

HIGH-VISIBILITY CONDO ON THE GROWING US 17 CORRIDOR
5260 DUNCAN ROAD, UNIT 7, PUNTA GORDA, FL 33982



FOR SALE \$295,000



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REMAX
COMMERCIAL
REMAX HARBOR REALTY

PROPERTY SUMMARY



METRICS

ASKING PRICE:	\$295,000
ZONING:	CG-COMMERCIAL GENERAL
AVAILABLE SF:	1,510 SF
TYPE:	RETAIL STOREFRONT

PROPERTY HIGHLIGHTS

- 1,510± SF fully air-conditioned commercial condo
- End unit with US 17 / Duncan Road visibility
- 19,300 AADT on US 17 per FDOT
- Approximately 2.3 miles / 4 minutes to I-75 Exit 164
- Approximately 2.5 miles / 7 minutes to Punta Gorda Airport
- Approximately 6 minutes to Downtown Punta Gorda
- Open showroom-style floor plan
- Glass storefront entrance + rear exit
- 10' ceiling height
- 51 shared parking spaces
- Pylon and storefront signage opportunities
- CG zoning with multiple potential commercial uses
- Approximately 1 mile from significant new commercial activity around US 17 & Piper Road
- Current occupant can relocate upon closing

PROPERTY DESCRIPTION

Position your business along the growing US 17 corridor with this 1,510± SF commercial condominium at 5260 Duncan Road, Unit 7. This fully air-conditioned end unit offers excellent visibility from US 17 and features a glass storefront entrance, open showroom-style layout, concrete flooring, 10' ceilings, one restroom, rear exit, and a defined work area that can easily be adapted to suit a variety of business needs. The well-maintained commercial plaza provides 51 shared parking spaces along with visibility opportunities on the pylon sign and storefront windows.

Location and accessibility are major advantages. The property sits along US 17/Duncan Road, with approximately 19,300 AADT per FDOT, and is just 2.3 miles from I-75 Exit 164, approximately 2.5 miles from Punta Gorda Airport, and approximately six minutes from Downtown Punta Gorda. Access is conveniently provided from Duncan Road via Bloxham Avenue, placing businesses within minutes of major transportation routes, customers, workforce, and the amenities of downtown.

The surrounding US 17 and Piper Road corridor is experiencing significant commercial growth, with new retail and development activity approximately one mile from the property and improved connectivity between US 17, Punta Gorda Airport, and the Jones Loop/I-75 area. Zoned Commercial General (CG), the property offers flexibility for a variety of potential retail, showroom, professional service, business service, studio, and other commercial uses. For an owner-user seeking visibility, accessibility, and ownership in an expanding Punta Gorda commercial corridor, Unit 7 presents a compelling opportunity.



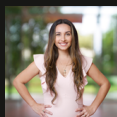
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PROPERTY PHOTOS



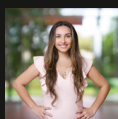
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AREA OVERVIEW



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Strategically located along the US 17/Duncan Road corridor, 5260 Duncan Road offers outstanding access to Punta Gorda's major transportation and commercial centers. The property is approximately 2.3 miles from I-75 Exit 164, 2.5 miles from Punta Gorda Airport, and just minutes from Downtown Punta Gorda.

The surrounding US 17/Piper Road corridor continues to experience significant commercial growth, driven by new retail, office, industrial, and hospitality development. Combined with excellent regional connectivity and strong traffic counts, this location offers businesses exceptional visibility and long-term growth potential.



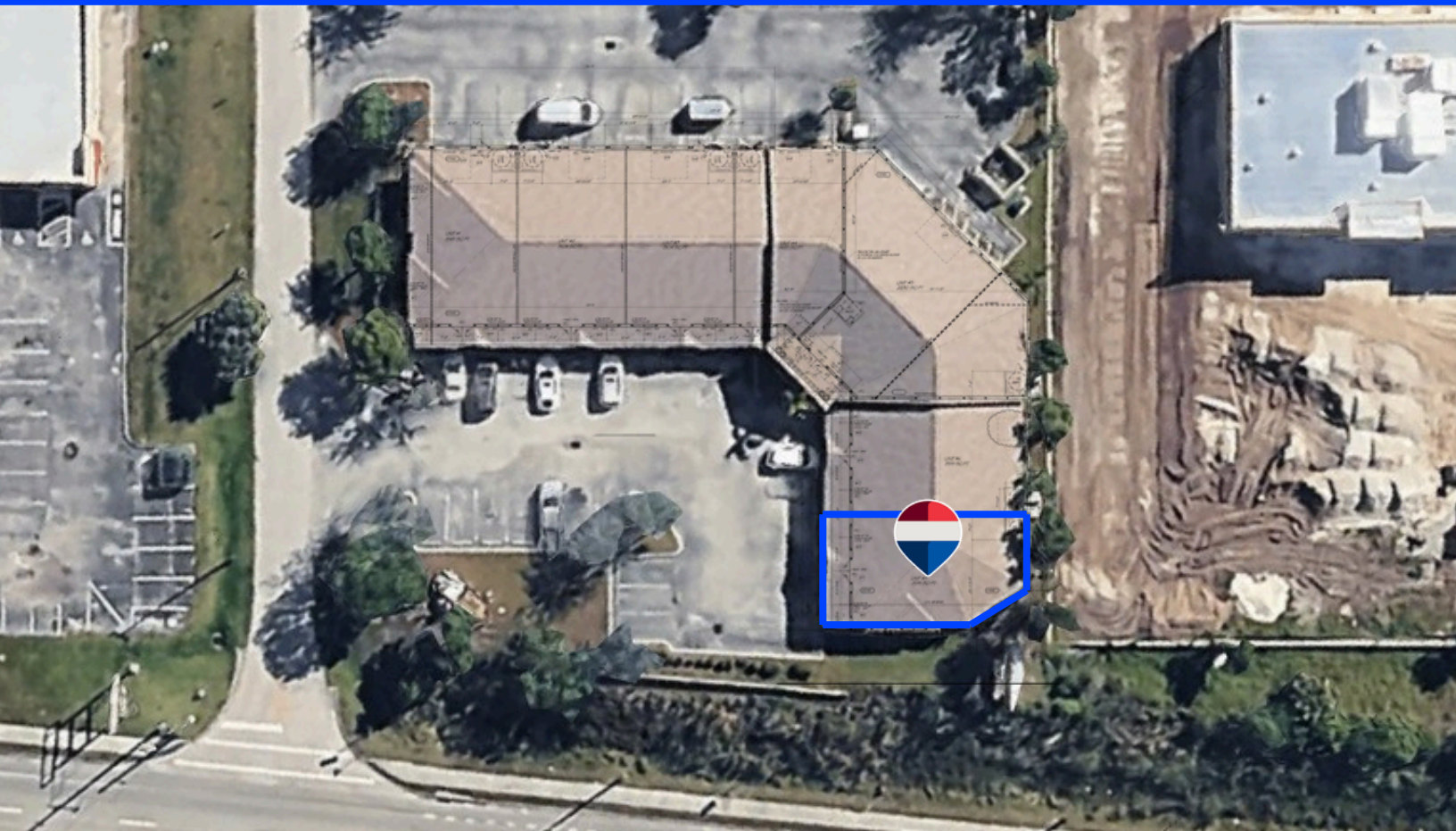
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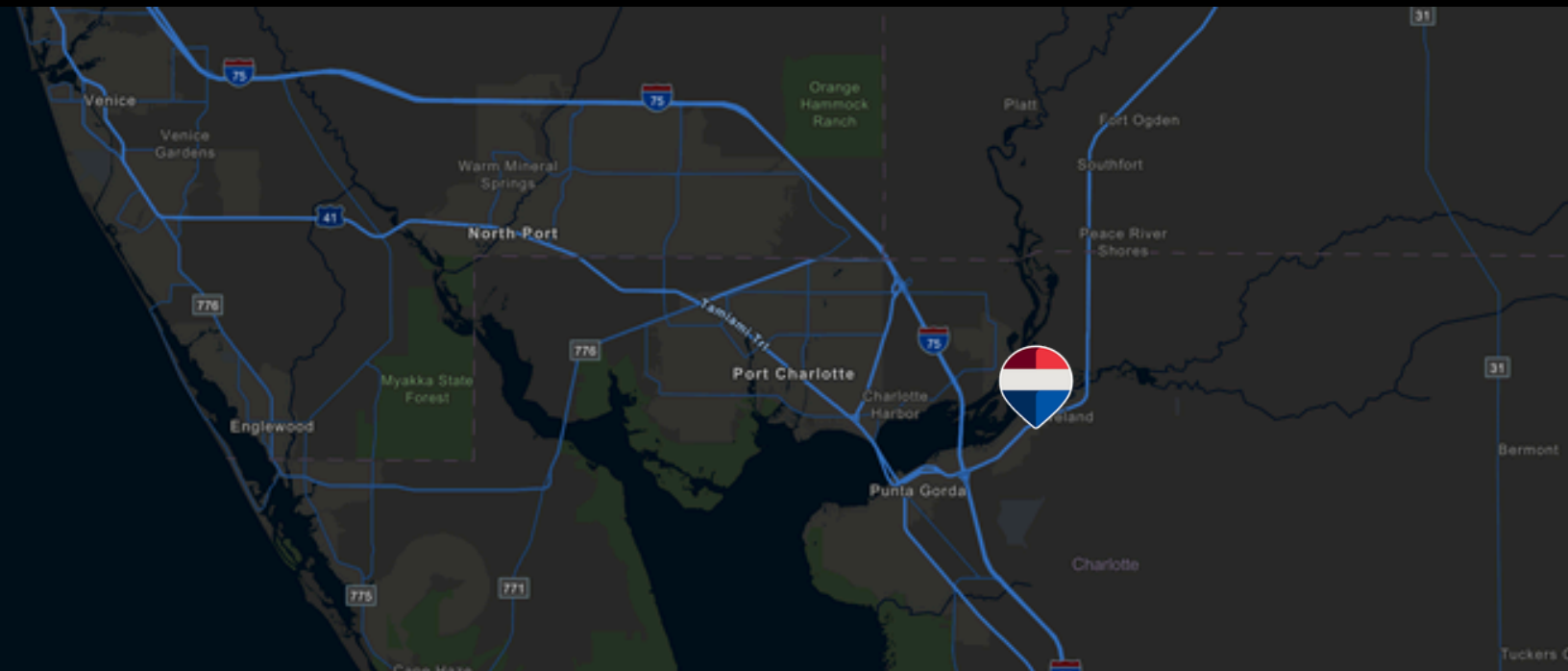
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CONDO LOCATION



REGIONAL LOCATION MAP



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HIGH-VISIBILITY RETAIL CONDO ON THE GROWING US-17 CORRIDOR

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