



24496 Sandhill Blvd

Punta Gorda, FL 33983

Property Features

- 1.20 Acres, Zoned PD
- Active Market
- Busy Port Charlotte Location
- Fast Growing Area
- Great Access to I-75 & Kings Hwy.
- Heavy Traffic Counts
- Close to Wamart, Publix, National Hotels and Restaurants

For more information:

Gary Tasman

Executive Vice President
+1 239 489 3600
gtasman@naiburnsscalo.com

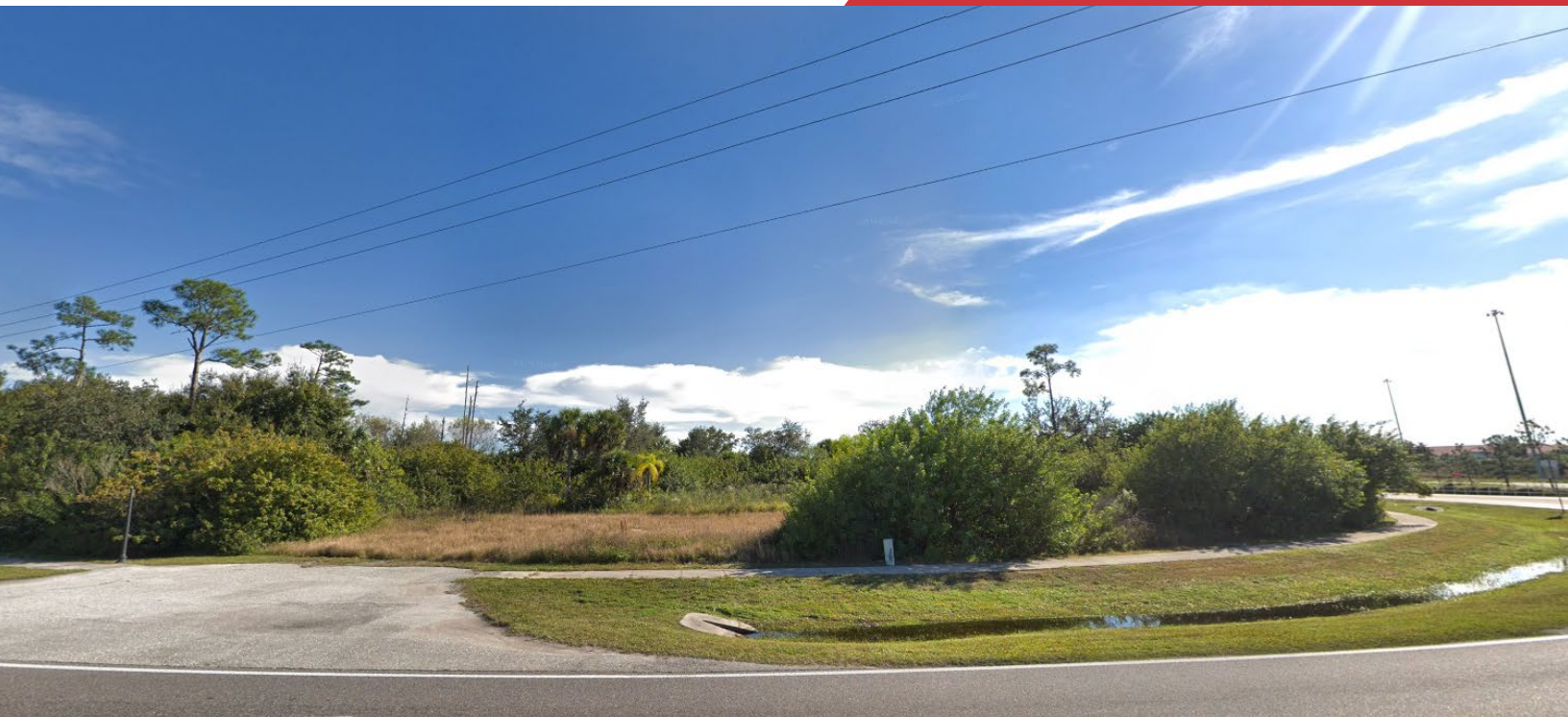
Shawn Stoneburner

Senior Vice President
+1 239 489 3600
sstoneburner@naiburnsscalo.com



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

5220 Summerlin Commons Blvd Suite 500
Fort Myers, FL 33907
+1 239 489 3600
naiburnsscalo.com



Traffic Counts

Collection Street	Cross Street	Traffic Volume	Year	Distance
I-75	Kings Hwy SE	24,000	2025	.66 mi
I-75	Rampart Blvd SE	26,500	2025	.76 mi
I-75	Harbor View Rd NW	16,300	2025	3.45 mi

Demographics

	1-Mile	3-Miles	5-Miles
Total Population	6,139	38,725	80,093
Average Age	62.5	57.3	54.5
Projected 2030 Population	6,731	42,283	87,112
Population Growth 2025-2030	1.9%	1.8%	1.8%
Total Households	3,089	17,320	35,405
Median Household Income	\$73,845	\$70,268	\$65,935
Median Home Value	\$332,683	\$316,128	\$297,154

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

5220 Summerlin Commons Blvd Suite 500
Fort Myers, FL 33907
+1 239 489 3600
naiburnsscalo.com