

17162 Toledo Blade Blvd

PORT CHARLOTTE, FL 33954

FOR SALE

\$590,000



PROPERTY FEATURES

- Prime Exposure on Toledo Blade Blvd
- 2,530/SF
- Built in 2006
- Zoned CG - ideal for office, retail or specialty use
- 16 Parking Spaces and Attached Garage
- Two Pools previously used for aquatic therapy



Theresa Blanch-Mitchell, CCIM
1922 VICTORIA AVE STE C FT MYERS, FL 33901
239.265.2628
theresa@ccim.net
FL #BK3202944

Each office independently owned and operated.

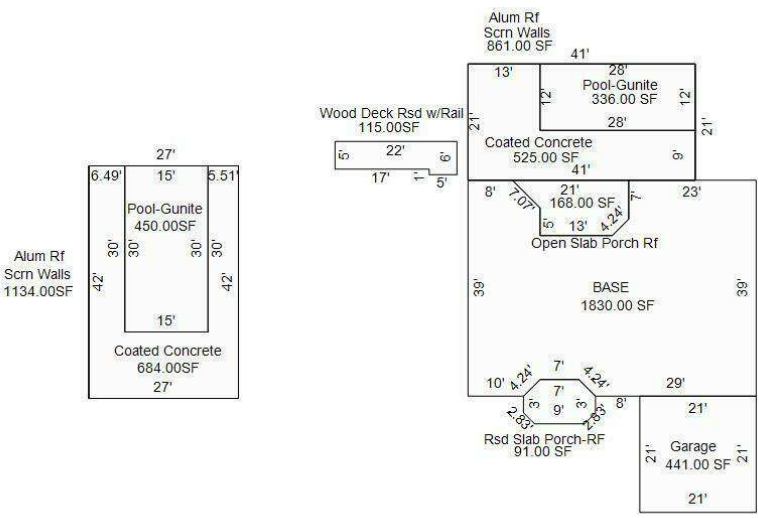
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

17162 Toledo Blade Blvd

PORT CHARLOTTE, FL 33954

FOR SALE

Office Building



Theresa Blanch-Mitchell, CCIM
 1922 VICTORIA AVE STE C FT MYERS, FL 33901
 239.265.2628
 theresa@ccim.net
 FL #BK3202944

Each office independently owned and operated.

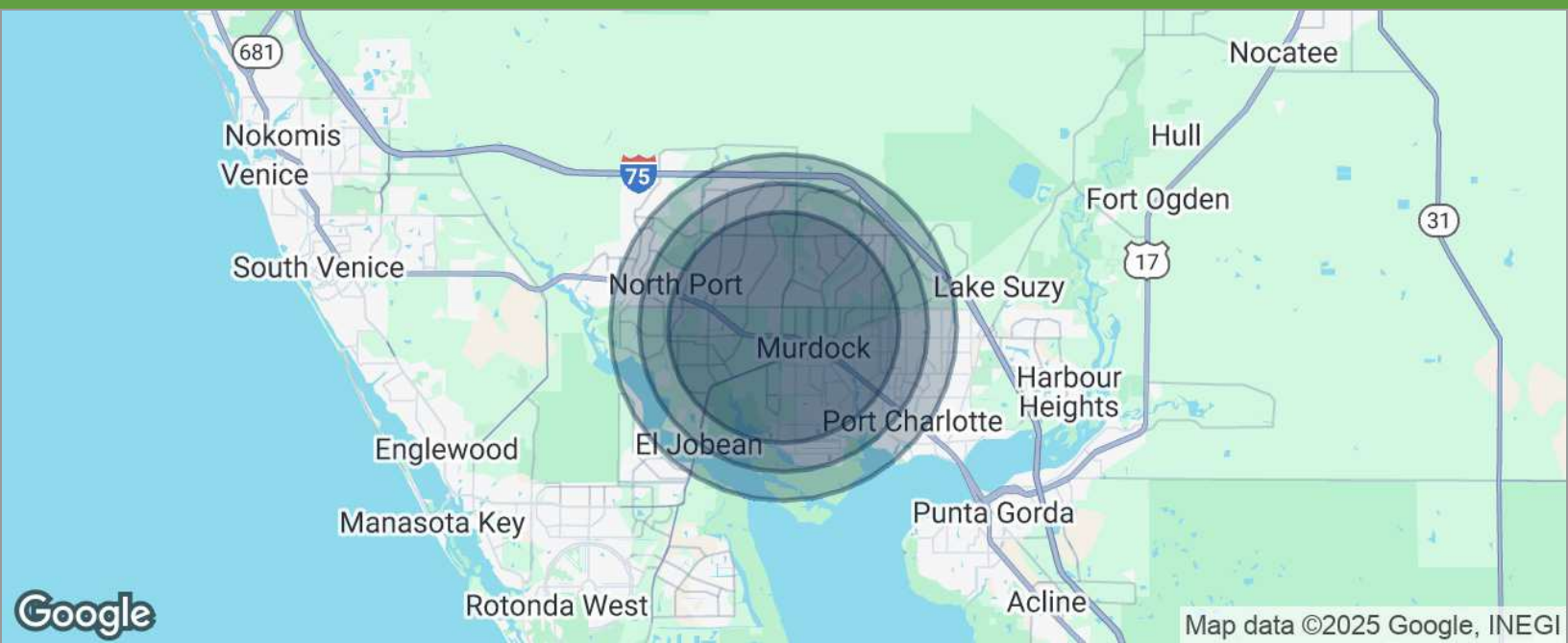
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

17162 Toledo Blade Blvd

PORT CHARLOTTE, FL 33954

FOR SALE

Office Building



POPULATION

	4 MILES	5 MILES	6 MILES
Total population	65,771	106,445	136,525
Median age	48	49	49
Median age (Male)	47	48	48
Median age (Female)	49	50	49

HOUSEHOLDS & INCOME

	4 MILES	5 MILES	6 MILES
Total households	26,805	44,115	56,474
# of persons per HH	2.5	2.4	2.4
Average HH income	\$86,509	\$85,796	\$86,400
Average house value	\$335,903	\$325,589	\$323,631

* Demographic data derived from 2020 ACS - US Census



Theresa Blanch-Mitchell, CCIM
1922 VICTORIA AVE STE C FT MYERS, FL 33901
239.265.2628
theresa@ccim.net
FL #BK3202944

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.