

LEASE

970 KINGS HWY, UNIT 1

970 Kings Hwy, Unit 1 Port Charlotte, FL 33980



LEASE RATE

\$22.00 SF/month

Danny Nix Jr
941 225 4663

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PROPERTY DESCRIPTION

Located in the desirable Kings Highway corridor close to Veterans Blvd and I-75. This unit boasts a large lobby with high ceilings, canned lighting, and a built-in reception area. Multi-use office with 4 exam/office, 2 restrooms, 2 storage or nurses stations, and a server room ready to go!

Call today for a private showing!

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

- Ease of Access to the Unit
- Signage Directly on Kings Highway
- Close proximity to I-75 and main arteries
- Close proximity to I-75
- Built-In Reception Area

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/month (NNN)
Number of Units:	1
Available SF:	1,930 SF
Building Size:	1,930 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,162	37,629	85,798
Total Population	6,300	84,962	196,740
Average HH Income	\$89,364	\$80,379	\$87,359

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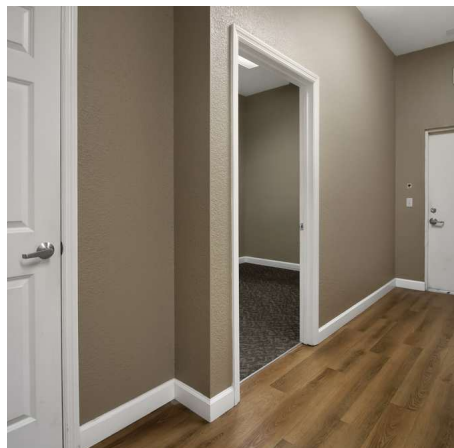
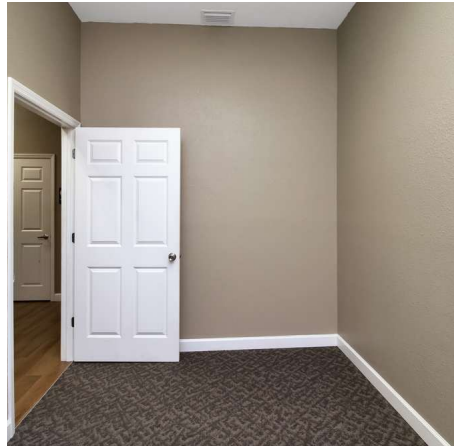


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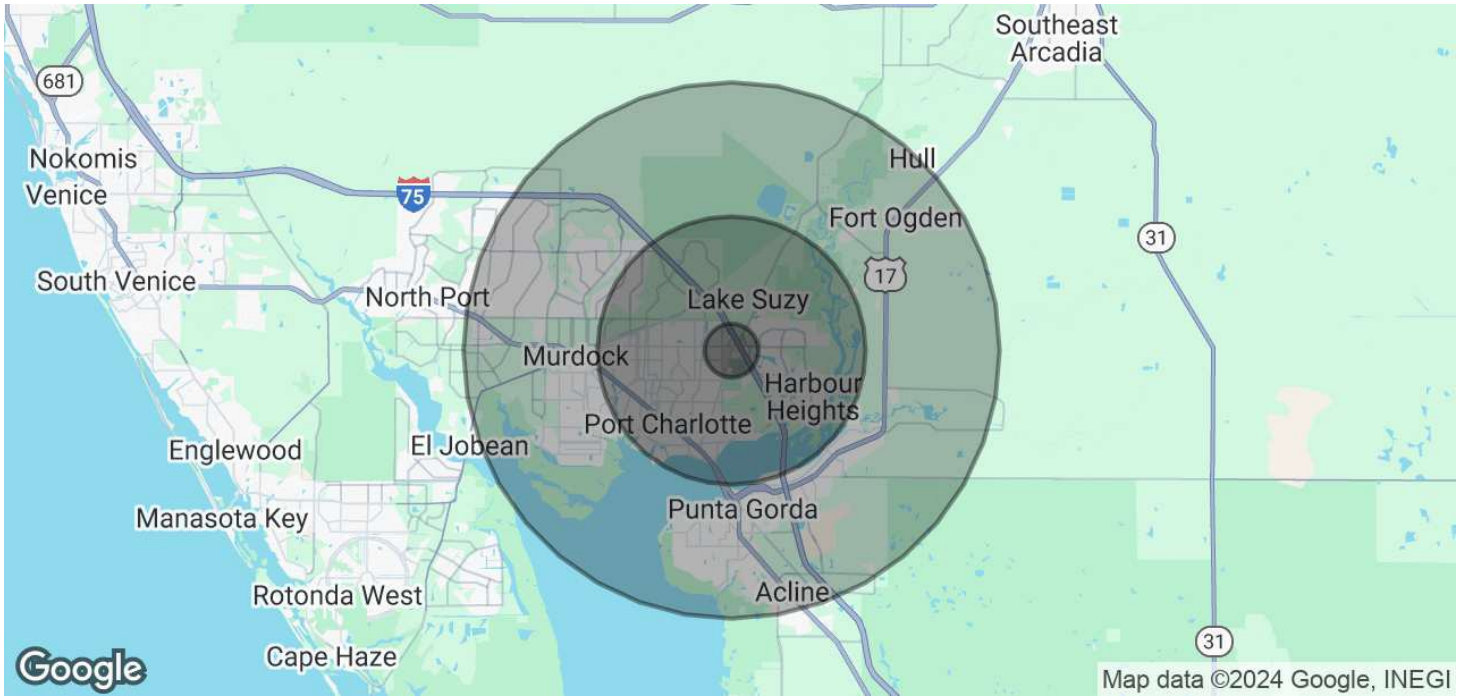


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,300	84,962	196,740
Average Age	59	52	52
Average Age (Male)	58	51	51
Average Age (Female)	60	53	52
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,162	37,629	85,798
# of Persons per HH	2	2.3	2.3
Average HH Income	\$89,364	\$80,379	\$87,359
Average House Value	\$287,559	\$300,628	\$346,184

* Demographic data derived from 2020 ACS - US Census

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