



**FLOOD-SAFE &
WELL-BUILT**

FREESTANDING DOWNTOWN OFFICE BUILDING

**334 W OLYMPIA AVE
PUNTA GORDA, FL 33950**

PRICE: \$1,050,000

PRESENTED BY

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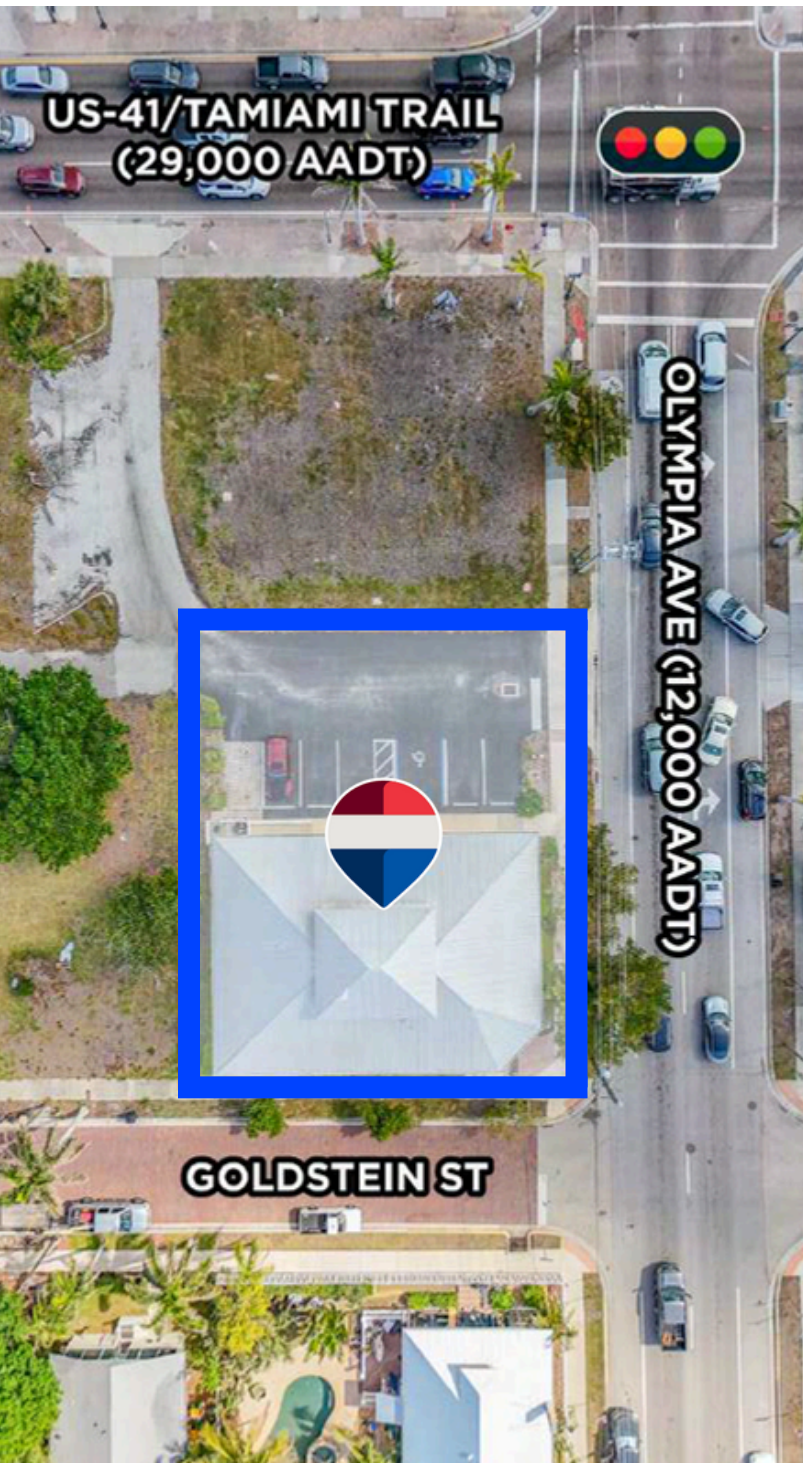
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EXECUTIVE SUMMARY



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PROPERTY SUMMARY

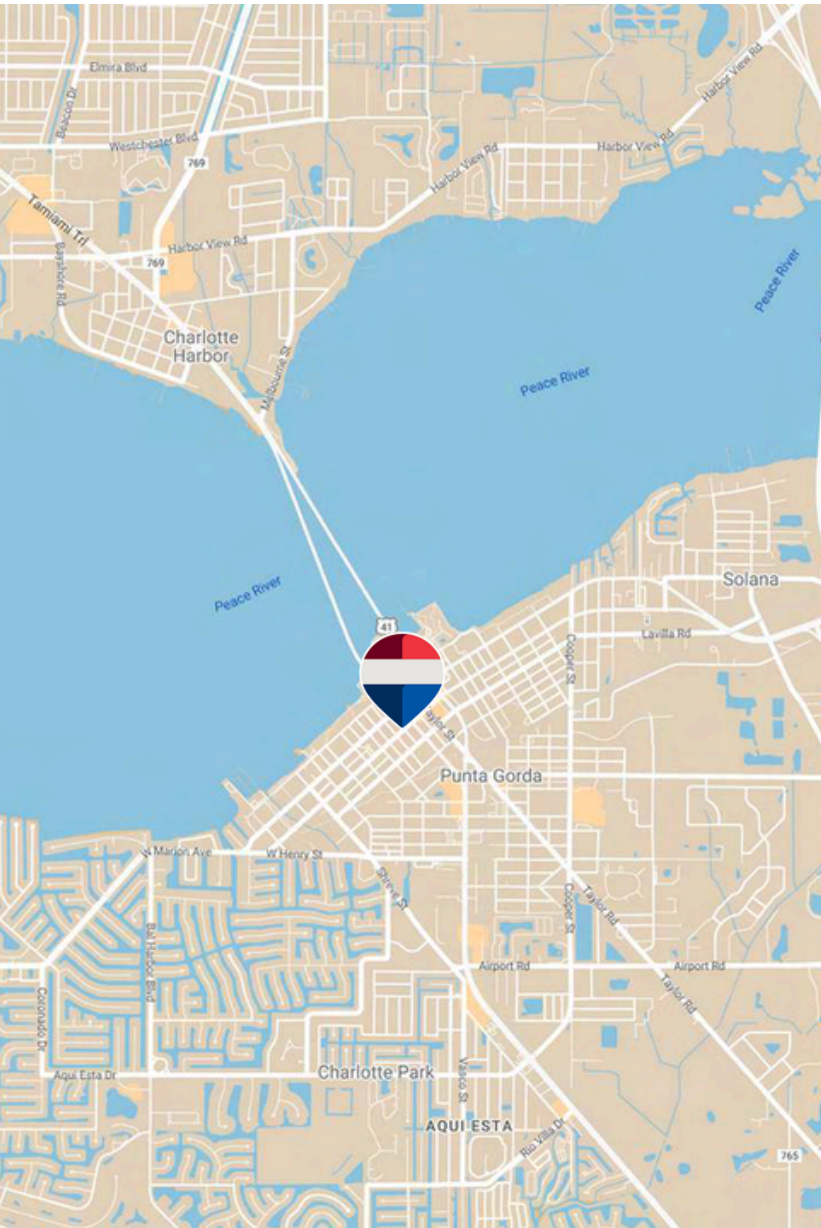
334 West Olympia Avenue is a beautifully constructed, two-story professional office building located in the heart of downtown Punta Gorda. Built in 2009 by highly regarded local builder Fero Construction, this 3,5603 SF property was originally designed for an accounting firm and offers a highly functional layout for a wide range of professional uses.

The interior includes 13 private offices, two of which can function as a reception area and lobby, two ADA-compliant restrooms, a first-floor kitchenette, and a large open work area previously used for filing and production. The second floor features an additional kitchenette, a private office, media closet, and walk-in attic access.

Zoned Neighborhood Transition, the property offers flexible use potential and is ideally suited for office, studio, or boutique retail concepts. Meticulously maintained and solidly built, the building remained completely untouched during recent hurricanes—no flooding, no damage—offering peace of mind and long-term durability.

KEY METRICS

ADDRESS:	334 W Olympia Ave Punta Gorda, FL 33950
PARCELS:	412306359013
BLDG SIZE:	3,560 sqft
ACREAGE:	0.16 AC
COUNTY:	Charlotte
YEAR BUILT:	2009
MUNICIPALITY:	City of Punta Gorda
ZONING:	TPG-NT
AADT:	7,900
PROPERTY TAXES:	\$8,896.89



COMPLETE HIGHLIGHTS

- 3,560 SF two-story professional office building
- Built in 2009 by Tom Fero, known for quality construction
- 13 private offices, including space for reception and lobby
- Two ADA-compliant restrooms
- First-floor kitchenette and large open work area
- Second-floor kitchenette, office, media closet, and walk-in attic access
- Zoned Neighborhood Transition—ideal for office, studio, or boutique retail
- No flooding or damage during recent hurricanes
- Located in downtown Punta Gorda, steps from waterfront and amenities
- Safe, walkable area with nearby restaurants, shops, and parks
- Excellent visibility and easy access to U.S. 41 and I-75

SIZE: 0.16 AC

ZONING: TPG-NT

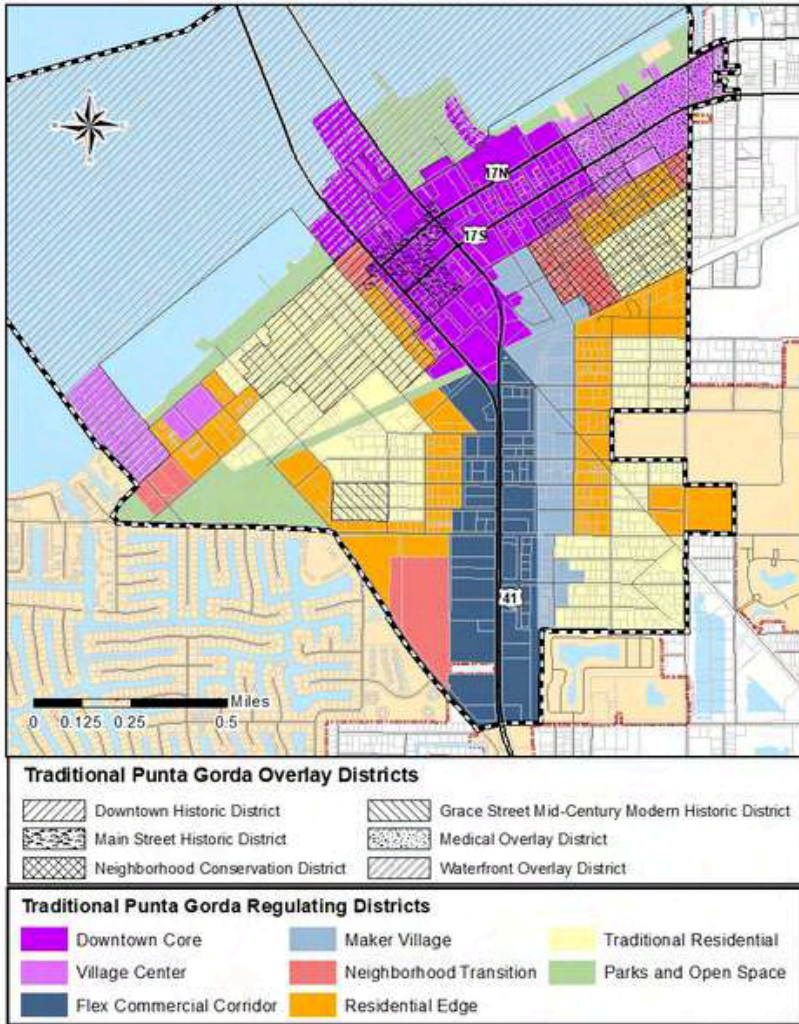
FREESTANDING BUILDING

ZONING SUMMARY

The Neighborhood Transition (NT) zoning district in Punta Gorda is designed to serve as a buffer between high-intensity mixed-use areas and low-intensity residential neighborhoods. This district accommodates a blend of residential and compatible non-residential uses, promoting a seamless transition in urban development.

Key Features of Neighborhood Transition Zoning:

- **Purpose:** Facilitates a gradual shift from commercial to residential areas, supporting a mix of uses that are harmonious with both environments.
- **Permitted Uses:** Includes residential dwellings, professional offices, and certain low-intensity commercial establishments that align with the residential character.
- **Development Standards:** Regulates aspects such as building height, setbacks, lot coverage, and design to ensure compatibility with adjacent residential zones.



For detailed information on specific regulations and permitted uses within the Neighborhood Transition district, please refer to the City of Punta Gorda's official zoning resources.

AREA OVERVIEW



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TAMPA

SARASOTA

VENICE

NORTH PORT

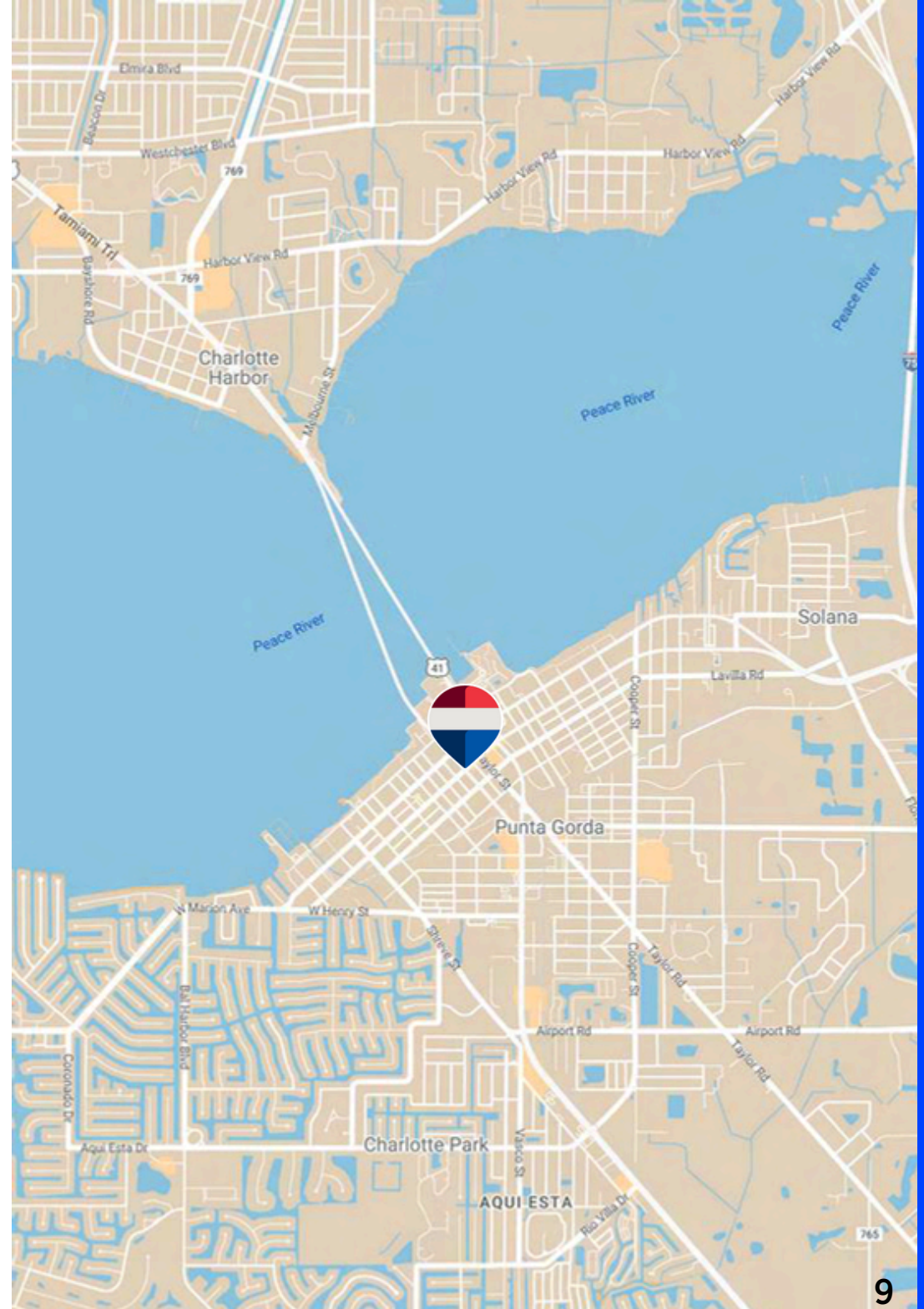
PORT CHARLOTTE

PUNTA GORDA

FORT MYERS
CAPE CORAL

ESTERO

NAPLES

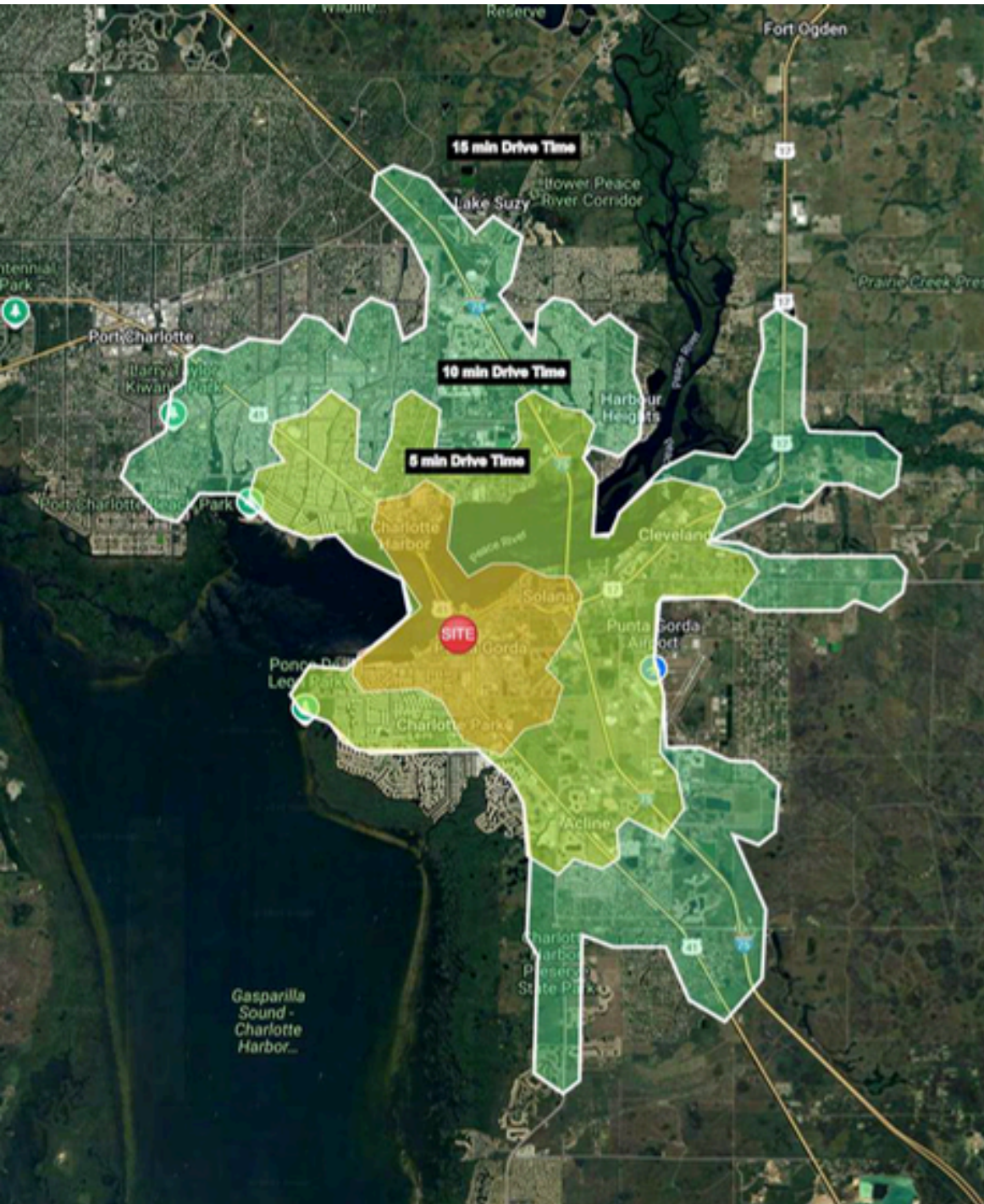


DOWNTOWN RETAIL MAP



RETAIL MAP





DEMOGRAPHICS

2023 Summary	5 MIN	10 MIN	15 MIN
Population	2,935	23,989	73,230
Households	1,444	12,098	34,688
Workday Population	3,189	23,437	65,300
Avg Home Value	\$396K	\$428.6K	\$349.1K
Median Age	58	63	60
Median HH Income	\$49.9K	\$62.6K	\$62.8K
Avg HH Income	\$73K	\$85.1K	\$83.5K



\$1.4B
TOTAL
CONSUMER
SPEND
(15 MIN)



10.596%
POPULATION
GROWTH 5YR
(5 MIN)



\$83.5k
AVG HH
INCOME
(15 MIN)

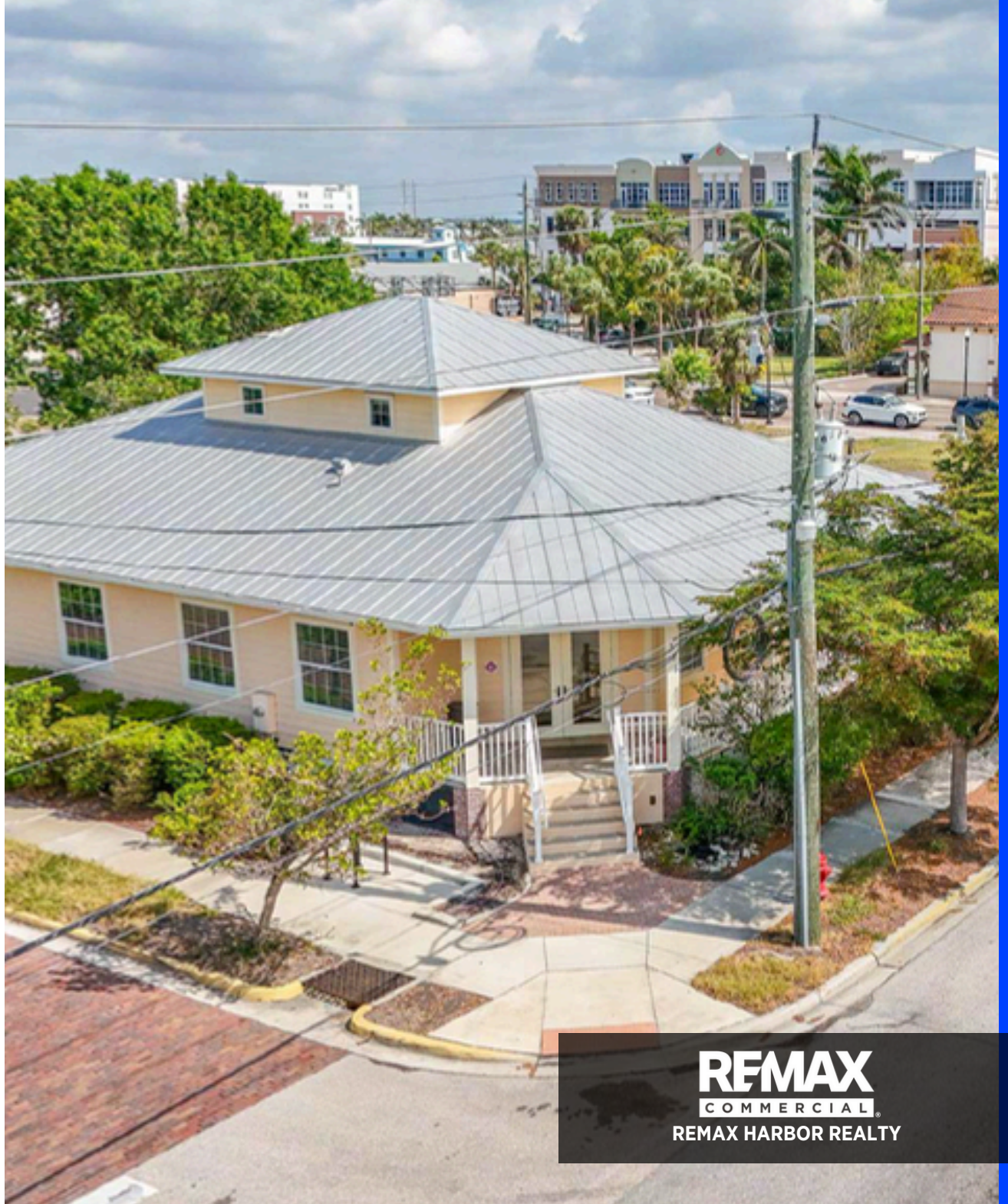


\$428.6k
AVG HOME
VALUE
(10 MIN)



58
MEDIAN AGE
(5 MIN)

PROPERTY PHOTOS



PROPERTY PHOTOS

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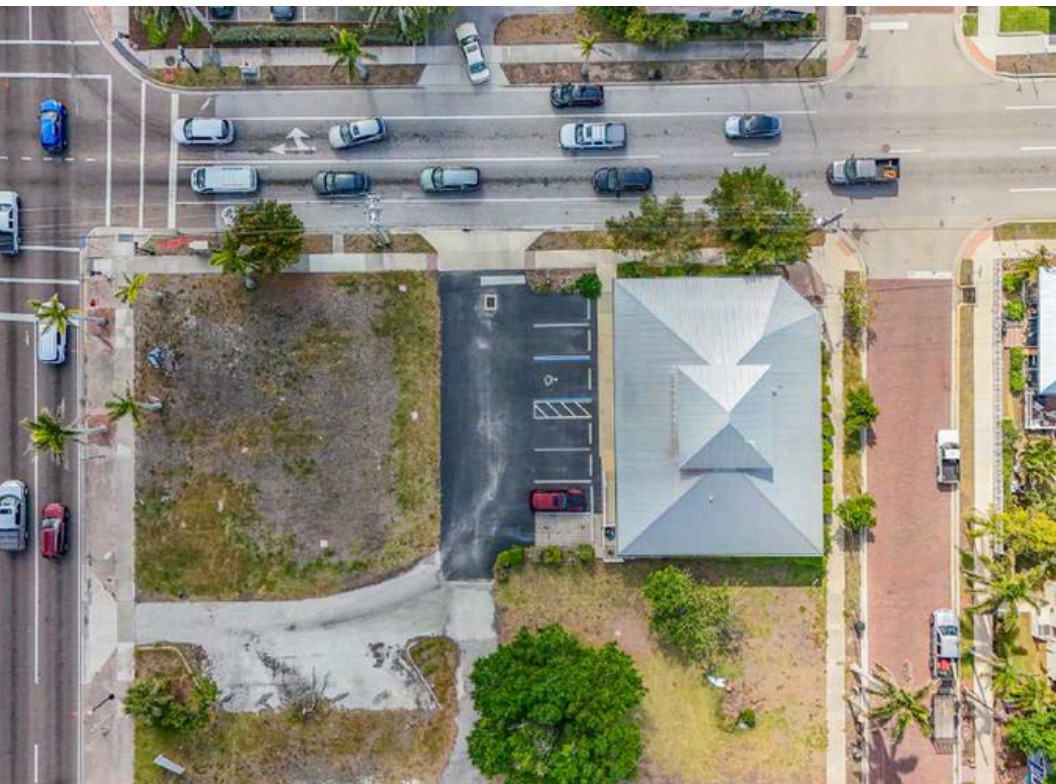
DOWNTOWN MAJOR ATTRACTIONS

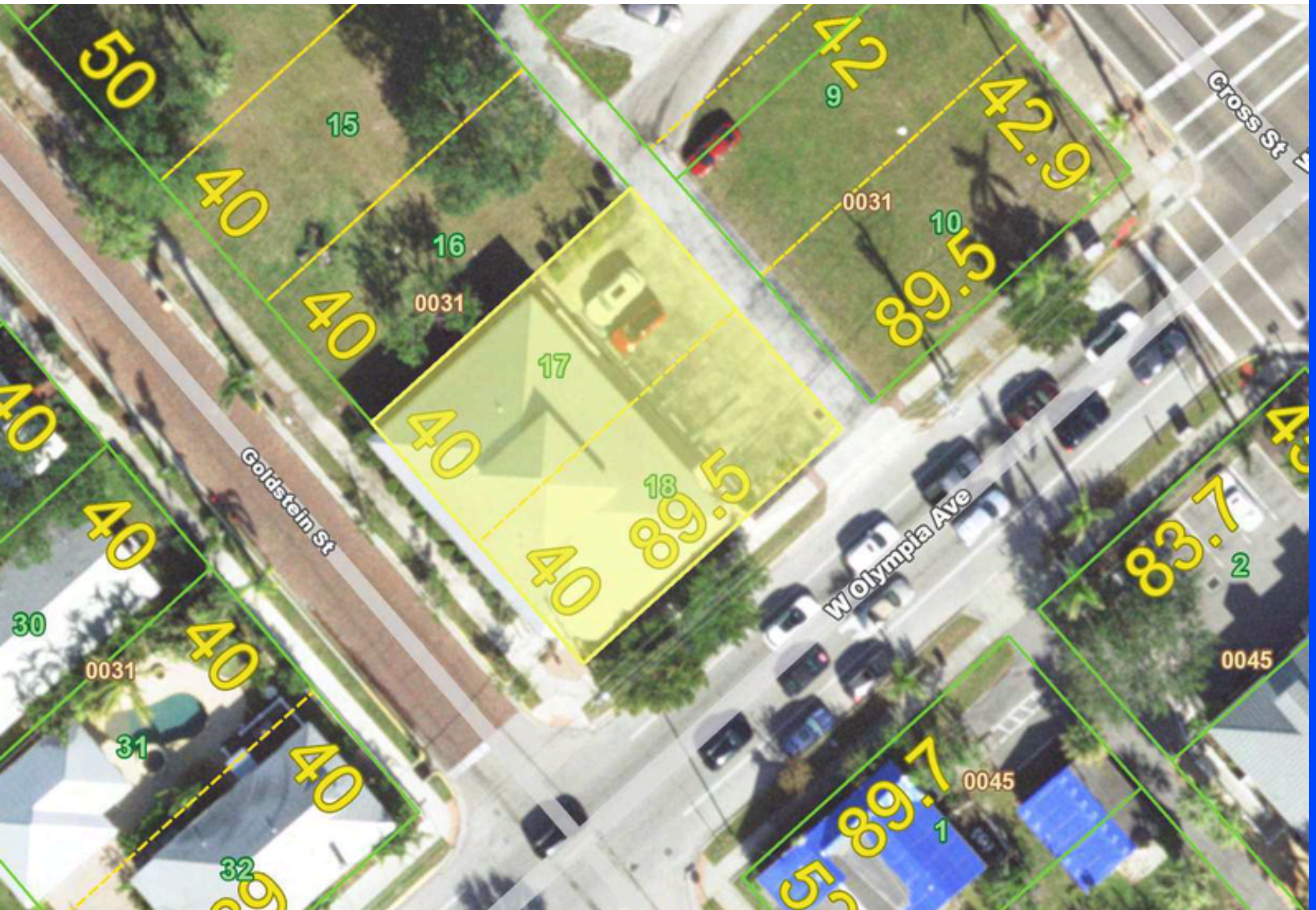




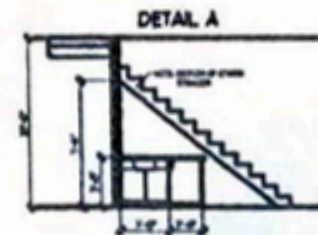
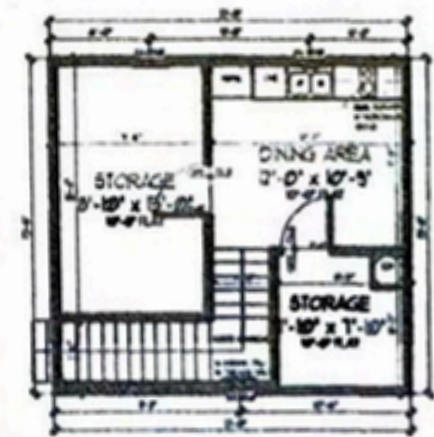
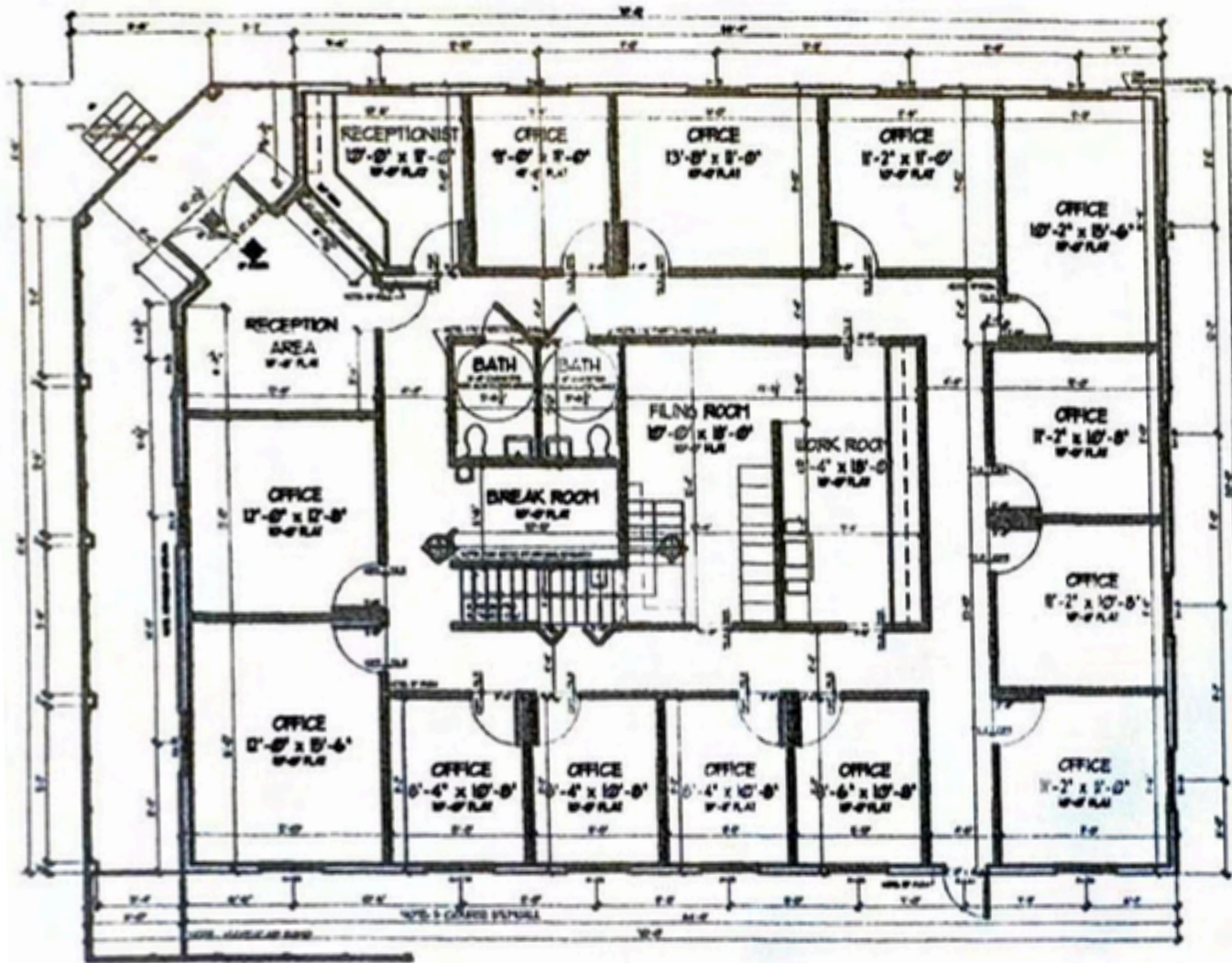








FLOOR PLAN



OUR TEAM



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Hunter McCarthy is a seasoned commercial real estate professional with a passion for industrial warehouses and land development. Hunter's interest in the field is not new as he comes from a family of realtors and has been around the industry his whole life. After obtaining a B.A. in Business Administration and Economics, he pursued a Master's degree in Health and Wellness Education.

Hunter joined the commercial real estate industry as a generalist, but he has since honed his skills to specialize in land sales, industrial and retail investment properties. Hunter's strengths lie in his ability to gather and interpret data from various tools that help him value properties and gain a comprehensive understanding of the different assets in the market. He enjoys finding innovative solutions to meet his clients' needs.



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A resident of Punta Gorda for over 15 years, Margeaux McCarthy is a distinguished figure in the commercial real estate realm, renowned for her expertise in transacting sales and leases within Charlotte County. Her deep-rooted connection to the community, coupled with her extensive industry experience, positions her as a local trusted advisor.

Margeaux's influence extends far beyond her role as a property marketing specialist. Her capabilities in graphic design and videography has been instrumental in shaping the visual identity of real estate marketing in Southwest Florida. Her exceptional skills bring properties to life, capturing the essence of each space with captivating visuals that resonate with potential buyers and lessees.



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