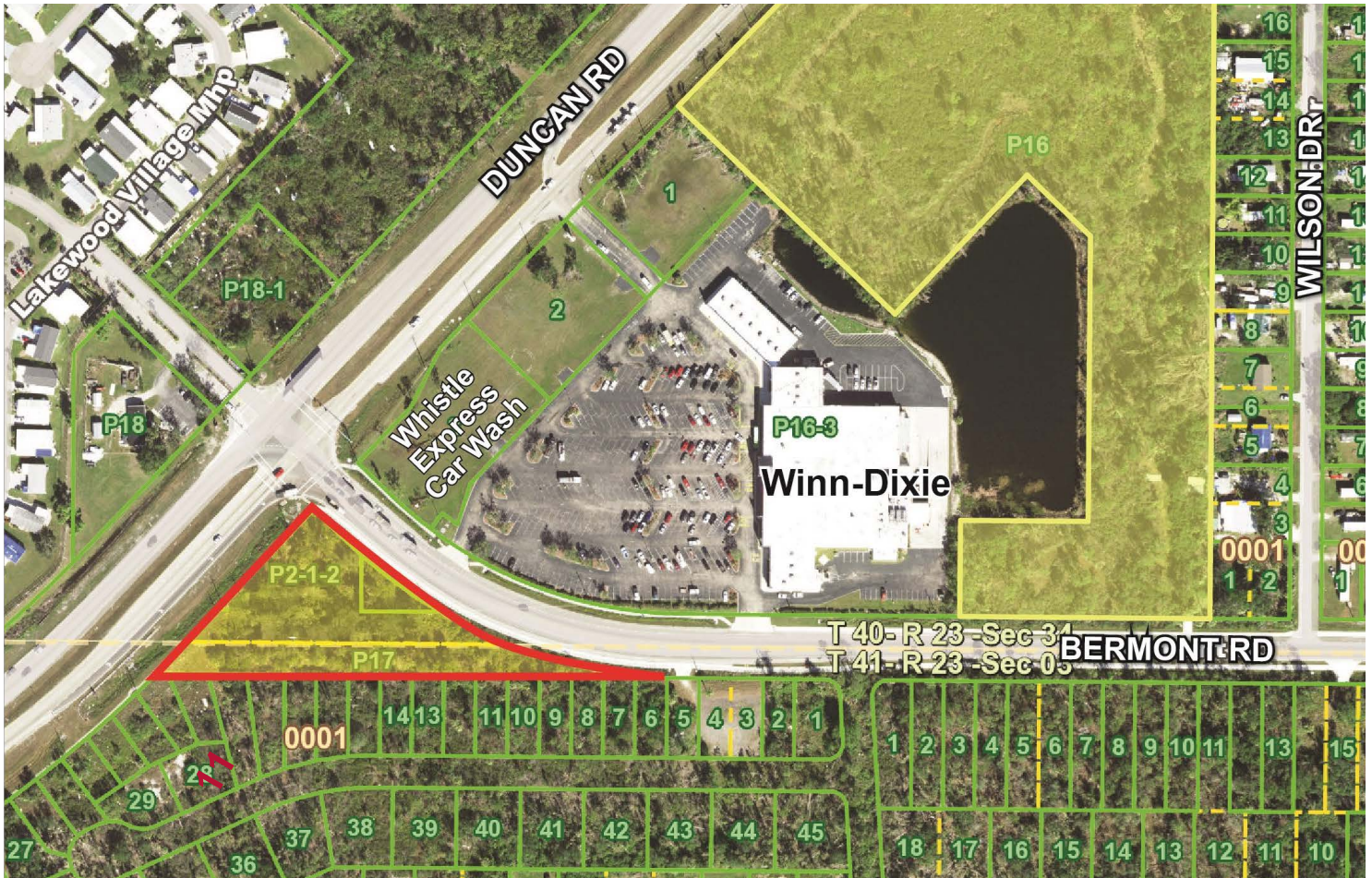


FOR SALE

Vacant Commercial Land

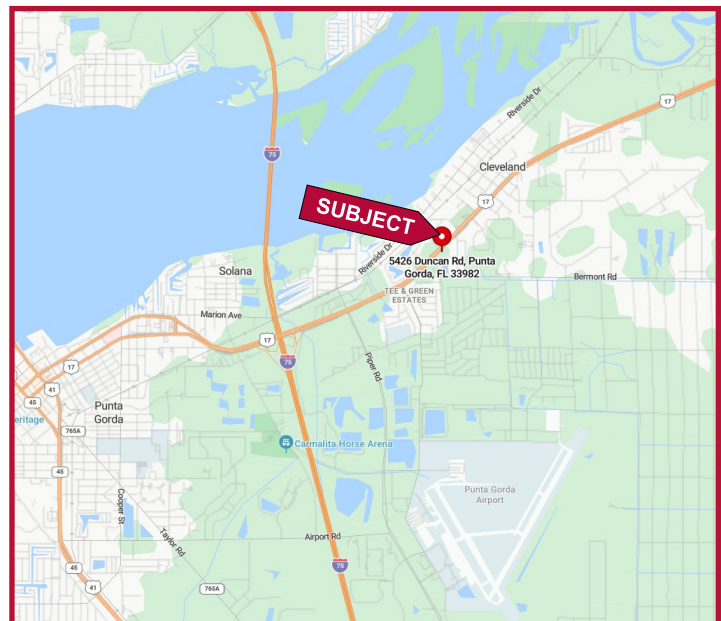
5682 Duncan Rd and 27511 Bermont Rd., Punta Gorda, FL 33982



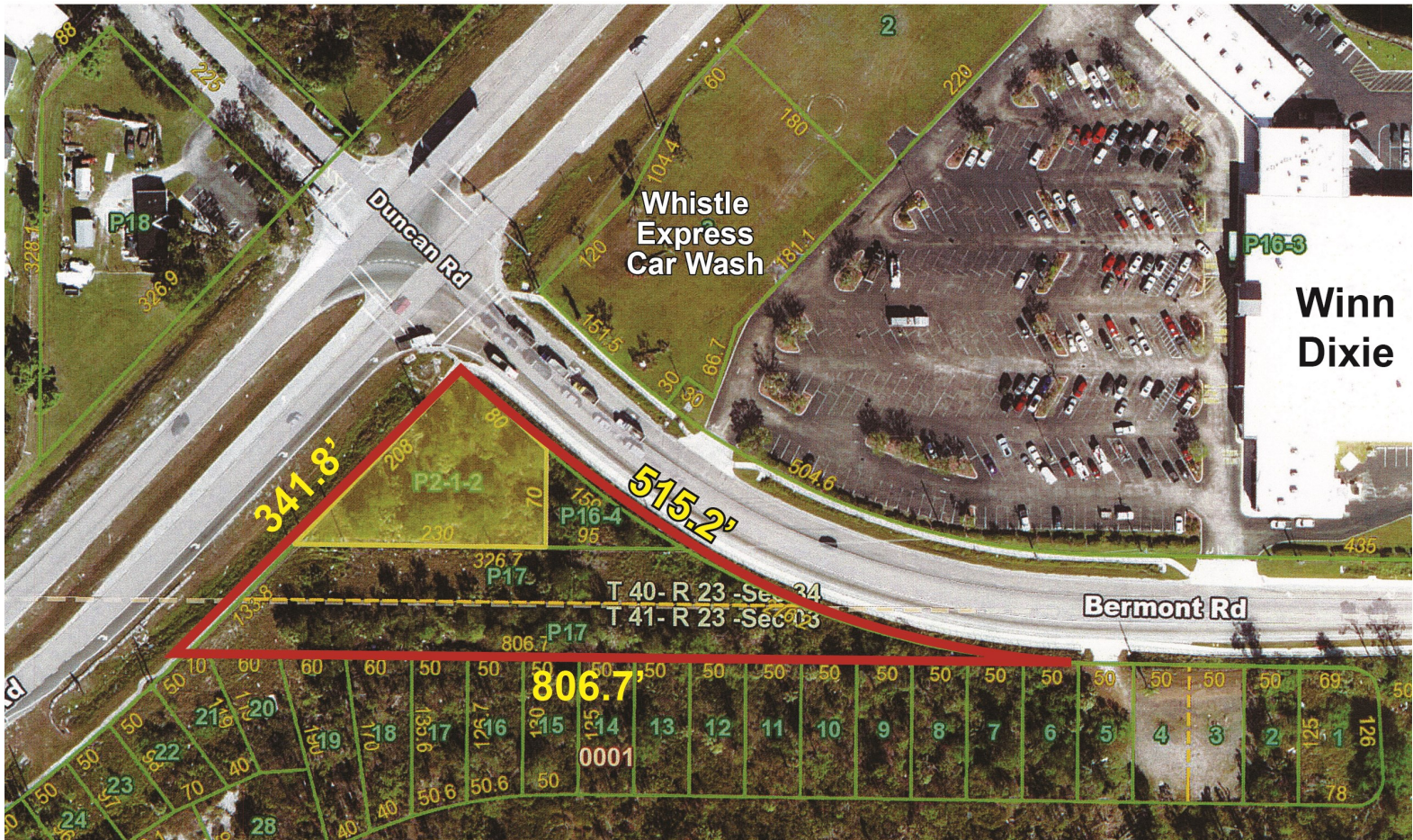
FEATURES

- ❖ 1.61 Acres (MOL)
- ❖ Three parcels located at the Southwest corner of the lighted intersection of Duncan Road and Bermont Road
- ❖ Zoning: CG Commercial General
- ❖ 342' of frontage along Duncan Road and 515.2' of frontage along Bermont Road
- ❖ Municipal water is in place on Duncan Road
- ❖ Daily Traffic Count 29,500 vehicles per day on Duncan Road
- ❖ **ASKING PRICE: \$1,047,000.00**

LOCATION MAP



AERIAL



- ❖ Electric: Florida Power & Light
- ❖ Flood Zone AE (EL 10)
- ❖ Daily Traffic Count 29,500 vehicles per day on Duncan Road
- ❖ Folio Numbers 402334380001, 402303126011, 402334452004
- ❖ 2024 Real Estate Taxes \$3,118.24 total for all 3 parcels
- ❖ Note: Powerline and Easement along dotted line



2024 Demographics			
	1-mile	3-miles	5-miles
Total Population	1,889	11,456	43,044
Total Households	871	5,038	20,617
Average Household Income	\$64,710	\$71,100	\$85,727