

# LEASE

## SUBLEASE UNIT F

2484 Caring Way Unit F Port Charlotte, FL 33952



### PROPERTY DESCRIPTION

Medical Office Available for Lease in the heart of the Parkside Medical District in Port Charlotte. Walking distance to Fawcett Memorial Hospital and ShorePoint Hospital Port Charlotte. Buildout is already in place for any medical office's needs. The unit consists of an intake and exit for patients or 2 waiting rooms, 3 restrooms, 1 break room, a nurses station, Dr's office with a private bath, a rear entrance door, and 5 wet exam rooms. Call today for a showing!! This is a sublease. All information comes from users and sources that are believed to be reliable but should be verified for accuracy. Subject to errors and omissions.

### PROPERTY HIGHLIGHTS

- Close to both Fawcett Memorial Hospital and ShorePoint Port Charlotte
- Located in fully leased Medical Plaza
- Medical Office Buildout

### OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (NNN)
Number of Units:	1
Available SF:	2,564 SF
Lot Size:	2,829,918,960 SF
Building Size:	15,642 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	6,121	44,394	100,382
Total Population	11,602	89,494	195,606
Average HH Income	\$37,217	\$58,627	\$59,844

**Danny Nix Jr**  
941 225 4663

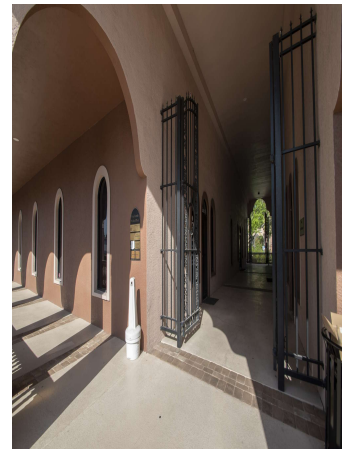
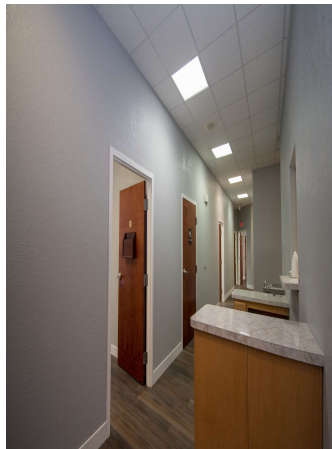
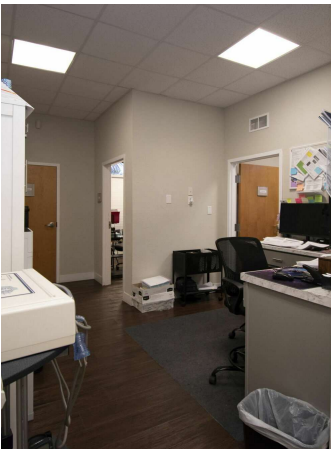
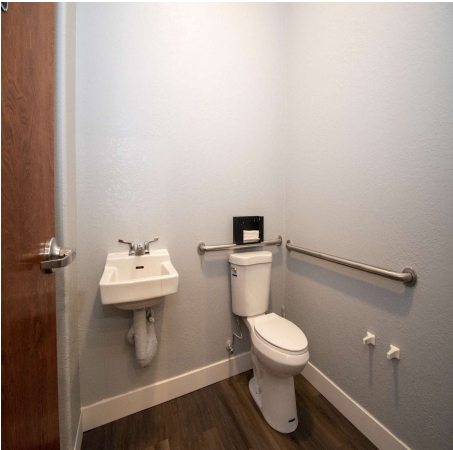
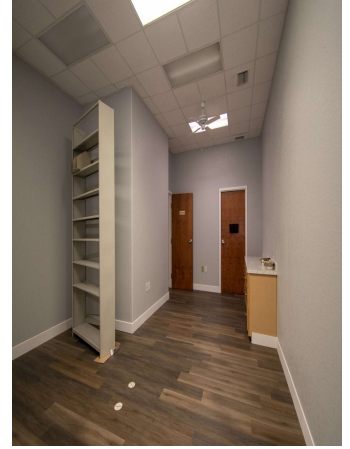
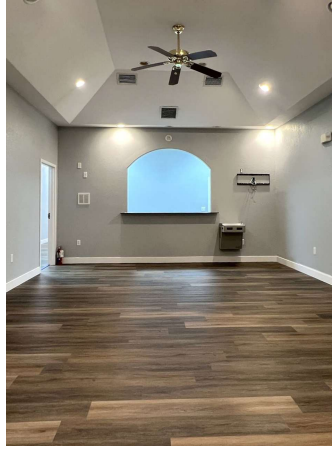


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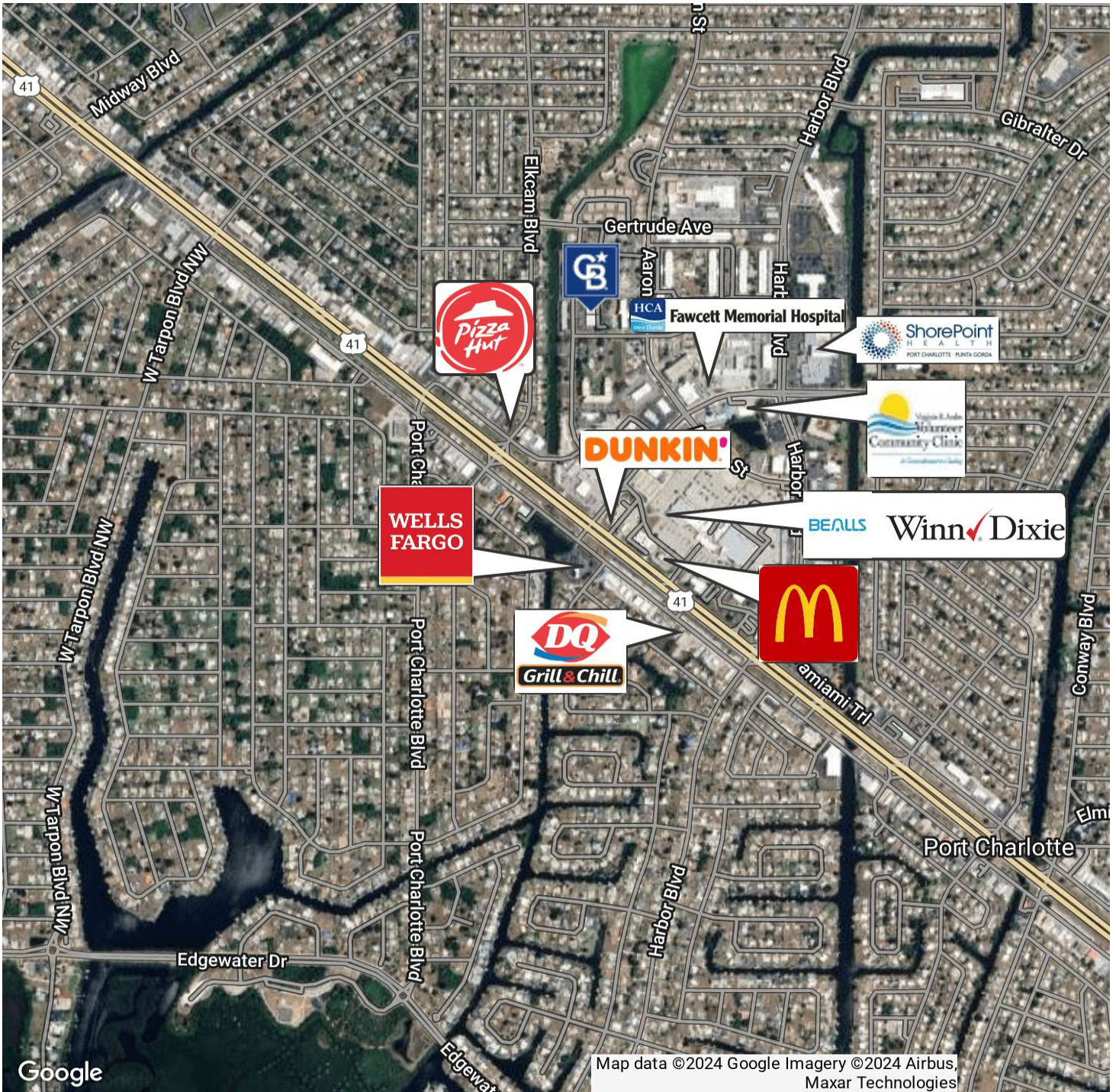


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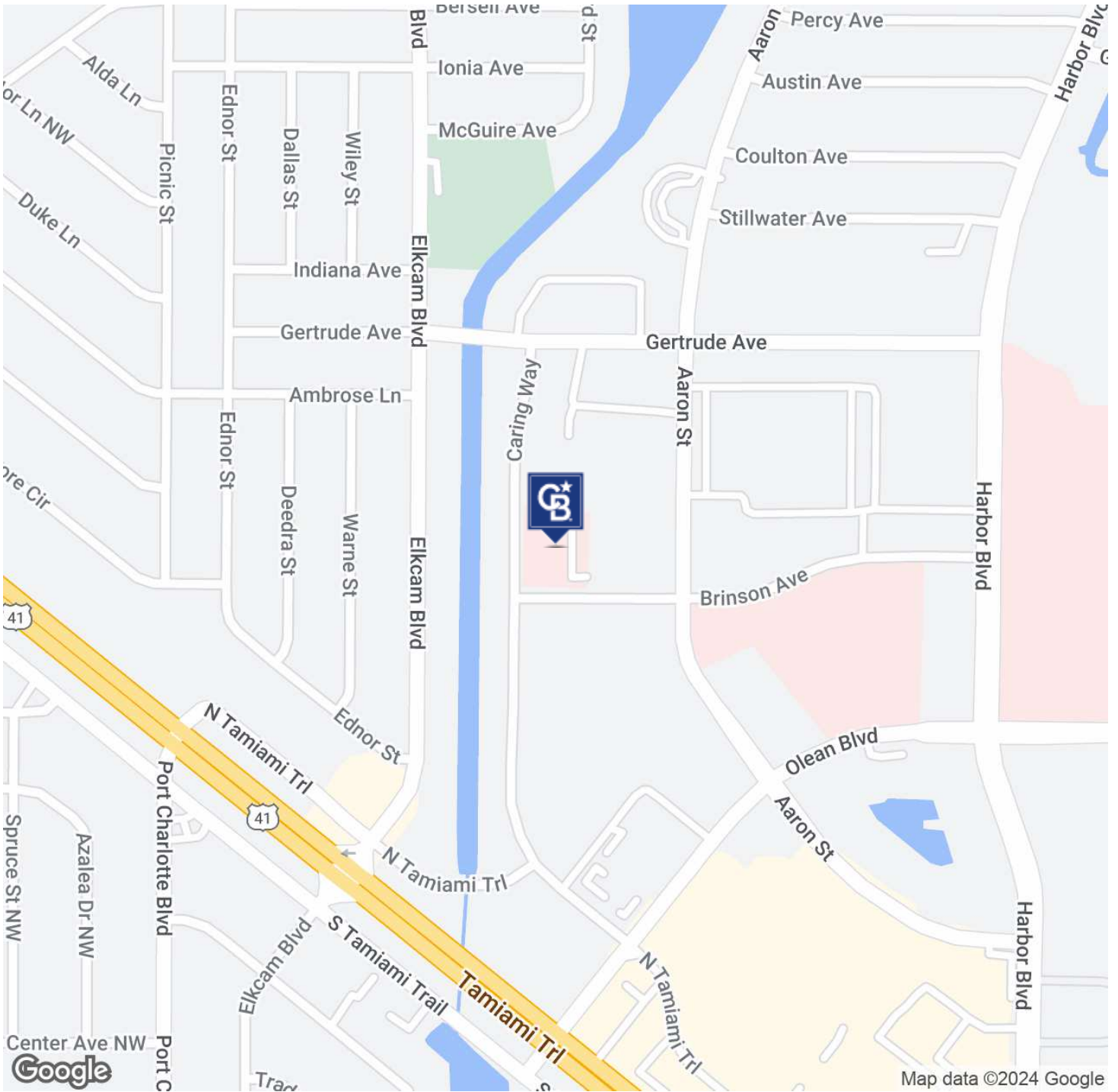


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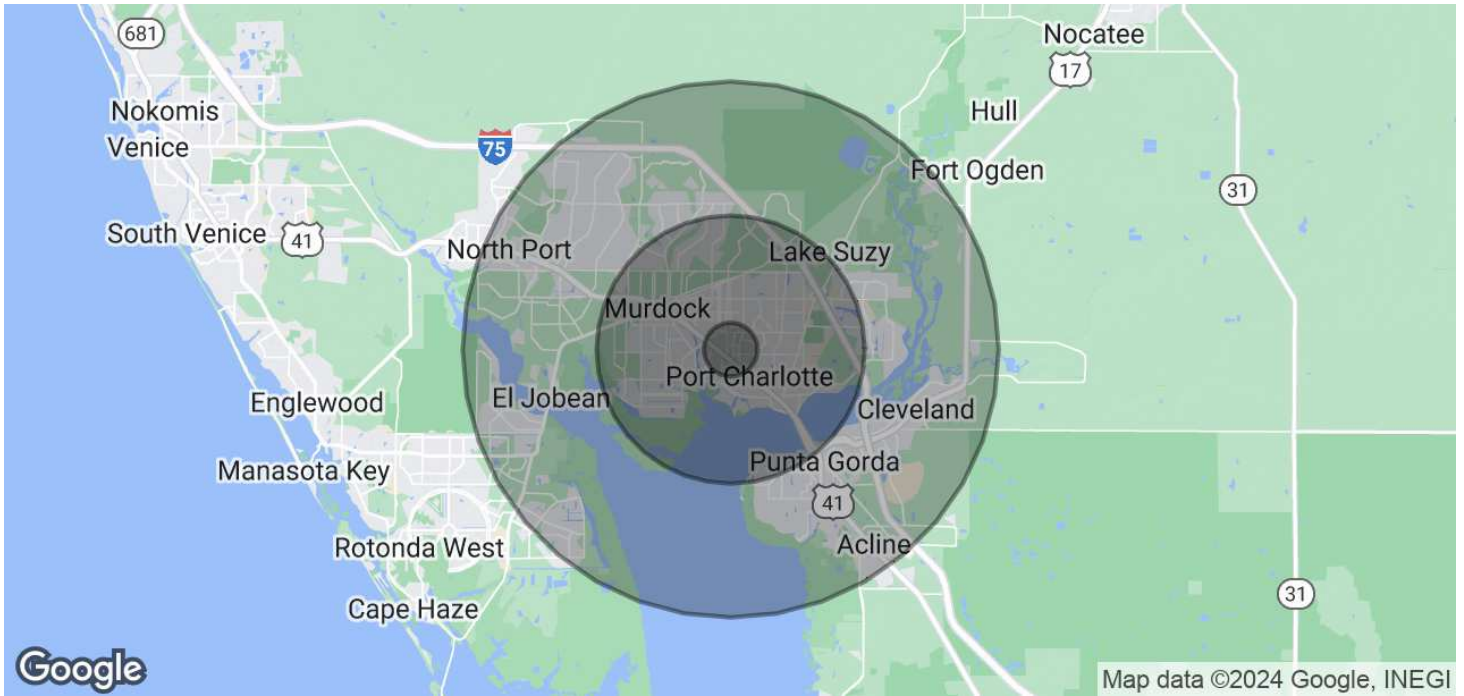


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11,602	89,494	195,606
Average Age	54.7	55.2	54.6
Average Age (Male)	50.2	51.8	52.4
Average Age (Female)	56.7	56.8	55.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,121	44,394	100,382
# of Persons per HH	1.9	2	1.9
Average HH Income	\$37,217	\$58,627	\$59,844
Average House Value	\$132,679	\$201,918	\$222,754

2020 American Community Survey (ACS)

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