



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

## COMMERCIAL LAND

200 W HENRY ST  
PUNTA GORDA, FLORIDA 33950

### PROPERTY HIGHLIGHTS

- ±0.87-acre parcel zoned NR-15 (Neighborhood Residential)
- Located just west of US 41 (Tamiami Trail) with strong visibility
- Parcel can be combined with 120 W Henry St to grow to 2.1 Acres
- Excellent access to Downtown Punta Gorda and surrounding retail corridors
- Near Fisherman's Village and Charlotte Harbor waterfront
- Ideal for residential as is or combined with 120 W Henry St and rezoned for retail, service, hospitality, or mixed-use development
- Positioned within a growing and redeveloping commercial area



For More Information

### GEOFFREY PAUL

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# PUNTA GORDA, FL 33950



## OFFERING SUMMARY

Sale Price:	\$599,000
Lot Size:	37,978 SF
Price / Acre:	\$687,041
Zoning:	NR-15

## PROPERTY OVERVIEW

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

Prime 0.87-acre pad-ready parcel available in a strong Punta Gorda commercial corridor. Zoned NR-15 (Neighborhood Residential) this site allows for residential as is, or combined with 120 W Henry St and rezoned for a wide range of intensive commercial uses, offering excellent flexibility for developers and end users.

Strategically located just west of US 41 (Tamiami Trail), the property benefits from strong visibility, easy access, and proximity to Downtown Punta Gorda, Fisherman's Village, and the Charlotte Harbor waterfront. The site is well positioned to support retail, service, hospitality, or mixed-use concepts in an area experiencing continued growth and investment.

An excellent opportunity for development in one of Punta Gorda's most active and evolving commercial areas.

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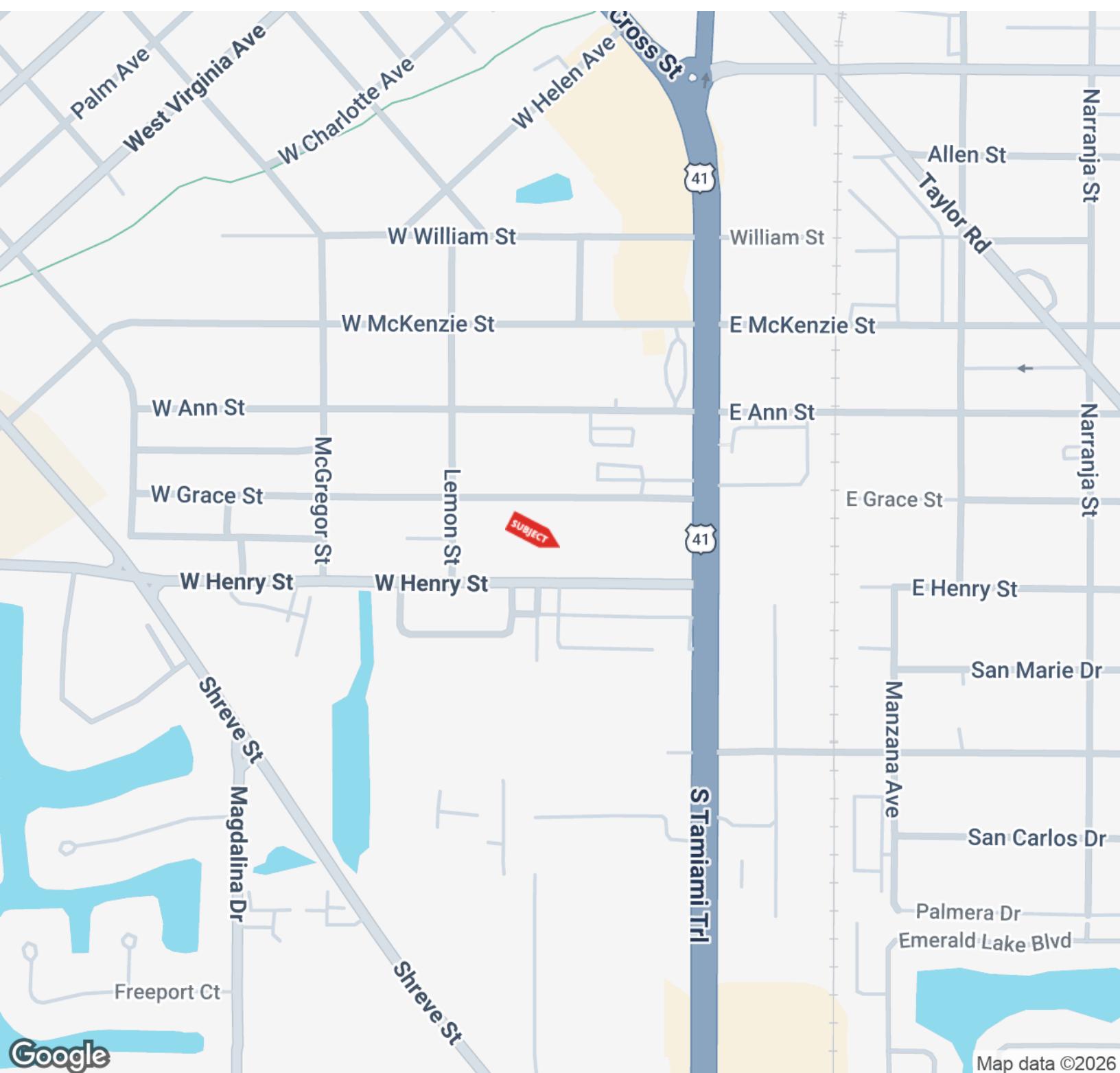
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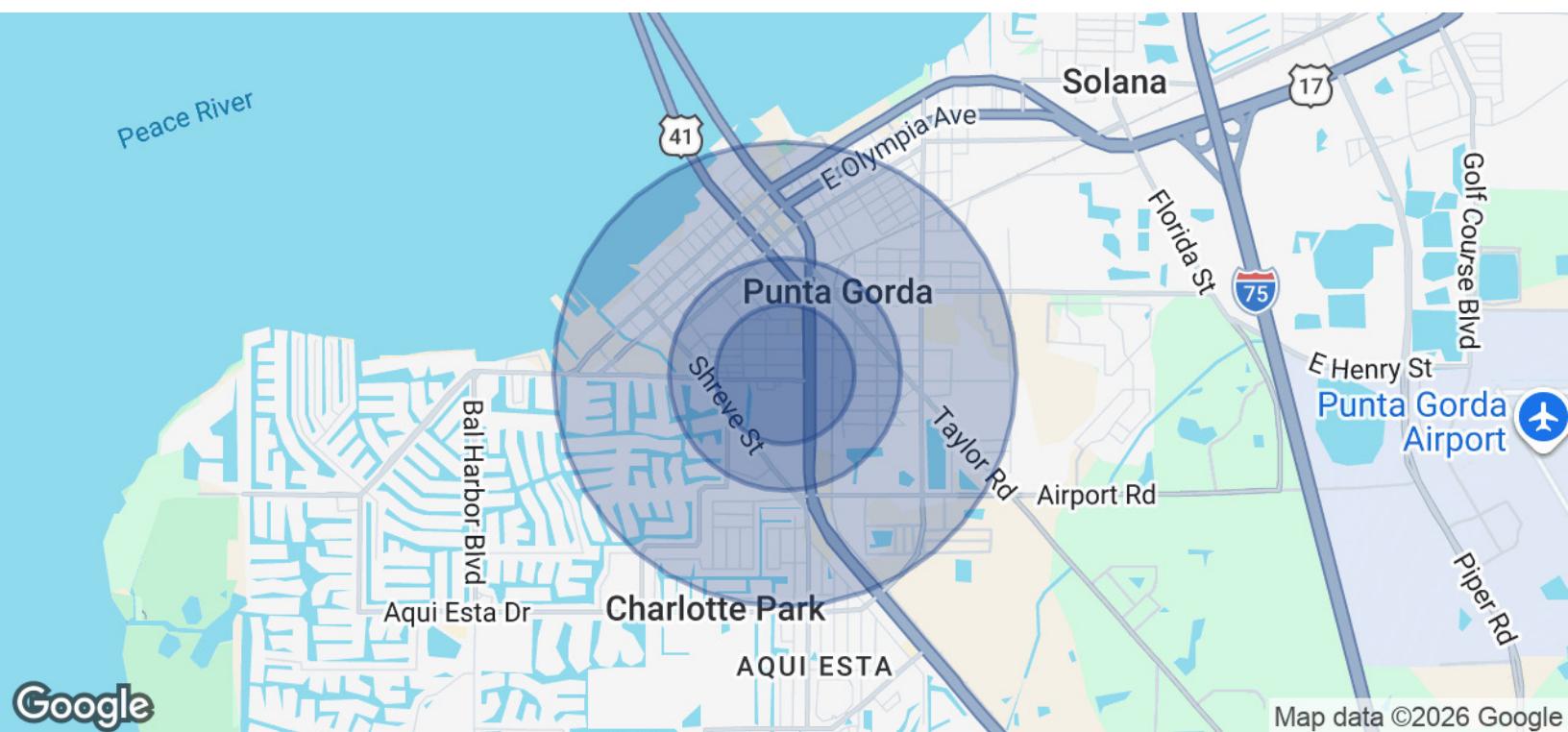


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	154	1,567	6,534
Average Age	58	57	54
Average Age (Male)	56	56	54
Average Age (Female)	60	58	55

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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