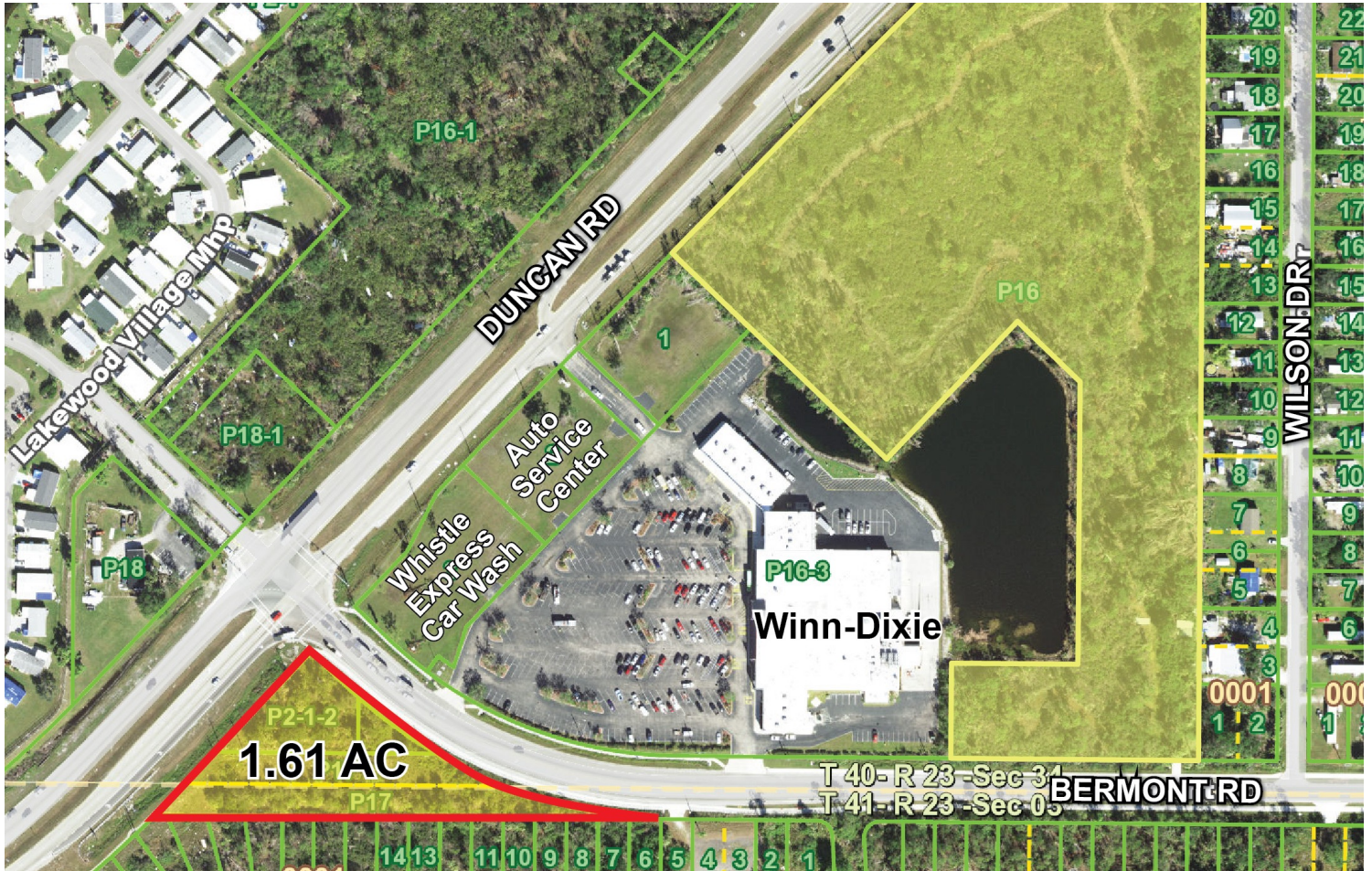


FOR SALE

Vacant Commercial Land

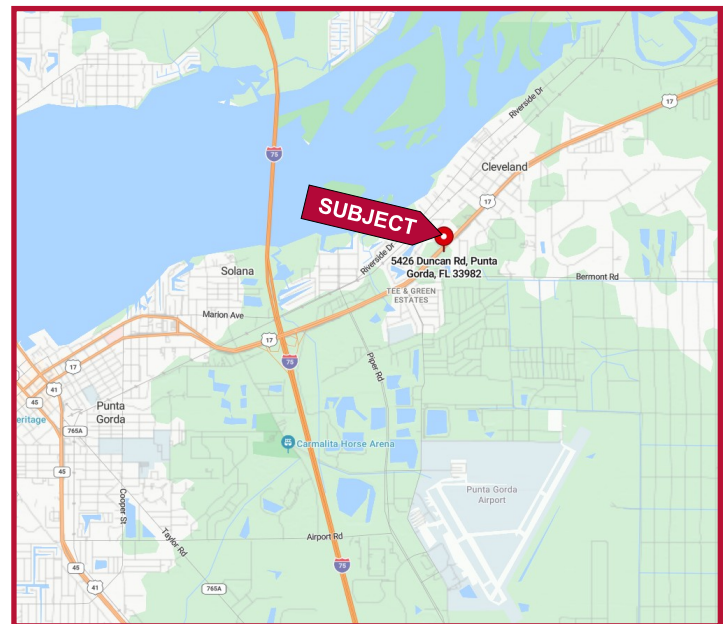
5682 Duncan Rd and 27511 Bermont Rd., Punta Gorda, FL 33982



FEATURES

- ❖ 1.61 Acres (MOL)
- ❖ Three parcels located at the Southwest corner of the lighted intersection of Duncan Road and Bermont Road
- ❖ Zoning: CG Commercial General
- ❖ 342' of frontage along Duncan Road and 515.2' of frontage along Bermont Road
- ❖ Municipal water is in place on Duncan Road
- ❖ Daily Traffic Count 29,500 vehicles per day on Duncan Road
- ❖ **ASKING PRICE: \$1,047,000.00**

LOCATION MAP



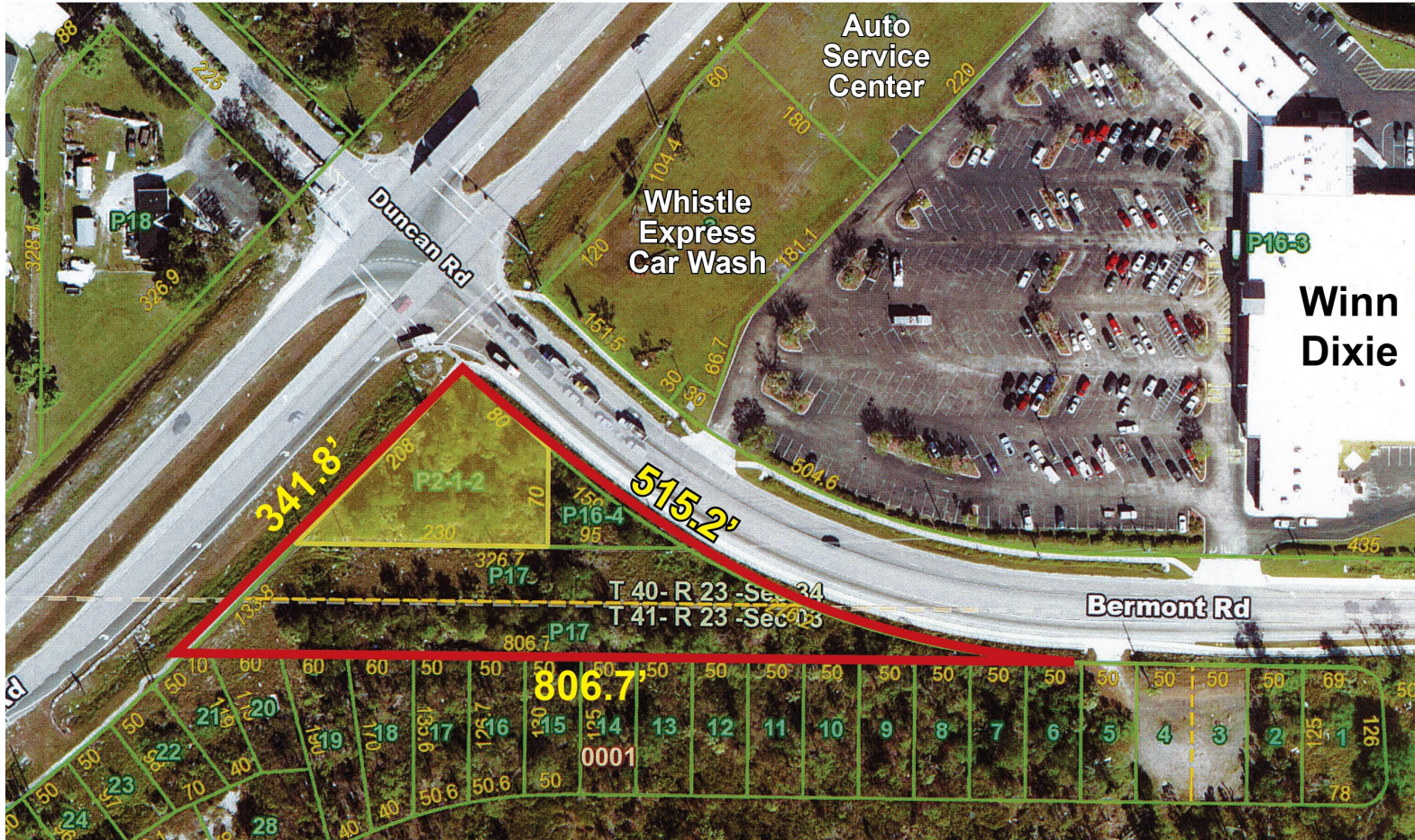
Elliott M. Ross, CCIM
O: 813.755.6700
C: 727.639.3800
elliottross@rossrealty.com

Chris Shryock
O: 813.755.6700
C: 727.412.5166
chris@rossrealty.com

ROSS REALTY GROUP, INC.
Westshore Square
4600 W. Cypress St., Suite 525
Tampa, FL 33607



AERIAL



- ❖ Electric: Florida Power & Light
- ❖ Flood Zone AE (EL 10)
- ❖ Daily Traffic Count 29,500 vehicles per day on Duncan Road
- ❖ Folio Numbers 402334380001, 402303126011, 402334452004 – Charlotte County
- ❖ 2025 Real Estate Taxes \$3,151.00 - total for all 3 parcels
- ❖ Note: Powerline and Easement along dotted line



| 2025 Demographics | | | |
|--------------------------|----------|----------|----------|
| | 1-mile | 3-miles | 5-miles |
| Total Population | 2,061 | 11,843 | 46,533 |
| Total Households | 982 | 5,282 | 22,699 |
| Average Household Income | \$79,618 | \$79,167 | \$97,813 |

Any information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.