



FOR LEASE | OFFICE SPACE

103 W. MARION

103 W. Marion Avenue , Punta Gorda, FL 33950

2421 SHREVE ST
Punta Gorda, FL 33950
nixandassociates.com

DANNY NIX JR.
941.724.0080
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EXECUTIVE SUMMARY

103 W. MARION

103 W. Marion Avenue , Punta Gorda, FL 33950



OFFERING SUMMARY

Available SF:	178 SF
Lease Rate:	\$349 per month (Gross)
Lot Size:	0.22 Acres
Year Built:	1990
Building Size:	4,581
Zoning:	CC
Market:	Southwest Florida
Submarket:	Punta Gorda
Traffic Count:	16,408

PROPERTY OVERVIEW

Affordable downtown executive office space! Located on the corner of W. Marion Avenue and Tamiami Trail, this executive suite offers a prime location in the Punta Gorda business district providing easy access to banks, dining, local events, and hotels. Your space will be on the second floor including a reception area and restroom for your customers, as well as electric and internet. 7 Suites offered to start at \$349

PROPERTY HIGHLIGHTS

- Central Downtown Location
- Utilities and Internet Included!
- Lobby and 2 Restrooms
- Walk to banks, dining, local events, and hotels

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ADDITIONAL PHOTOS

103 W. MARION

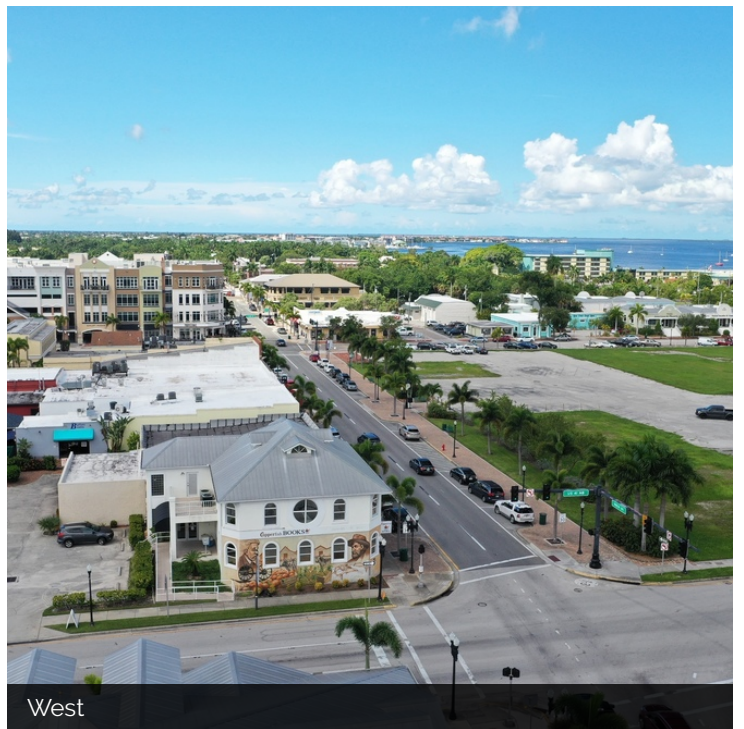
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North



East



West

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PROPERTY DETAILS

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LEASE RATE

\$349 PER MONTH

LOCATION INFORMATION

Building Name	103 W. Marion
Street Address	103 W. Marion Avenue
City, State, Zip	Punta Gorda, FL 33950
County	Charlotte
Market	Southwest Florida
Sub-market	Punta Gorda
Cross-Streets	Marion & US 41
Township	41
Range	23
Section	06
Side Of The Street	South
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	US 41
Nearest Airport	PGD

BUILDING INFORMATION

Building Class	B
Occupancy %	90.0%
Tenancy	Multiple
Number Of Floors	2
Average Floor Size	2,290 SF
Year Built	1990
Gross Leasable Area	4,581 SF
Construction Status	Existing
Condition	Good
Roof	Tile
Free Standing	No

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
APN #	412306330006
Corner Property	Yes
Traffic Count	16408
Traffic Count Street	Tamiami Trl E & Virginia Ave SE
Traffic Count Frontage	126
Amenities	Elevator Open-air balcony Restrooms Lobby On-Site Parking
MLS #	C7419027 and 219054583
Power	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Price Per Month	\$0.00 /month
Parking Type	Surface
Parking Ratio	3.49
Number Of Parking Spaces	16

UTILITIES & AMENITIES

Elevators	1
Number Of Elevators	1
Number Of Escalators	0
Central HVAC	Yes
HVAC	Central
Restrooms	2
Gas / Propane	Yes

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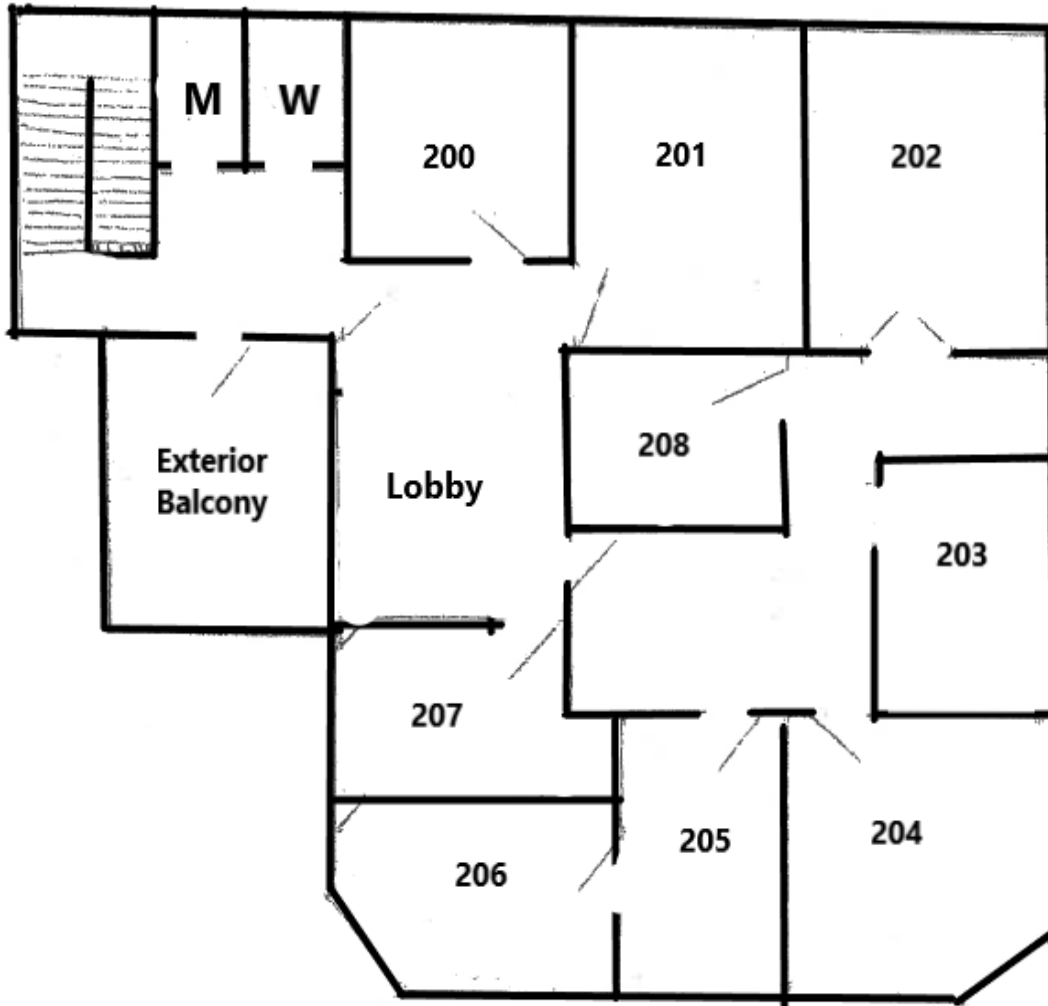
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FLOOR PLANS

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LOCATION MAPS

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RETAILER MAP

103 W. MARION

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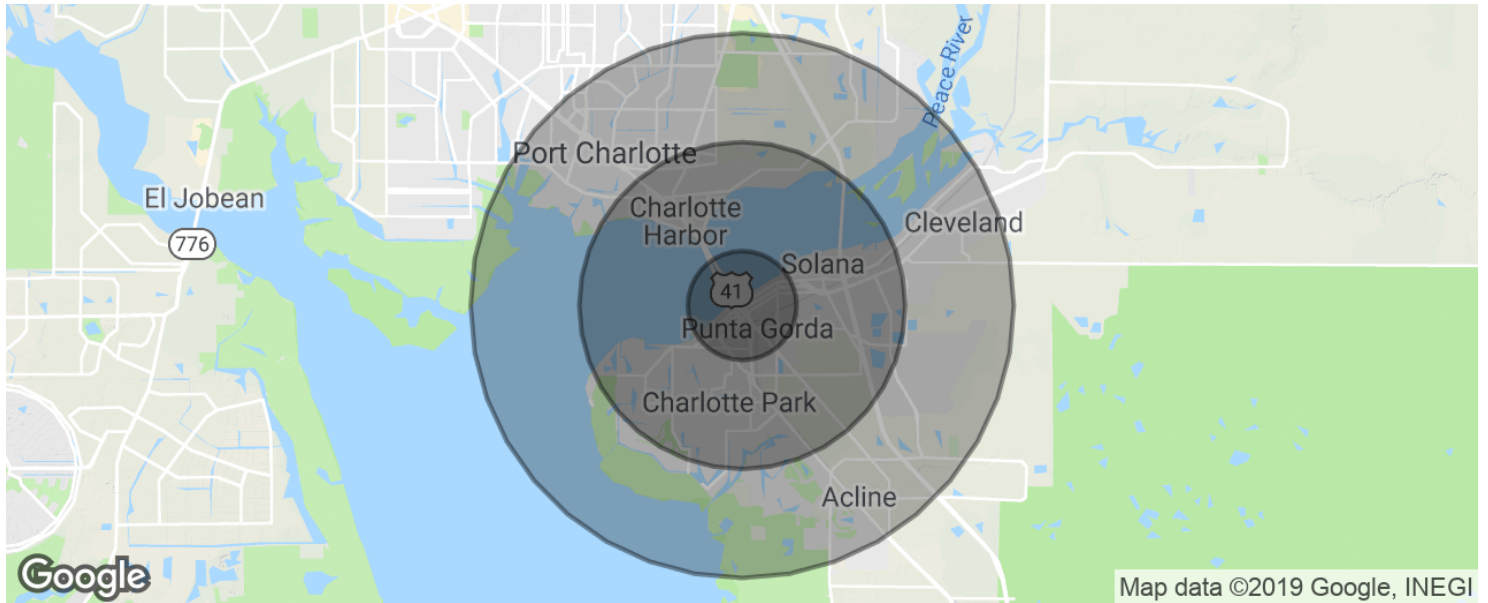
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,464	17,429	48,520
Median age	54.7	58.6	54.7
Median age (Male)	53.3	57.9	54.0
Median age (Female)	55.8	59.2	55.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,166	8,524	22,471
# of persons per HH	2.1	2.0	2.2
Average HH income	\$57,360	\$66,876	\$59,286
Average house value	\$229,949	\$356,333	\$312,049

* Demographic data derived from 2010 US Census

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