

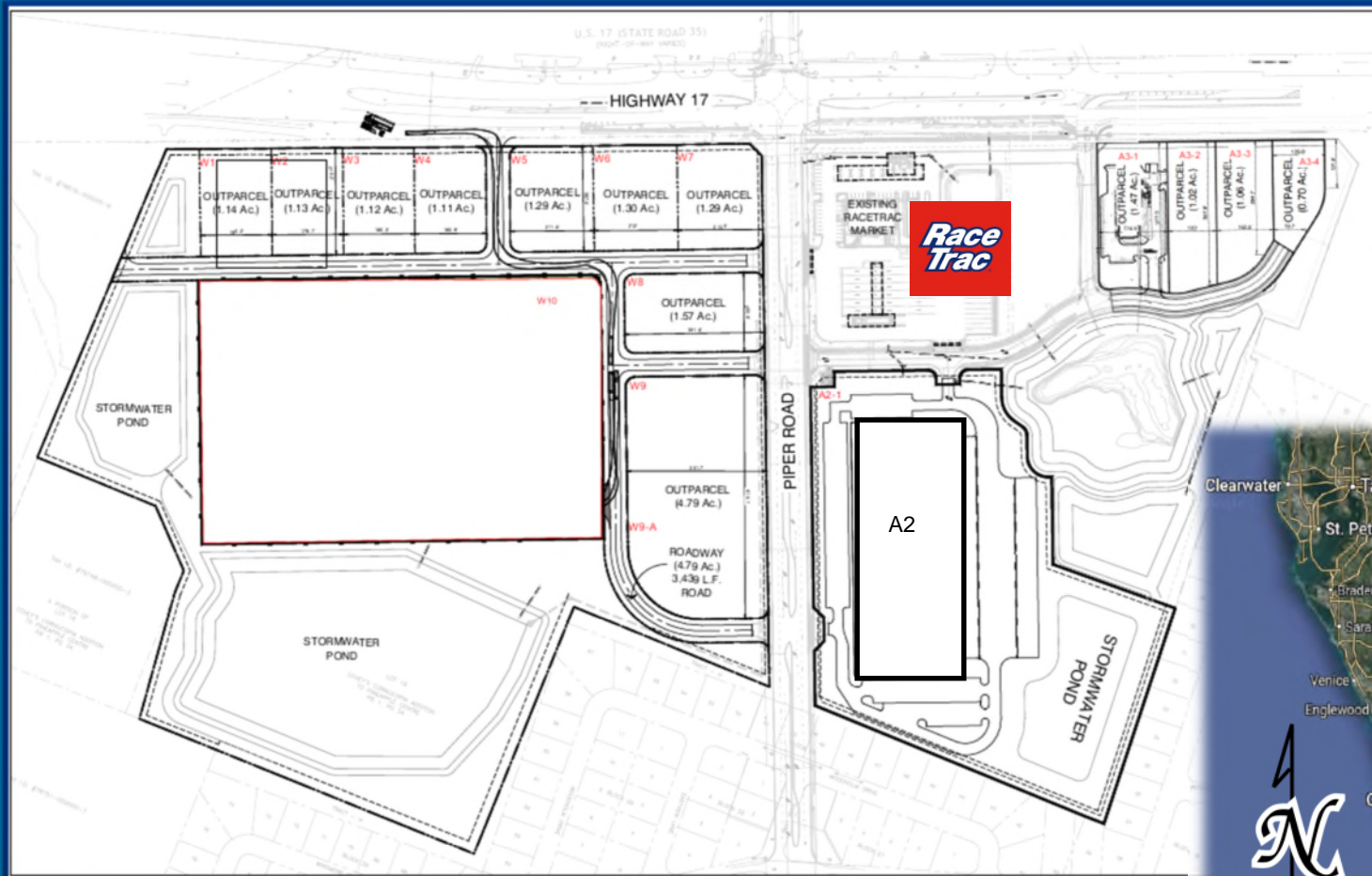
Punta Gorda Commons For Sale or Ground Lease

For more information Contact: Danielle Trzcinski, Sales Assoc. / Ph: 813.9330629 X 210

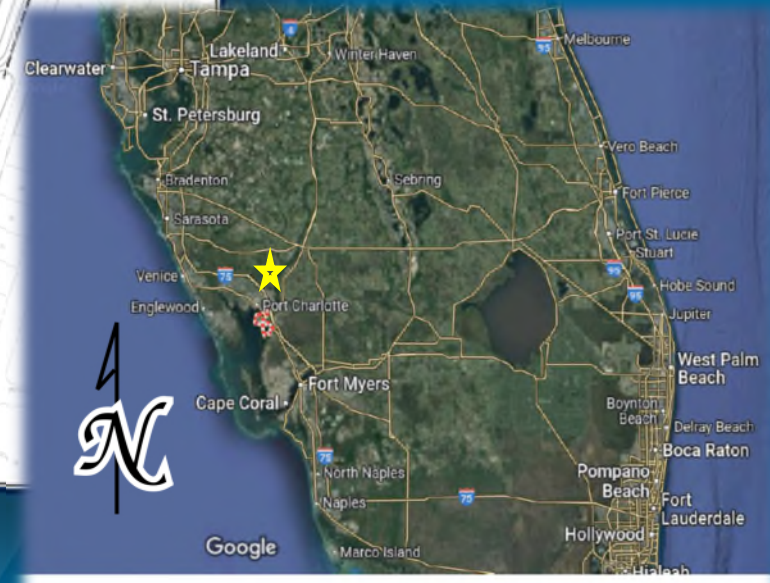


GROUP ONE, INC.

Richard L. Trzcinski,
Licensed Real Estate Broker
3603 Madaca Lane, Tampa, FL 33618



**Conveniently located
just off Interstate 75, at
the intersection of Hwy
17 and Piper Road in
Charlotte County, Florida**



Additional Info: Pad on grade site delivery. Off-Site retention. Utilities to property line.



2023 TRAFFIC COUNTS

I-75: 82,500 / DAY

HWY 17: 29,500 / DAY

TOTAL: 112,000 / DAY

- * Mixed Use Site
- * Enterprise Charlotte Airport Park (ECAP) located 2 miles South of Project
- * Situated in one of the fastest growth areas of West Central Florida
- * Parcels to be delivered pad on grade