



FOR SALE



NIX
COMMERCIAL GROUP

Property Overview

Its convenient location provides solid exposure to local traffic and easy access to major corridors, making it an ideal site for small commercial projects or a long-term investment hold. With continued growth throughout Punta Gorda and Charlotte County, this parcel presents a cost-efficient entry point for commercial investors, with the added potential for future expansion should nearby parcels become available. The owner is open to land lease option.

Property Highlights

- Convenient Location with Solid Exposure
- Cost effective entry point for Investors
- Readily Growing Market Area
- Located next to I-75 on-ramp
- Different opportunities can be built here
- Downtown Punta Gorda is a few minutes away

Property Details

Price:	\$2,500,000
Lot Size:	2.57 Acres
Frontage Street:	Duncan Rd
Zoning:	CG
APN:	412304152001

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Keller Williams Peace River Partners

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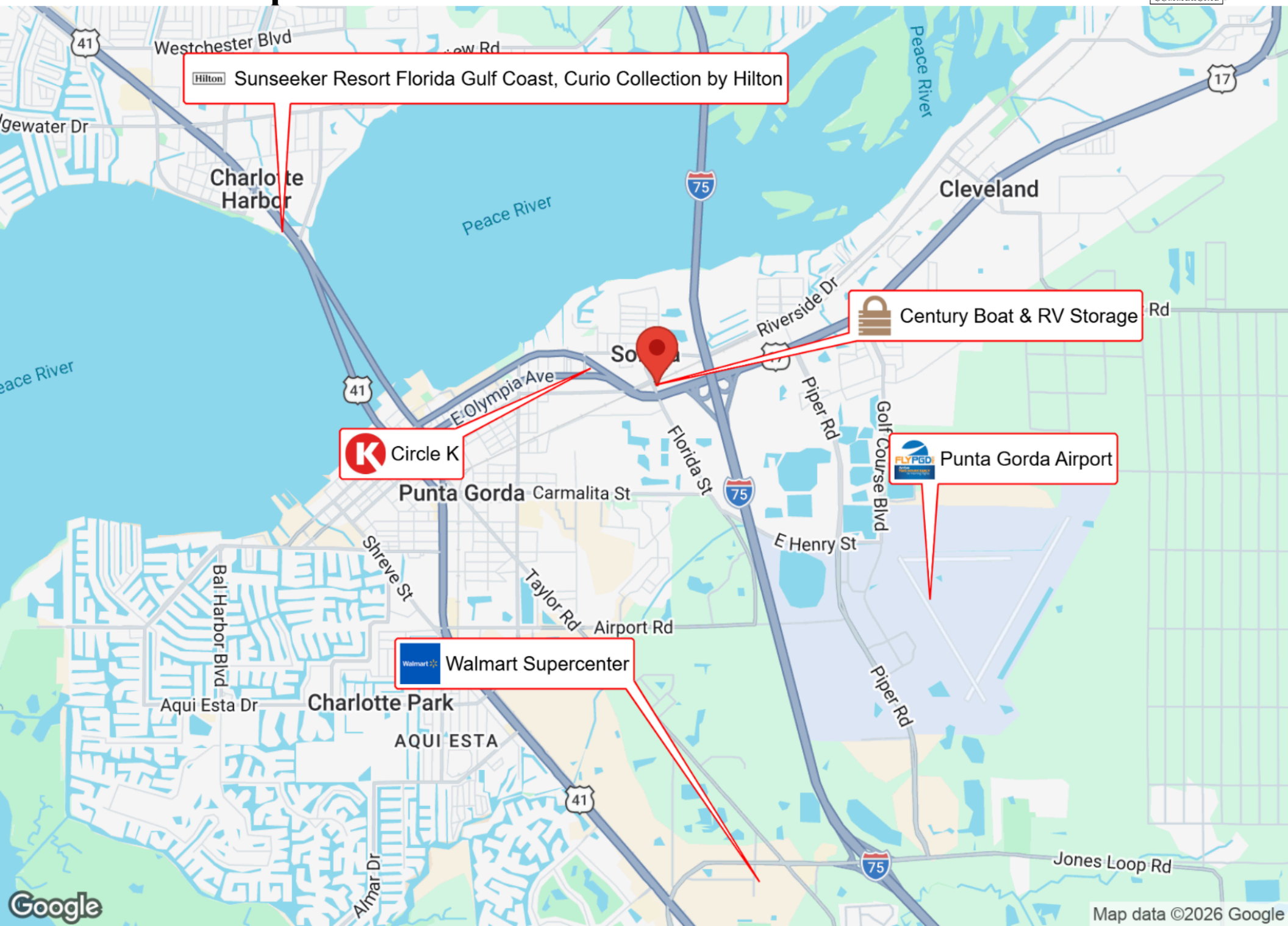
Each Office is Independently
Owned and Operated



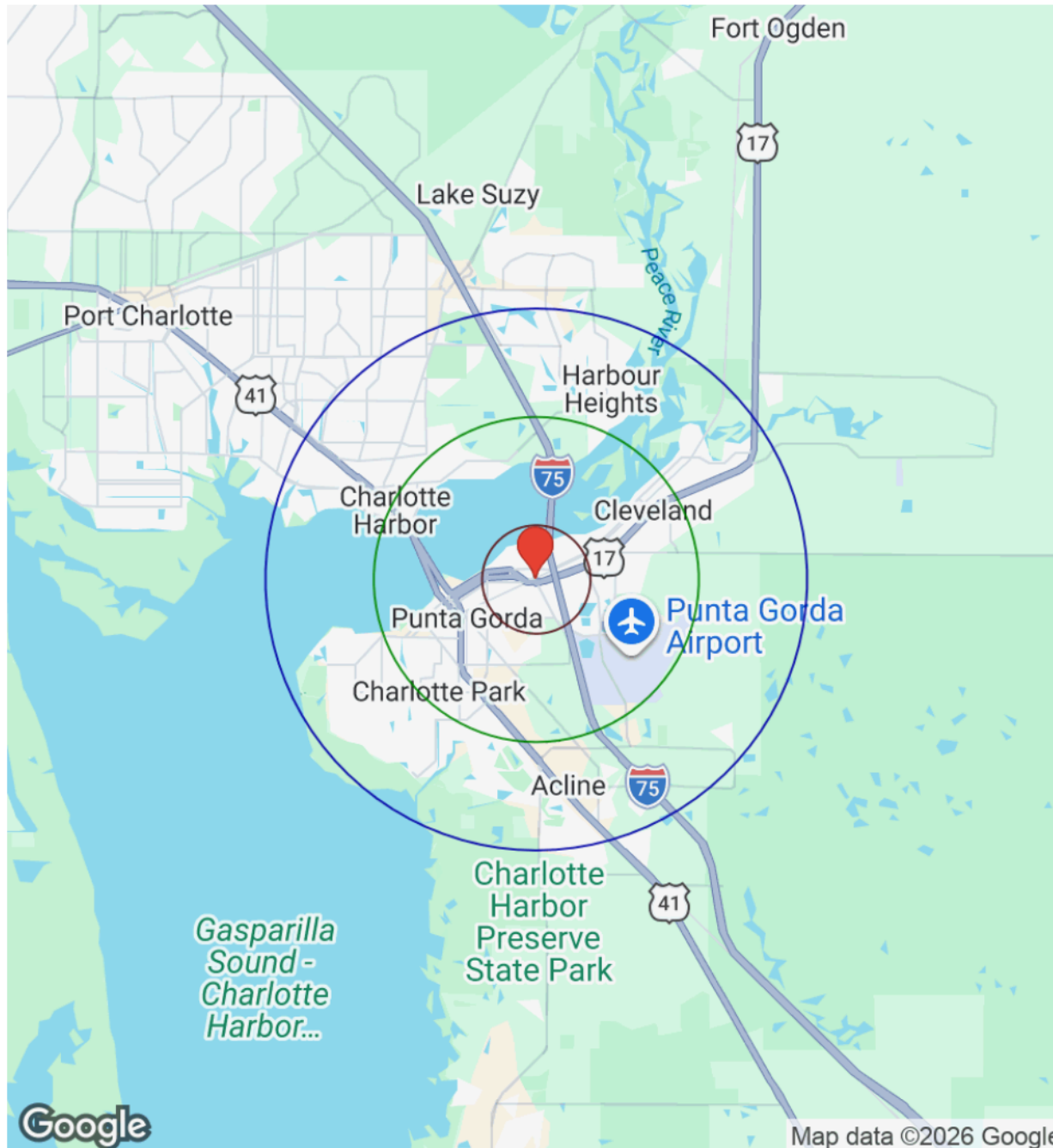
Property Photos



Business Map



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	827	8,423	29,354
Female	950	8,618	30,083
Total Population	1,777	17,041	59,437

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,391	14,086	48,572
Black	155	956	3,643
Am In/AK Nat	2	20	59
Hawaiian	N/A	N/A	12
Hispanic	172	1,450	5,129
Asian	22	244	1,034
Multiracial	31	262	927
Other	3	22	71

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,210	11,543	39,427
Occupied	900	8,532	29,248
Owner Occupied	545	6,035	22,652
Renter Occupied	355	2,497	6,596
Vacant	310	3,011	10,179

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	198	1,517	5,242
Ages 15 - 24	159	1,173	3,991
Ages 25 - 54	509	4,264	14,099
Ages 55 - 64	265	2,608	9,172
Ages 65+	647	7,479	26,933

Income	1 Mile	3 Miles	5 Miles
Median	\$45,657	\$65,246	\$73,046
Under \$15k	144	830	2,446
\$15k - \$25k	102	599	1,777
\$25k - \$35k	114	805	2,430
\$35k - \$50k	122	1,000	3,031
\$50k - \$75k	160	1,633	5,378
\$75k - \$100k	72	994	3,660
\$100k - \$150k	105	1,232	5,458
\$150k - \$200k	31	708	2,310
Over \$200k	50	732	2,759

Your Agent



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