

2484 Caring Way Unit F Medical Office Space



SUB-LEASE



Property Overview

Medical Office Available for Lease in the heart of the Parkside Medical District in Port Charlotte. Walking distance to Fawcett Memorial Hospital and ShorePoint Hospital Port Charlotte. Buildout is already in place for any medical office's needs. The unit consists of an intake and exit for patients or 2 waiting rooms, 3 restrooms, 1 break room, a nurses station, Dr's office with a private bath, a rear entrance door, and 5 wet exam rooms. Call today for a showing!! This is a sublease. All information comes from users and sources that are believed to be reliable but should be verified for accuracy. Subject to errors and omissions.

Property Highlights

- Medical Office Buildout
- Close to both Fawcett Memorial Hospital and Shore
- Located in fully leased Medical Plaza

Property Details

| | |
|------------------------|-----------|
| Price for Rent: | \$4,487 |
| Price / SF: | \$16.50 |
| Rentable SF: | 2,564 |
| Occupancy: | Yes |
| CAM Rate: | \$4.50 |
| Floors: | 1 |
| Year Built: | 1995 |
| Parking: | 70 Spaces |
| Parking Ratio: | 3.5 |
| Zoning: | OMI |

Danny Nix Jr., CCIM

📞 (941) 724-0080

✉️ danny.nixjr@gmail.com

📍 BK3307013, Florida

KELLER WILLIAMS PEACE RIVER

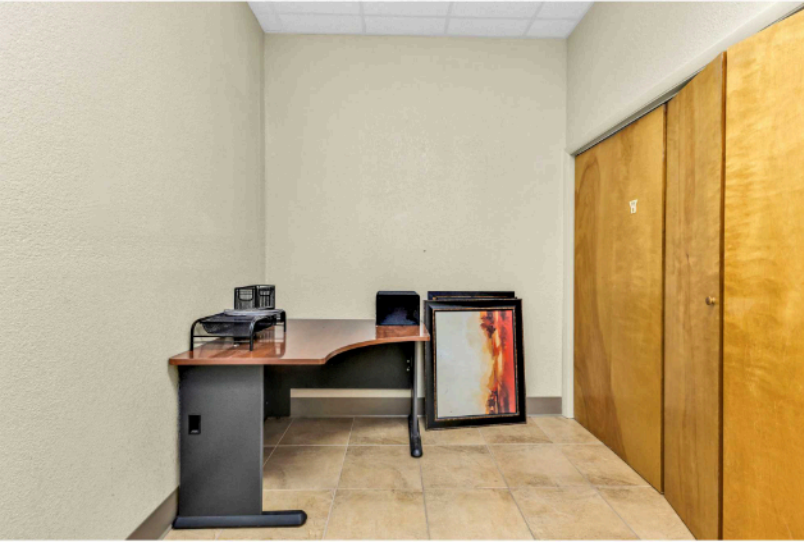
1675 W. Marion Ave, Suite 112

Punta Gorda, FL 33950

Each Office is Independently
Owned and Operated



Property Photos



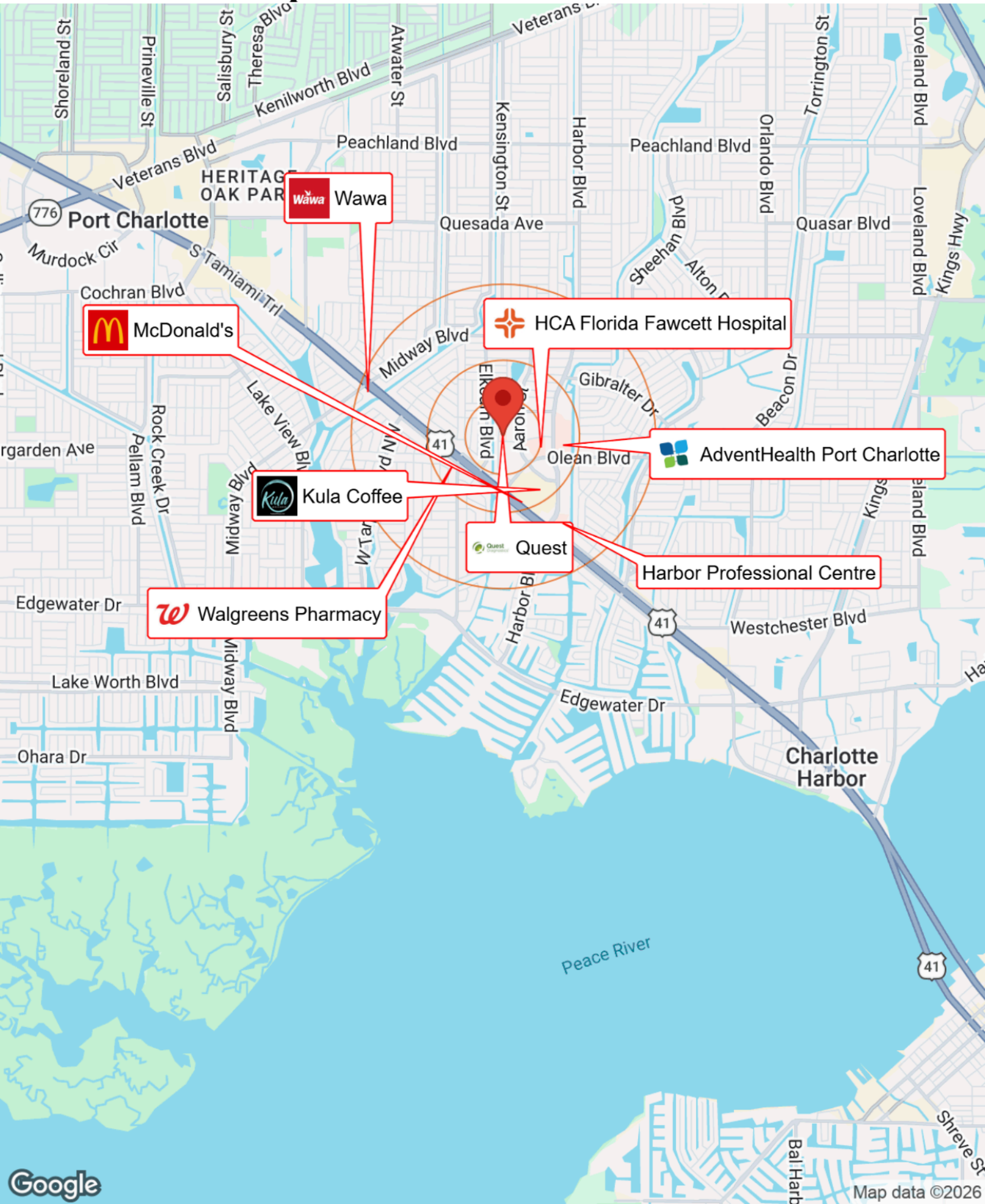
Property Photos



Property Photos




Business Map




 Wawa


 McDonald's


 Kula Coffee

 Walgreens Pharmacy

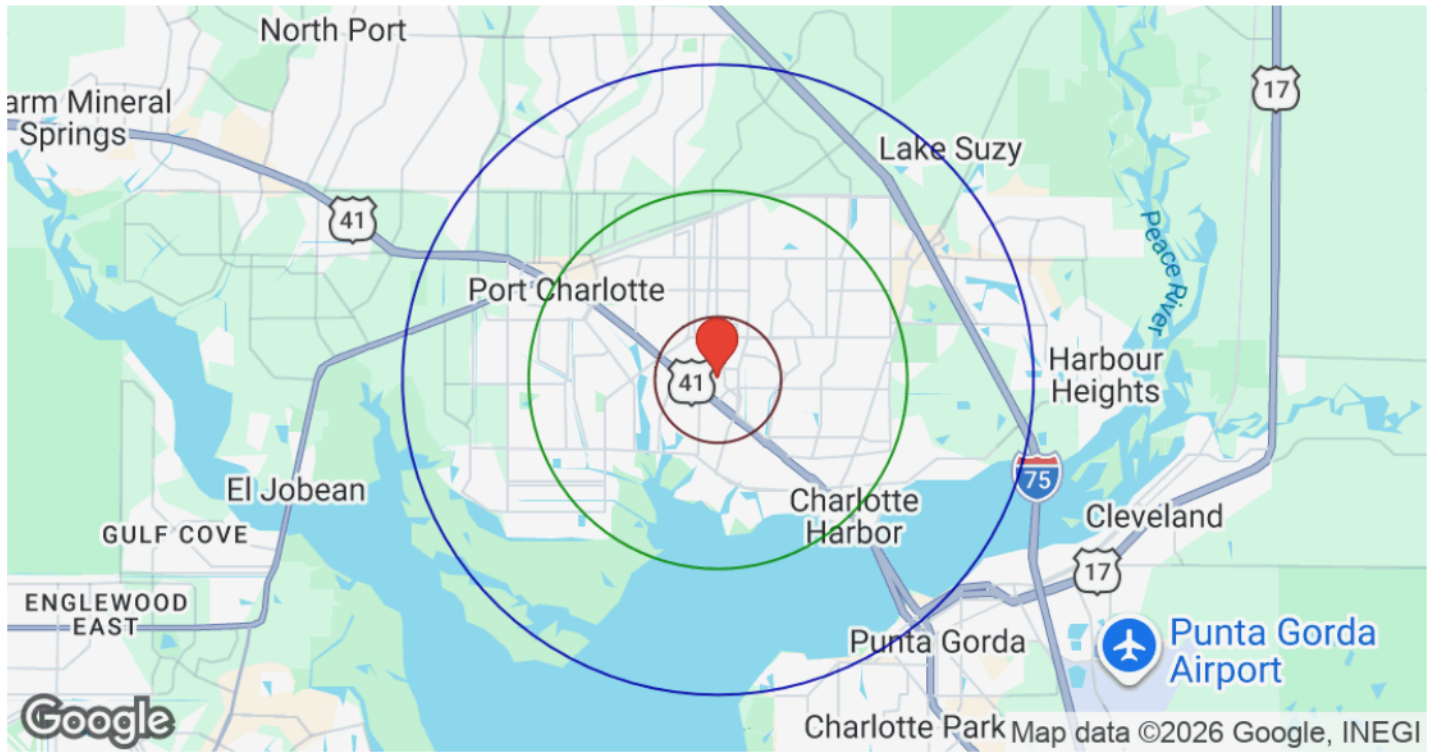
 Quest

 HCA Florida Fawcett Hospital

 AdventHealth Port Charlotte

 Harbor Professional Centre

Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

| Category | Sub-category | 1 Mile | 3 Miles | 5 Miles |
|------------------|------------------|----------|----------|----------|
| Population | Male | 5,089 | 24,825 | 43,600 |
| | Female | 5,064 | 25,207 | 44,843 |
| | Total Population | 10,153 | 50,032 | 88,443 |
| Race / Ethnicity | White | 7,520 | 37,449 | 67,544 |
| | Black | 872 | 4,808 | 7,880 |
| | Am In/AK Nat | 12 | 45 | 80 |
| | Hawaiian | 6 | 15 | 27 |
| | Hispanic | 1,330 | 5,749 | 9,534 |
| | Asian | 202 | 981 | 1,707 |
| | Multiracial | 190 | 901 | 1,539 |
| | Other | 20 | 80 | 133 |
| Housing | Total Units | 6,255 | 29,467 | 52,555 |
| | Occupied | 4,699 | 22,324 | 40,017 |
| | Owner Occupied | 2,755 | 16,281 | 30,164 |
| | Renter Occupied | 1,944 | 6,043 | 9,853 |
| | Vacant | 1,556 | 7,143 | 12,538 |
| Age | Ages 0 - 14 | 1,160 | 5,406 | 9,574 |
| | Ages 15 - 24 | 1,018 | 4,703 | 7,780 |
| | Ages 25 - 54 | 3,488 | 16,518 | 27,062 |
| | Ages 55 - 64 | 1,455 | 7,627 | 13,293 |
| | Ages 65+ | 3,033 | 15,779 | 30,733 |
| Income | Median | \$54,718 | \$65,907 | \$70,157 |
| | Under \$15k | 487 | 1,913 | 2,870 |
| | \$15k - \$25k | 629 | 1,799 | 2,748 |
| | \$25k - \$35k | 535 | 2,017 | 3,391 |
| | \$35k - \$50k | 534 | 2,555 | 4,396 |
| | \$50k - \$75k | 848 | 4,743 | 8,276 |
| | \$75k - \$100k | 747 | 3,566 | 6,152 |
| | \$100k - \$150k | 608 | 3,479 | 6,918 |
| | \$150k - \$200k | 128 | 1,260 | 2,741 |
| | Over \$200k | 184 | 992 | 2,525 |



Commercial Broker Associate, CCIM,
Keller Williams Peace River Partners
Realty

(941)207-5713 (O)
(941)724-0080 (M)

Danny.nixjr@gmail.com

Listing Admin: Tiffany Free

(941)207-5713 (O)
(941)661-2709 (M)

Danny Nix Jr.