

SMITH & JUSKO FAMILY  
REAL ESTATE

LEASING OFFERING MEMORANDUM

**5260 DUNCAN RD, PUNTA GORDA, FL 33982**

**Commercial Retail | CG Zoning**



## PROPERTY OVERVIEW

Address : 5260 Duncan Rd,  
Punta Gorda, Florida 33982

Lease Sizes : 1,500-6,000 Square Feet

Building Size : 11,917 Square Feet

Land Size : 1.17 Acres

Zoning : CG

Water : Public

Sewer : Septic

Electric : FPL

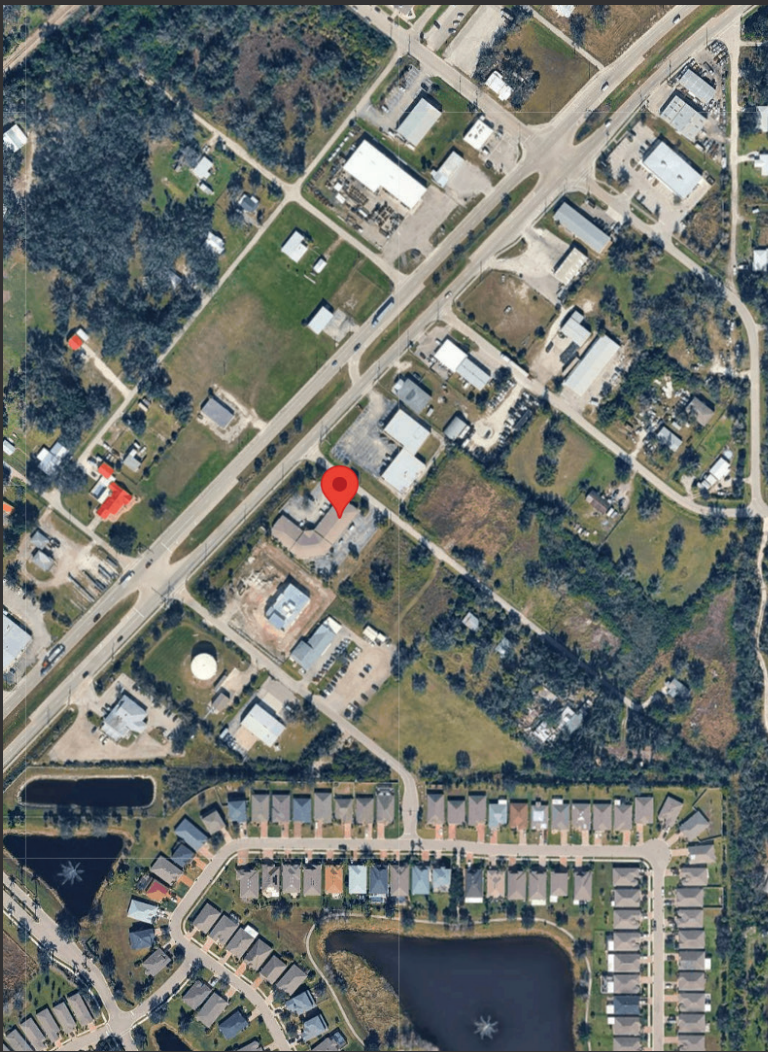
Construction : Block

Roof : Shingle



## SPACES AVAILABLE

Space Size	Base Rent (PSF)	Annual Base Rent	CAM (PSF)	Lease Type	Lease Term
1,500 sq ft	\$16/sq ft	\$17,280	\$5.75	NNN	3-5 Years
6,104 sq ft	\$13/sq ft	\$30,240	\$5.75	NNN	3-5 Years



Now leasing flexible commercial space at 5260 Duncan Rd in Punta Gorda, offering highly functional open space with ample on-site parking and convenient access directly off Duncan Road (US-17). The property provides excellent accessibility with quick connectivity to I-75 (less than 5 mins), making it an ideal location for businesses serving Punta Gorda, Port Charlotte, and the surrounding Southwest Florida market.

The available suites feature large open floor plans with roll-up overhead doors (10x10), allowing for easy loading, equipment access, and flexible workspace configurations. The spaces are currently wide open with no existing office buildouts, providing tenants the opportunity to customize the layout to fit their specific business needs.

With storefront glass, generous parking, and flexible commercial zoning, the property is well suited for contractors, service businesses, trades, showroom users, storage, fitness, distribution support, or other commercial users looking for adaptable space in a highly accessible location. Up to 6,104 sq ft and can be demised into (3) 1500 sq ft spaces and (1) 1604 sq ft space.



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