

LEASE

24420 SANDHILL BLVD UNITS 102-105, AND UNIT 303

24420 Sandhill Boulevard Punta Gorda, FL 33983



LEASE RATE

\$15.00 SF/yr

Danny Nix Jr

941 225 4663

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PROPERTY DESCRIPTION

Discover the perfect space for your business at 24420 Sandhill Boulevard in Punta Gorda, FL. This exceptional property offers a prime location for lease, featuring a spacious layout suitable for a variety of business needs. With modern amenities and ample parking, this property provides a professional environment to support your company's success. The well-maintained grounds and inviting exterior create a welcoming atmosphere for clients and employees alike. Don't miss this opportunity to elevate your business in a desirable location.

PROPERTY HIGHLIGHTS

- Prime location on Sandhill Boulevard in Punta Gorda, FL
- Spacious and open floor plan for versatile use
- Modern and well-maintained building aesthetic
- High visibility for maximum exposure
- Close proximity to major roadways and thoroughfares

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Number of Units:	2
Available SF:	1,018 - 5,248 SF
Lot Size:	3.71 Acres
Building Size:	6,655 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	731	2,588	5,789
Total Population	1,498	5,084	10,963
Average HH Income	\$76,794	\$75,038	\$70,672

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,018 - 5,248 SF	Lease Rate:	\$15.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
24420 Sandhill Blvd	5,248 SF	NNN	\$15.00 SF/yr	<p>Units 102-105 offers 5,248 sq ft of leasable space in a prime, high-traffic location at Sandhill and Kings Hwy. The units feature a spacious reception/entry area suitable for a variety of uses, multiple entry points, 3 restrooms, a kitchen/breakroom, 2 large office or conference rooms, 5 smaller offices, and 3 storage or additional office spaces. It also includes an 8' roll-up door providing access to a 23' x 22' potential warehouse area.</p> <p>All information comes from users and sources that are believed to be reliable but should be verified for accuracy. Subject to errors and omissions.</p>
24420 Sandhill Blvd	1,018 SF	NNN	\$15.00 SF/yr	<p>Unit 303 offers 1,018 sq ft of a functional layout featuring four private offices, a restroom, and a large entry/reception area, ideal for welcoming clients or setting up a comfortable workspace. With ample natural light and a flexible floor plan, this unit is perfect for professional services, small businesses, or startups.</p> <p>All information comes from users and sources that are believed to be reliable but should be verified for accuracy. Subject to errors and omissions.</p>

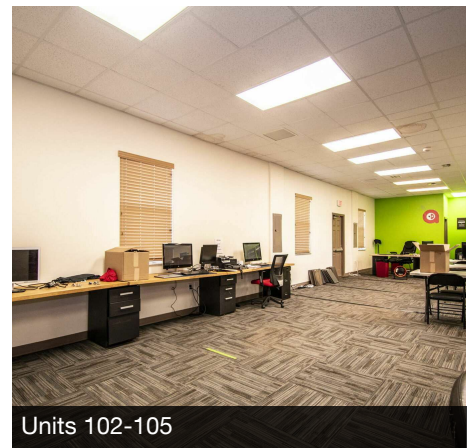
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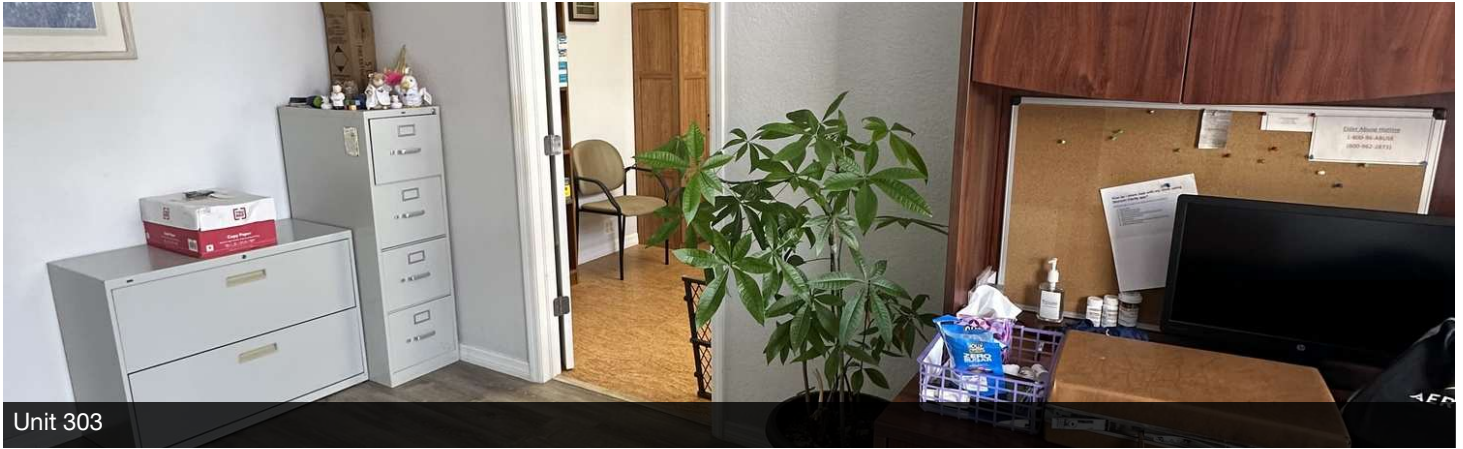
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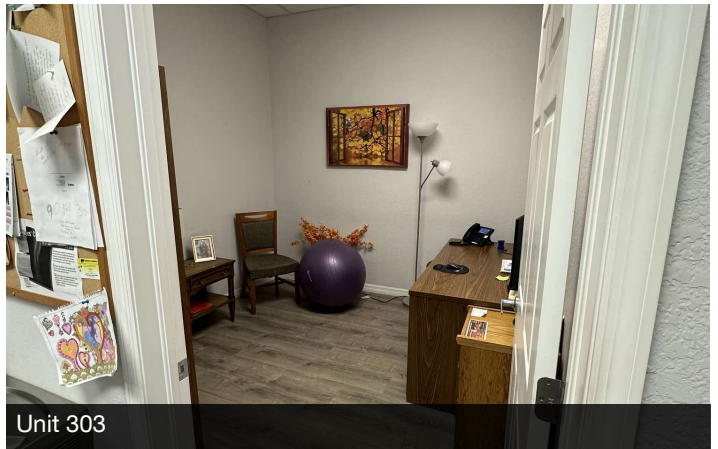
Unit 303



Unit 303



Unit 303



Unit 303

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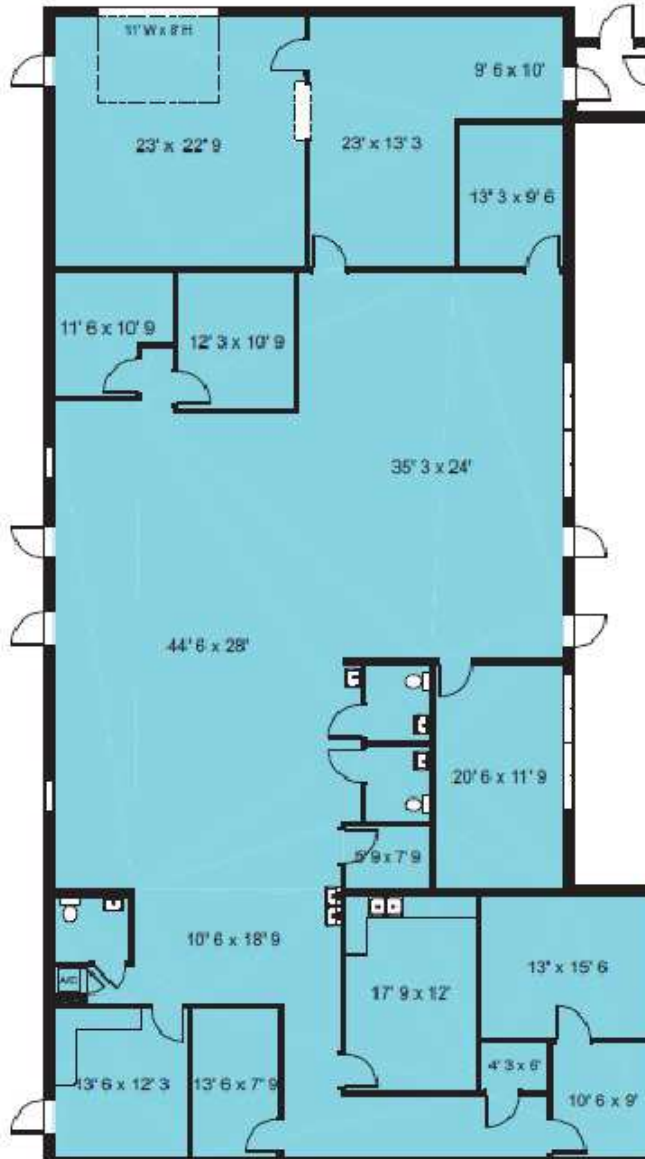


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Units 102-105



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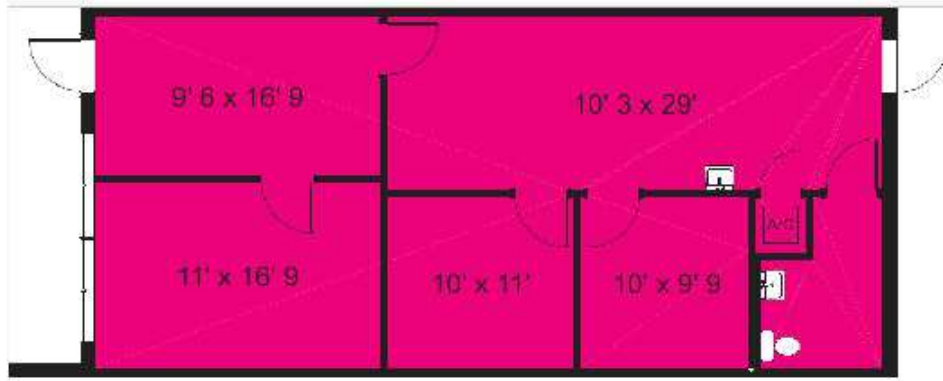
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Unit 303



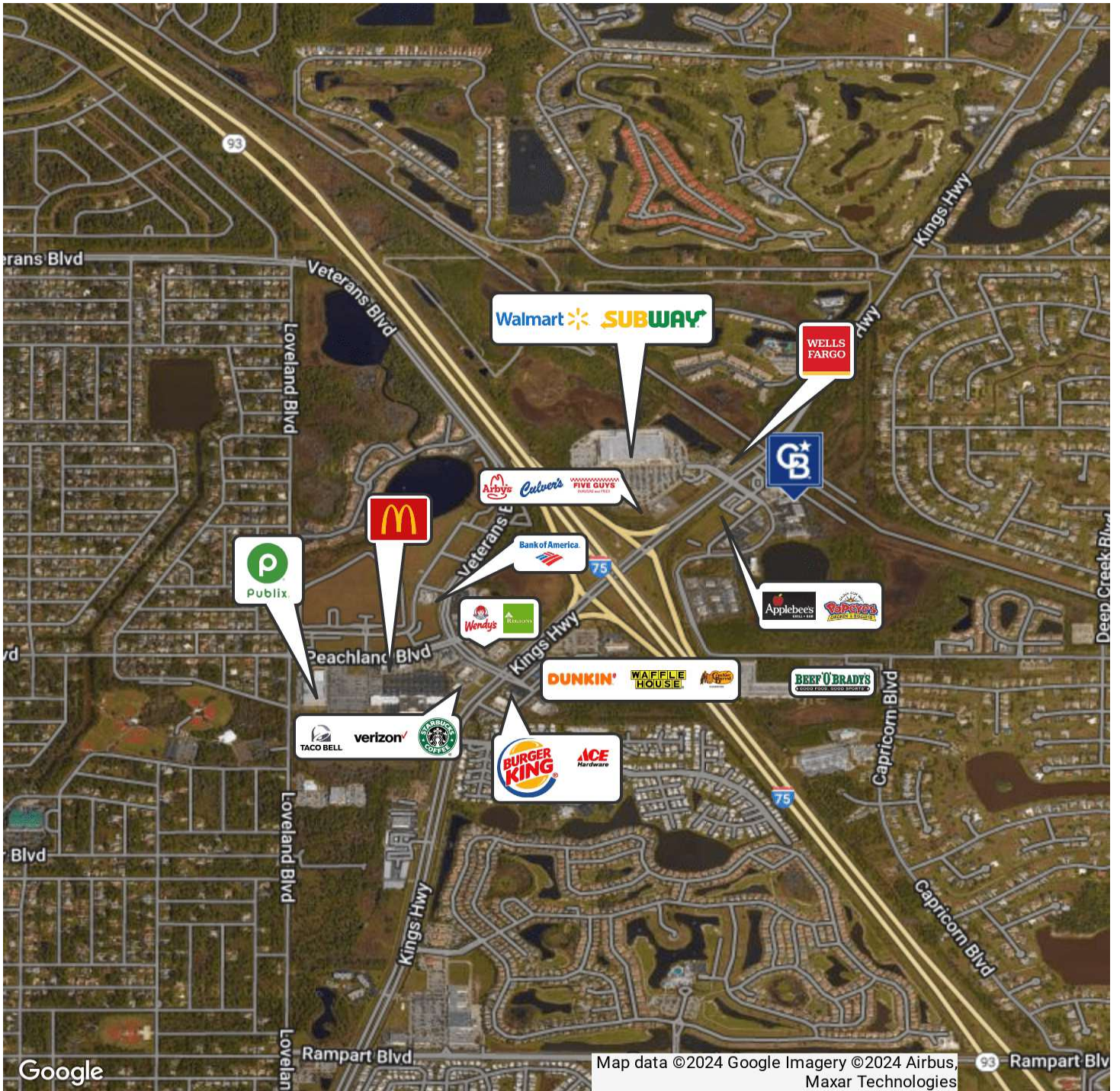
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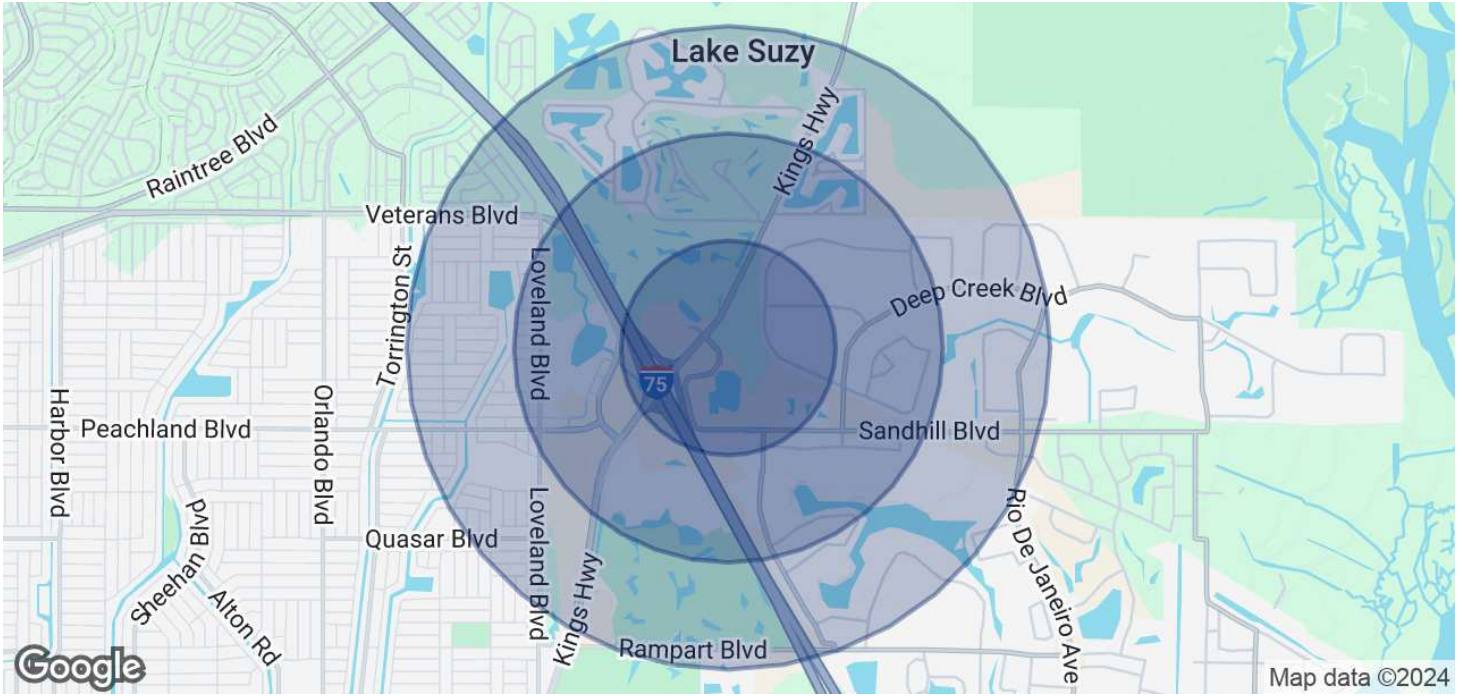
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,498	5,084	10,963
Average Age	55.2	59.4	61.3
Average Age (Male)	50.1	54.4	59
Average Age (Female)	56.3	60.3	62
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	731	2,588	5,789
# of Persons per HH	2	2	1.9
Average HH Income	\$76,794	\$75,038	\$70,672
Average House Value	\$200,708	\$198,501	\$217,959

2020 American Community Survey (ACS)

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DANNY NIX JR

Broker Associate, CCIM

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PROFESSIONAL BACKGROUND

Sharing knowledge, experience, and enthusiasm about commercial real estate in Florida, our community and the business opportunities available, I strive to lead our team to help recruit and integrate companies and the people of those businesses into our area by finding them the best location at the highest use and value.

EDUCATION

Bachelor of Science in Marketing

Associates Degree in Business Administration

MEMBERSHIPS

NAR: National Association of Realtors

Florida Realtors

CCIM Member

ICSC: International Council of Shopping Centers

EDP: Charlotte County Economic Development Partnership

REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto (President)

Punta Gorda Chamber of Commerce

Charlotte County Chamber of Commerce

Englewood Chamber of Commerce

Fawcett Memorial Hospital (Board Member)

Florida Southwestern State College (Chairman of the Board)

Leadership Florida Cornerstone Class 38

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