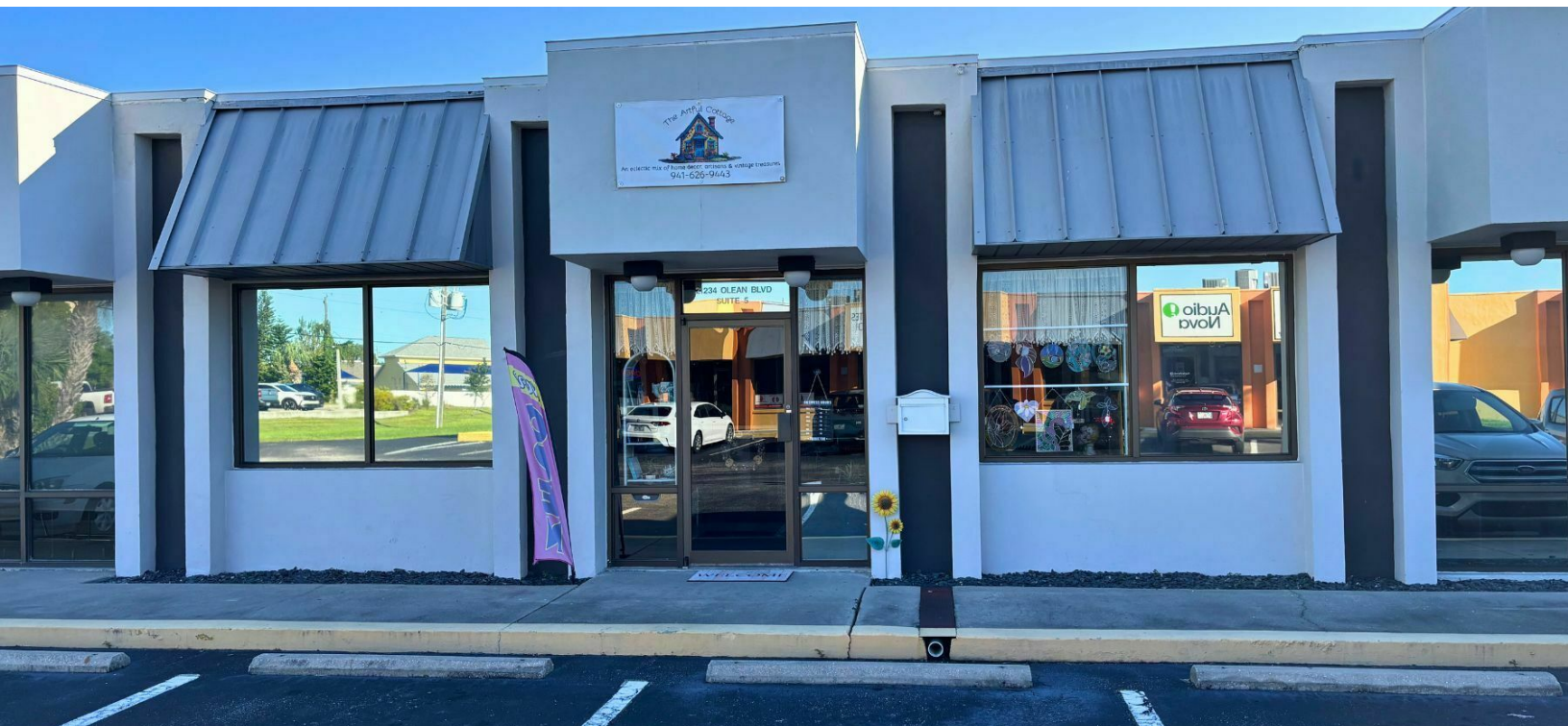


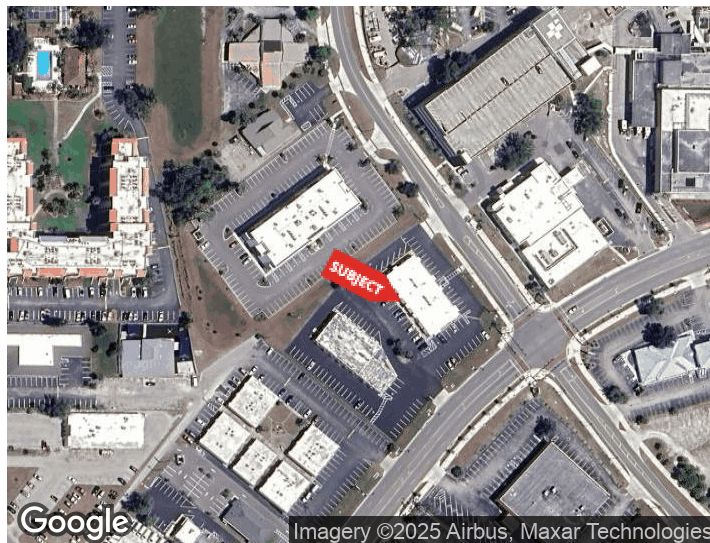


21234 OLEAN BLVD STE 5

PORT CHARLOTTE, FLORIDA 33952

PROPERTY HIGHLIGHTS

- 1,271 SF retail condo investment opportunity
- Tenant in place through February 2027
- Across from HCA Florida Fawcett Hospital
- Convenient access just off Tamiami Trail (US-41)
- Strong location in Port Charlotte's commercial district



Imagery ©2025 Airbus, Maxar Technologies

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	468	1,427	5,269
Total Population	801	2,760	11,796
Average HH Income	\$42,137	\$46,133	\$55,245

For More Information

GEOFFREY PAUL

Commercial Specialist

941 923 0535

geoffrey@americanpropertygroup.com

PORT CHARLOTTE, FL 33952



OFFERING SUMMARY

Sale Price:	\$189,000
Building Size:	1,271 SF
Lot Size:	1,458 SF
Price / SF:	\$148.70
Year Built:	1983
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 21234 Olean Blvd, Unit 5, Port Charlotte, FL

Property Type: Retail Condo

Property Size: 1,271 SF

Located directly across the street from HCA Florida Fawcett Hospital and just off Tamiami Trail (US-41), this 1,271 SF retail condo offers excellent visibility and a strong location within Port Charlotte’s busy commercial corridor. The unit is currently leased with a tenant in place through February 2027, providing a reliable income stream for investors.

Visit us online at AmericanPropertyGroup.com to see all our listings.

GEOFFREY PAUL

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geoffrey@americanpropertygroup.com



21234 Olean Blvd Ste 5

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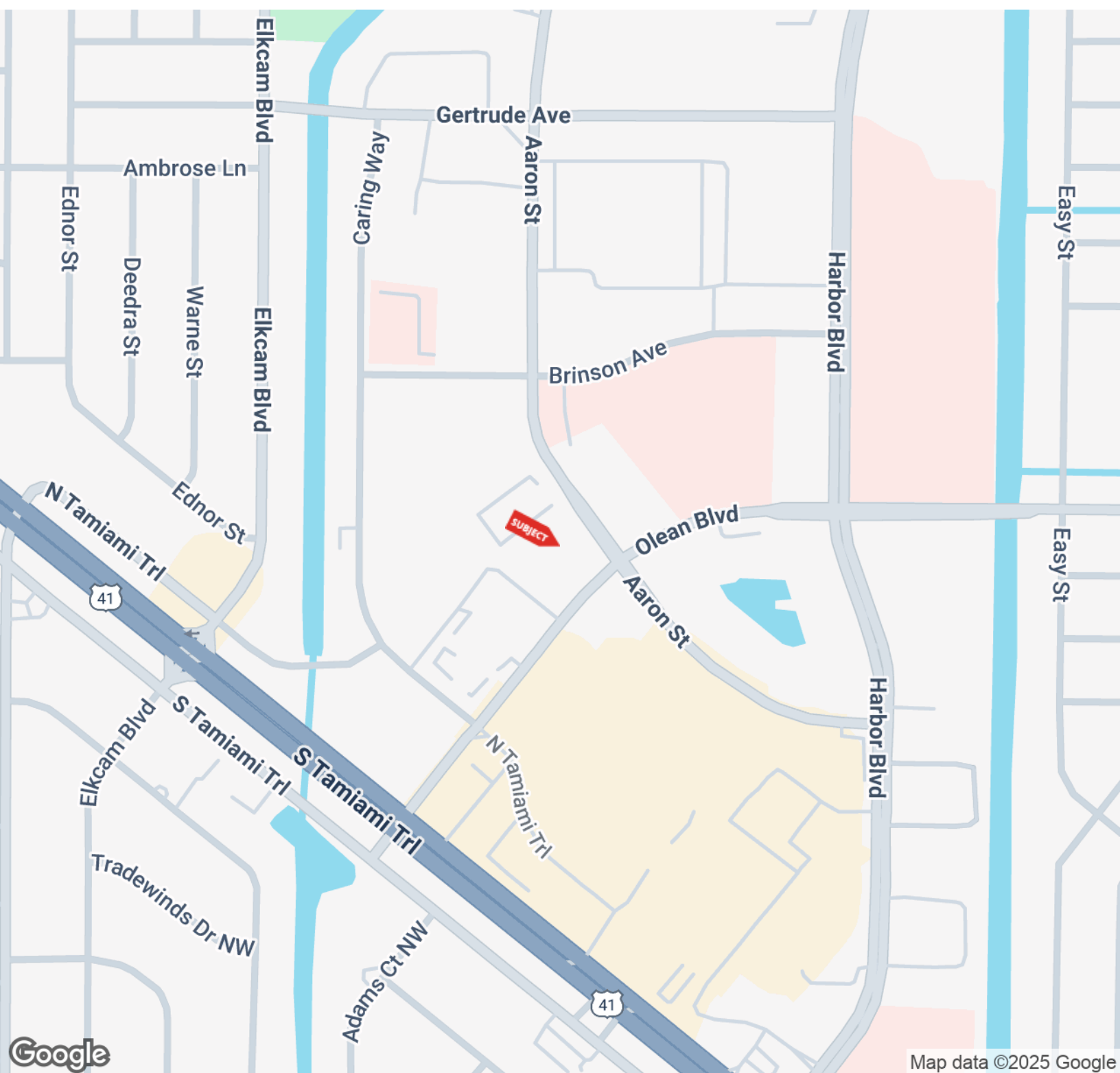
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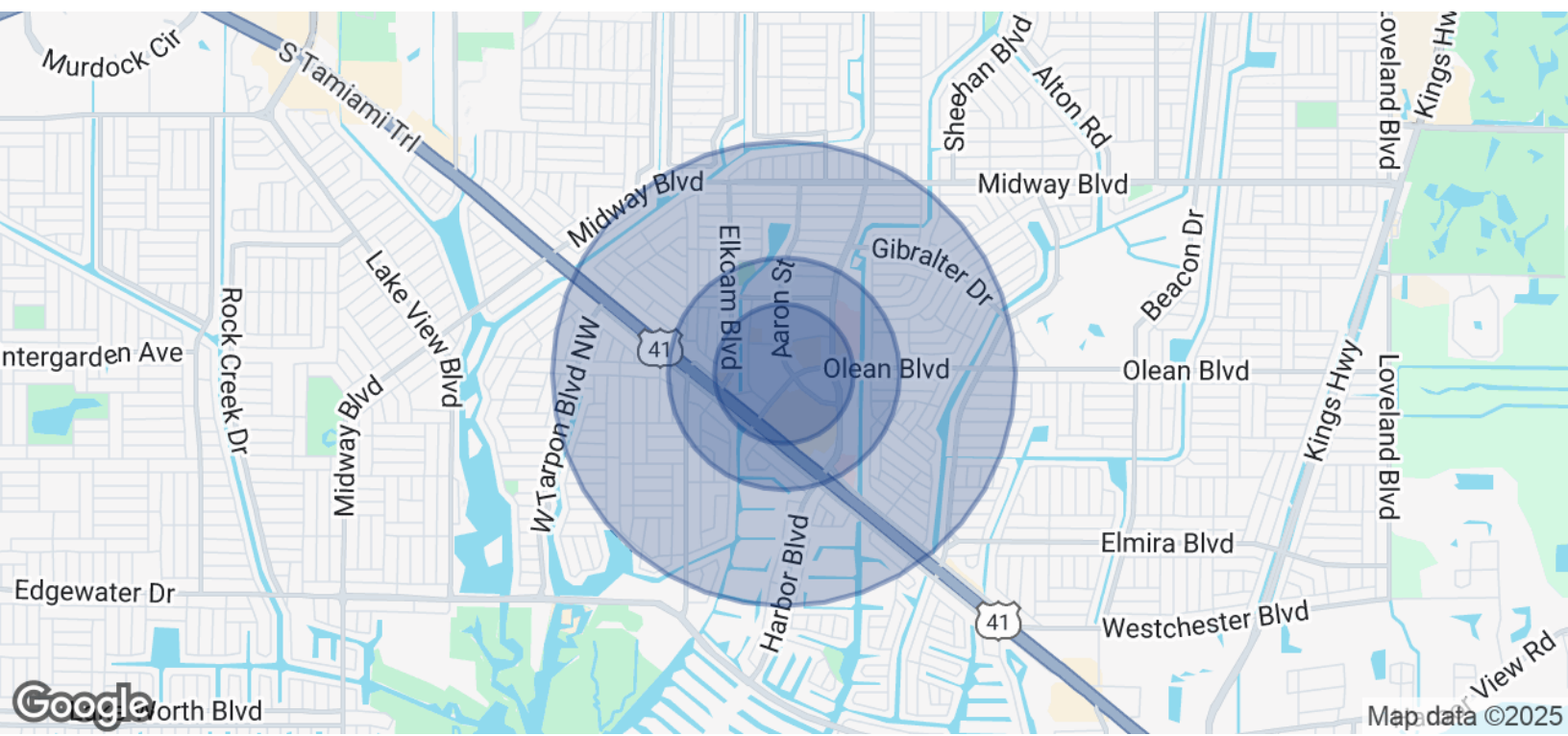


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	801	2,760	11,796
Average Age	61	55	49
Average Age (Male)	56	51	47
Average Age (Female)	64	57	50

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	468	1,427	5,269
# of Persons per HH	1.7	1.9	2.2
Average HH Income	\$42,137	\$46,133	\$55,245
Average House Value	\$143,131	\$171,629	\$213,406

Demographics data derived from AlphaMap

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