



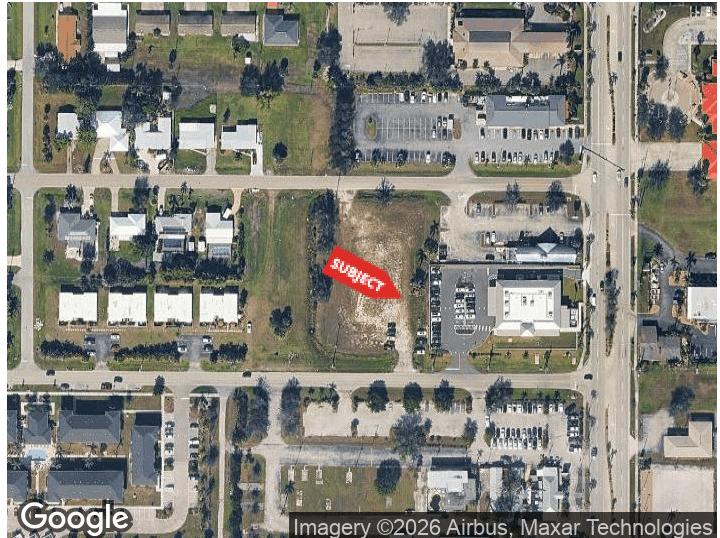
**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

2.13 ACRES PAD READY COMMERCIAL LAND

120-200 W HENRY ST
PUNTA GORDA, FLORIDA 33950

PROPERTY HIGHLIGHTS

- Pad ready for development
- Excellent location just west of US 41
- High-traffic corridor with nearby retail, office, and hospitality developments
- Utilities available to site
- Ideal for residential, retail, restaurant, office, or mixed-use project



For More Information

GEOFFREY PAUL

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DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
Total Households	77	789	3,238
Total Population	154	1,567	6,534
Average HH Income	\$93,065	\$81,131	\$76,314

PUNTA GORDA, FL 33950



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OFFERING SUMMARY

Sale Price:	\$1,449,000
Acres:	2.13
Zoning:	NR-15, PD-HC

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 120-200 W Henry St, Punta Gorda, FL

Prime pad-ready development site now totaling 2.13 acres in the heart of Punta Gorda's growing commercial corridor. With the addition of an adjacent parcel, this offering provides expanded frontage, increased development flexibility, and enhanced site utility.

The combined parcels are zoned NR-15 and HC, allowing for a broad range of residential, commercial and mixed-use development opportunities. Strategically located just west of US 41 (Tamiami Trail), the site benefits from strong visibility, convenient access, and close proximity to Downtown Punta Gorda, Fisherman's Village, and the Charlotte Harbor waterfront.

An excellent opportunity for developers seeking a larger, well-positioned site in one of Punta Gorda's most active growth areas.

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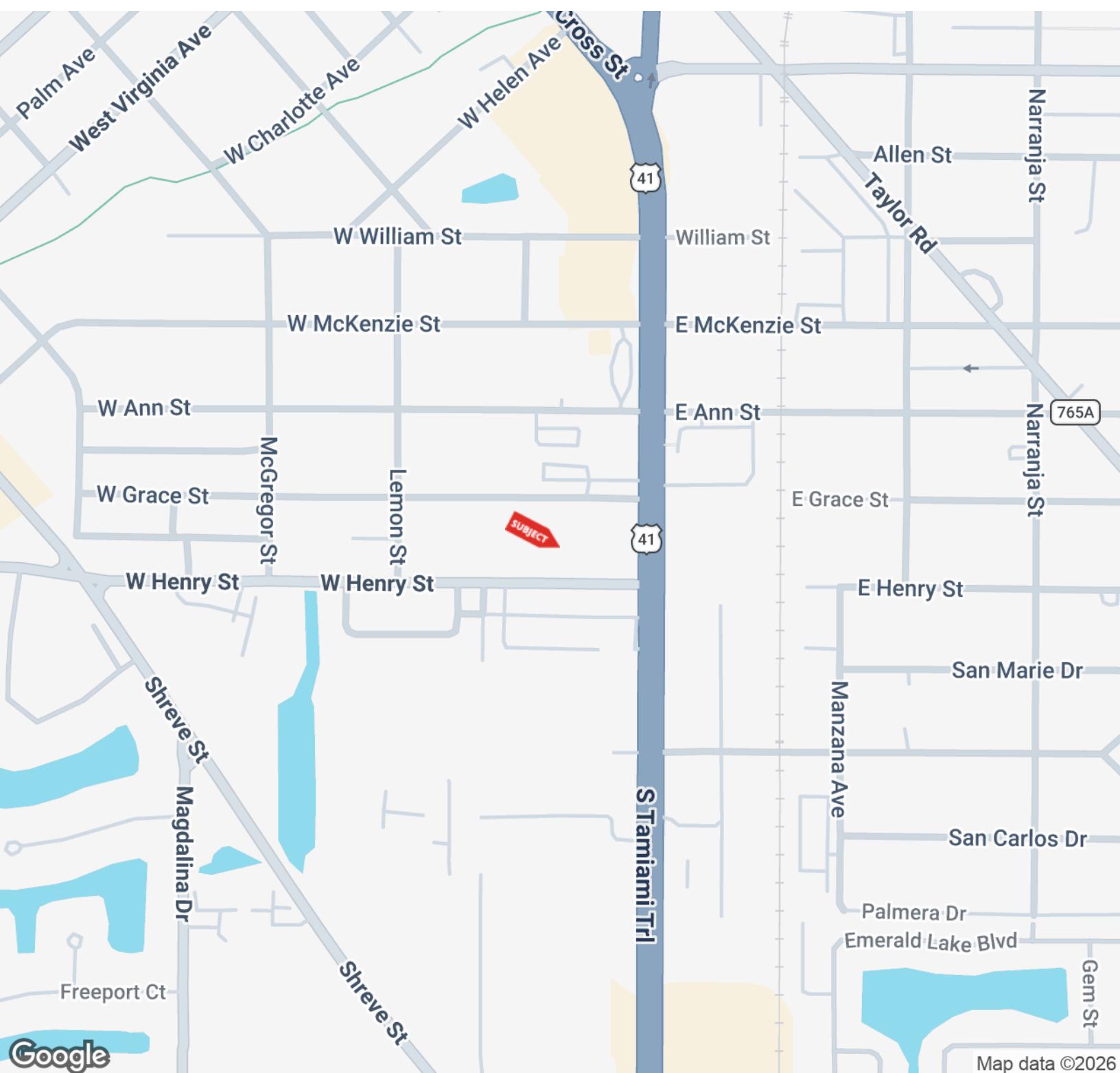


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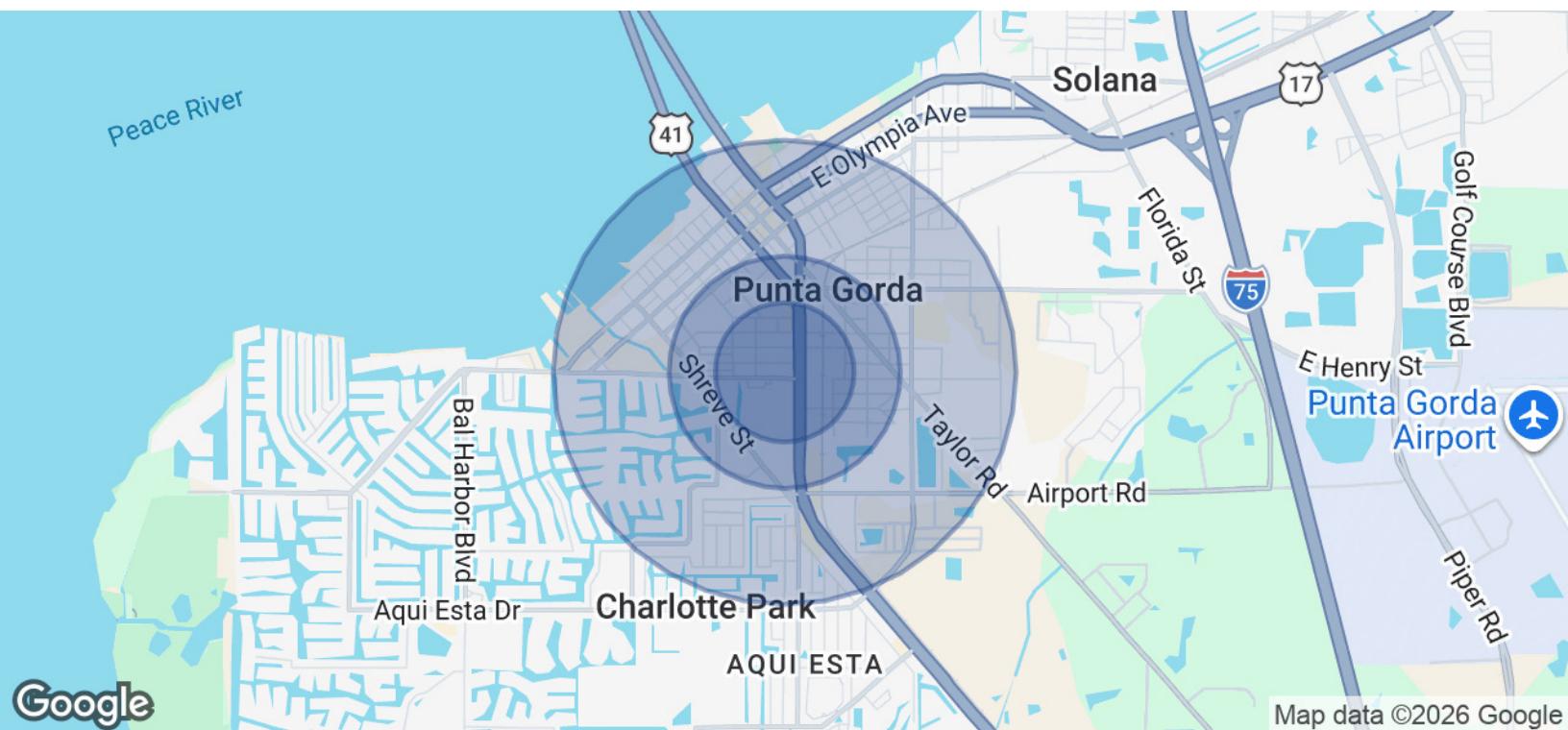


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	154	1,567	6,534
Average Age	58	57	54
Average Age (Male)	56	56	54
Average Age (Female)	60	58	55

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	77	789	3,238
# of Persons per HH	2	2	2
Average HH Income	\$93,065	\$81,131	\$76,314
Average House Value	\$545,524	\$421,923	\$407,428

Demographics data derived from AlphaMap

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