

# 21942 Edgewater Drive

Waterfront Professional Space with Major Visibility



**FOR SALE**



**NIX**  
COMMERCIAL GROUP

## Property Overview

Fully built-out medical office space located at 21942 Edgewater Drive in Port Charlotte's established medical corridor. Situated directly on a canal with waterfront views, the property offers a unique and professional setting while remaining conveniently close to hospitals, medical offices, retail, restaurants, US-41, and other major area amenities. The property features 14 private offices, 13 exam rooms (includes 3 wet rooms), a large reception and waiting area seating up to 30 patients, a secondary waiting area, a spacious board room, a large lab, a lab draw room, a physical therapy office, and multiple storage areas throughout the suite. Additional features include a large employee kitchen and breakroom equipped with four ovens, two microwaves, a dishwasher, and abundant storage. The efficient layout is ideal for medical, cosmetic, therapy, research, or multi-specialty healthcare users seeking a move-in-ready facility in a highly desirable Port Charlotte location.

## Property Highlights

- Spacious medical/professional office layout featuring 15 private offices and a large executive board room
- 13 exam rooms including 3 wet rooms, ideal for medical, wellness, or specialty healthcare use
- Prime canal-front location offering water frontage and a unique professional setting
- Close to Hospitals, US-41, and I-75
- Large Reception & Waiting Areas
- Flexible Layout for Multi-Provider Operations
- Prominent Edgewater Drive Location in Port Charlotte
- Excellent Opportunity for Owner-User or Investment

## Property Details

<b>Price :</b>	3,150,000
<b>Building SF:</b>	10,274
<b>Lot Size:</b>	2.52 Acres
<b>Tenancy:</b>	Single
<b>Occupied:</b>	Yes
<b>Floors:</b>	1
<b>Year Built:</b>	2004
<b>Parking:</b>	66 spaces
<b>Parking Ratio:</b>	6.42
<b>Zoning:</b>	CHMU

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KELLER WILLIAMS PEACE RIVER

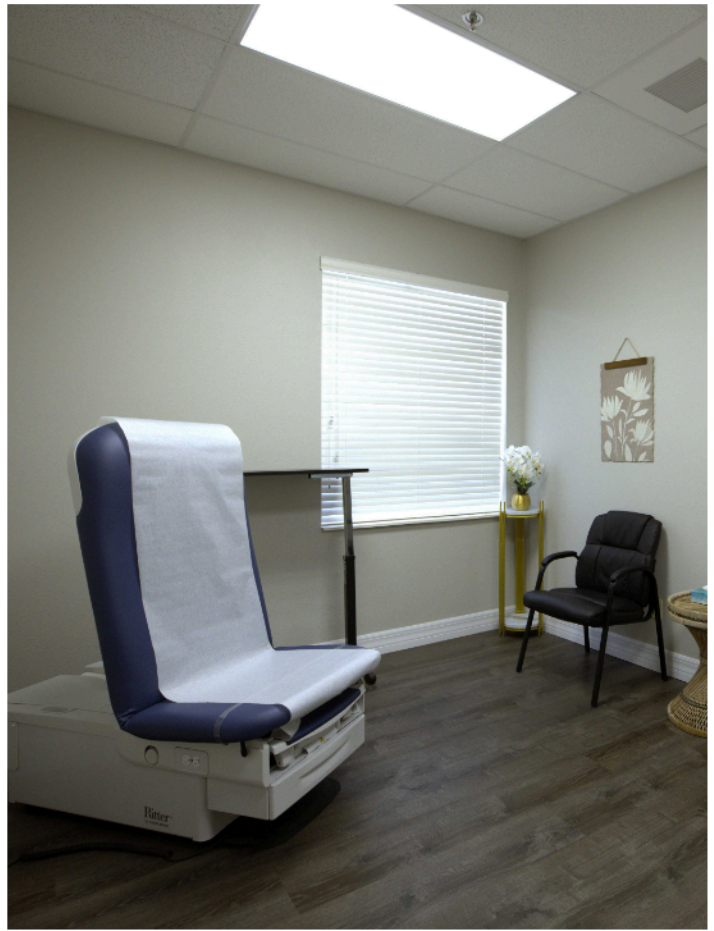
1675 W. Marion Ave, Suite 112

Punta Gorda, FL 33950

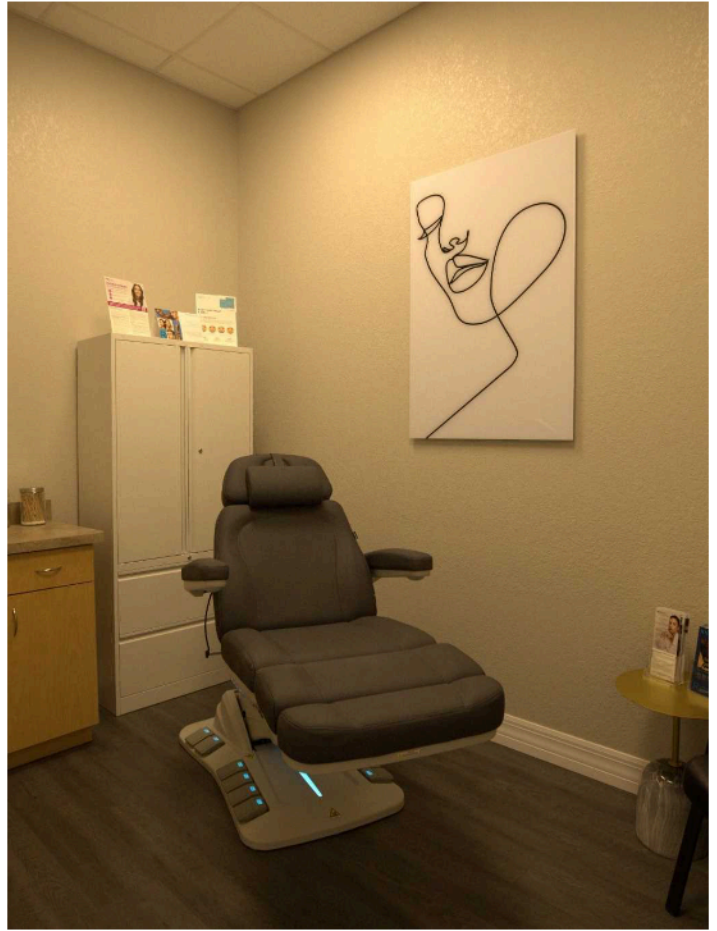
Each Office is Independently  
Owned and Operated



# Property Photos



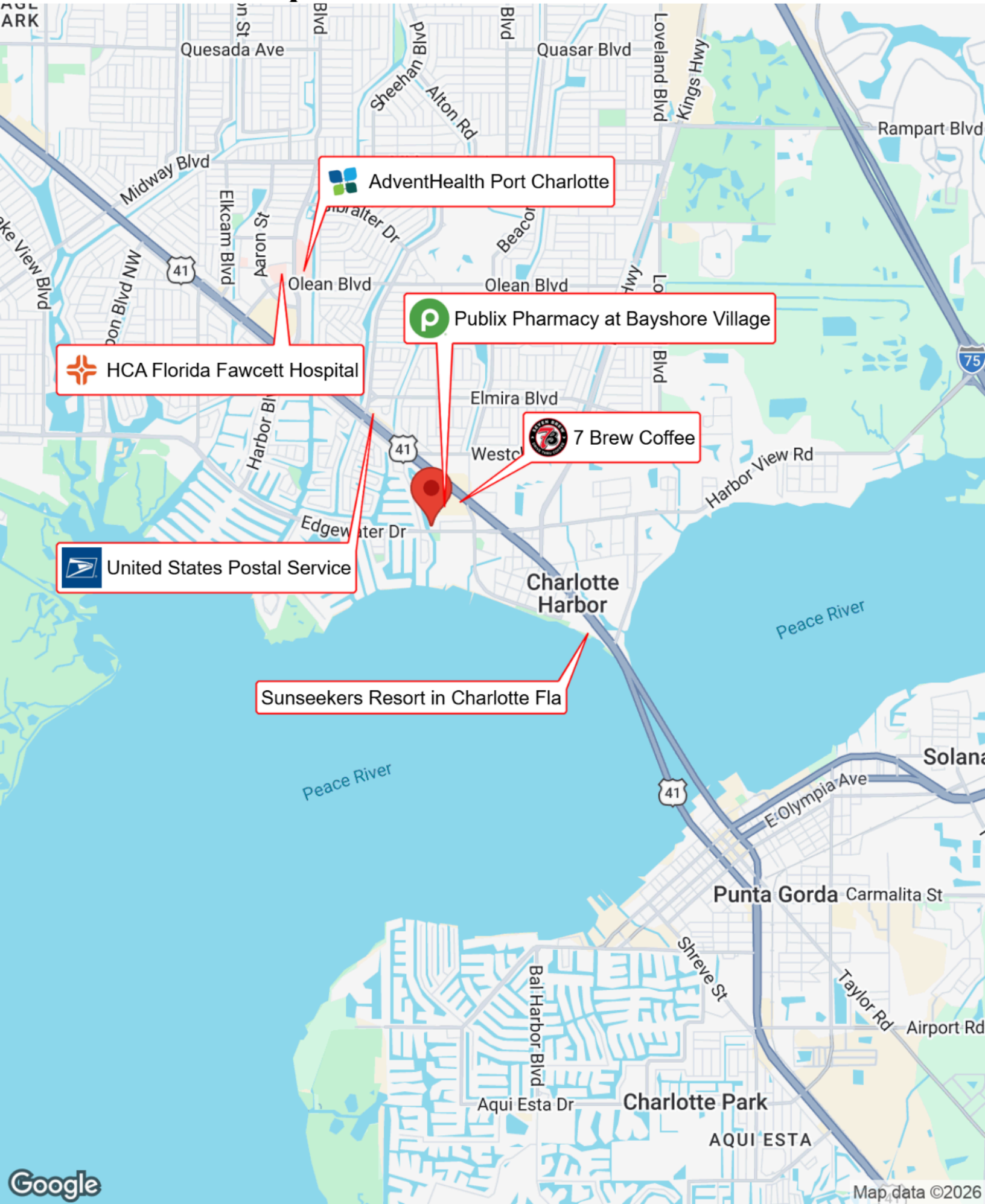
# Property Photos





# Property Photos





# Business Map




 AdventHealth Port Charlotte

 Publix Pharmacy at Bayshore Village

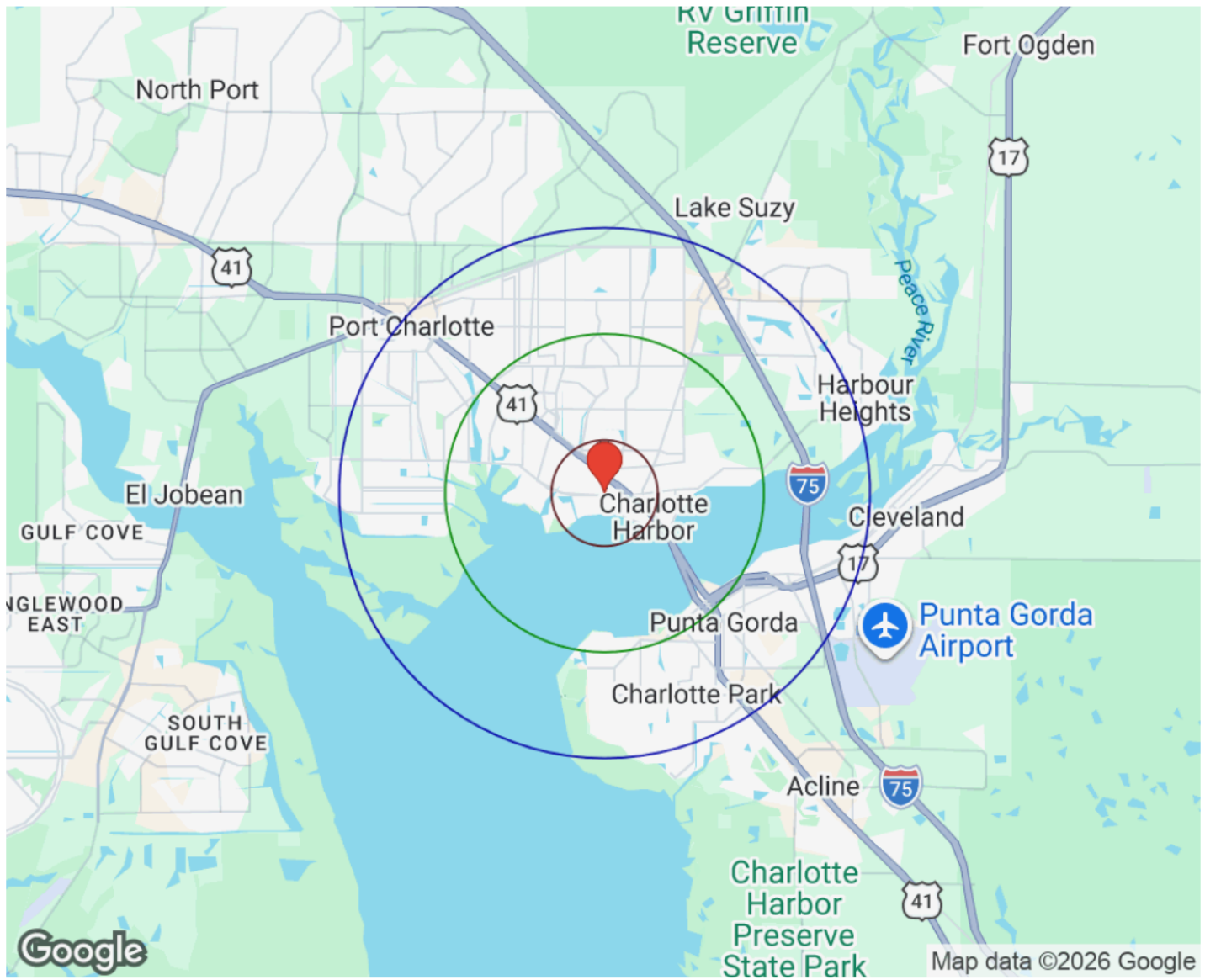
 HCA Florida Fawcett Hospital

 7 Brew Coffee

 United States Postal Service

Sunseekers Resort in Charlotte Fla

# Demographics



Distance: ○ 1Mile ○ 3Miles ○ 5Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,529	16,499	44,417
Female	2,481	16,693	46,134
Total Population	5,010	33,192	90,551

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,873	25,150	70,340
Black	405	2,868	7,516
Am In/AK Nat	4	33	91
Hawaiian	2	13	18
Hispanic	527	3,771	9,263
Asian	103	690	1,648
Multiracial	89	611	1,539
Other	9	53	127

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,335	20,602	57,211
Occupied	2,459	15,409	42,903
Owner Occupied	1,442	10,605	32,009
Renter Occupied	1,017	4,804	10,894
Vacant	876	5,193	14,308

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	481	3,535	8,879
Ages 15 - 24	403	2,930	7,272
Ages 25 - 54	1,454	10,343	25,399
Ages 55 - 64	736	4,954	14,033
Ages 65+	1,933	11,432	34,968

Income	1 Mile	3 Miles	5 Miles
Median	\$59,926	\$65,488	\$70,209
Under \$15k	423	1,695	3,357
\$15k - \$25k	169	1,307	3,078
\$25k - \$35k	278	1,410	3,509
\$35k - \$50k	230	1,606	4,641
\$50k - \$75k	348	2,824	8,578
\$75k - \$100k	407	2,452	6,236
\$100k - \$150k	267	2,400	7,474
\$150k - \$200k	214	944	2,965
Over \$200k	122	773	3,065



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## Danny Nix Jr.