

2484 Caring Way Unit B

Casa Grande Medical & Professional Centre



FOR 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 with child area and bath, 3 restrooms, 1 break room, storage/IT room, large conference room or doc office, 3 rear entrance door with doc parking, 5 wet exam rooms and 2 offices. Call today for a showing!! 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

Building SF:	15,788
Price for Rent :	\$5,693.88
Price / SF:	\$16.50
Rentable SF:	3,333
CAM Rate:	\$4.50
Floors:	1
Lot Size:	1.50 AC
Year Built:	1995
Building Class:	C
Parking:	70 Spaces
Parking Ratio:	3.5
Zoning:	OMI

Danny Nix Jr., CCIM

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📍 BK3307013, Florida

KELLER WILLIAMS PEACE RIVER

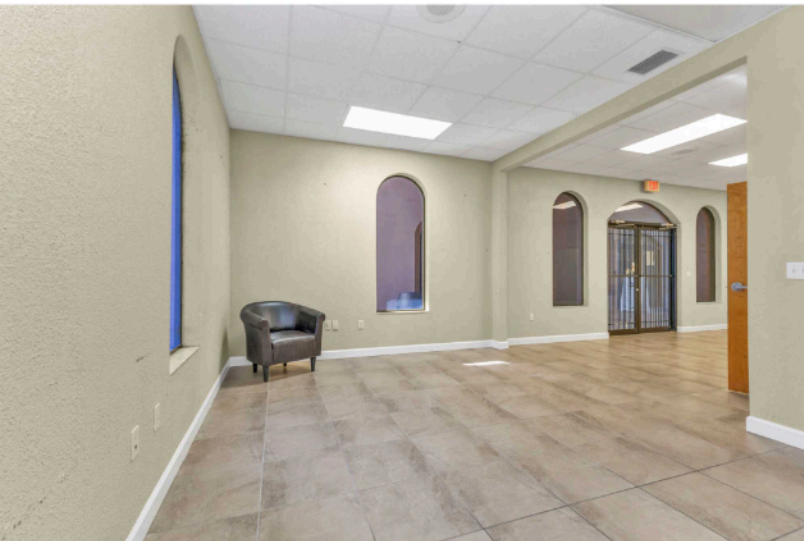
1675 W. Marion Ave, Suite 112

Punta Gorda, FL 33950

Each Office is Independently
Owned and Operated



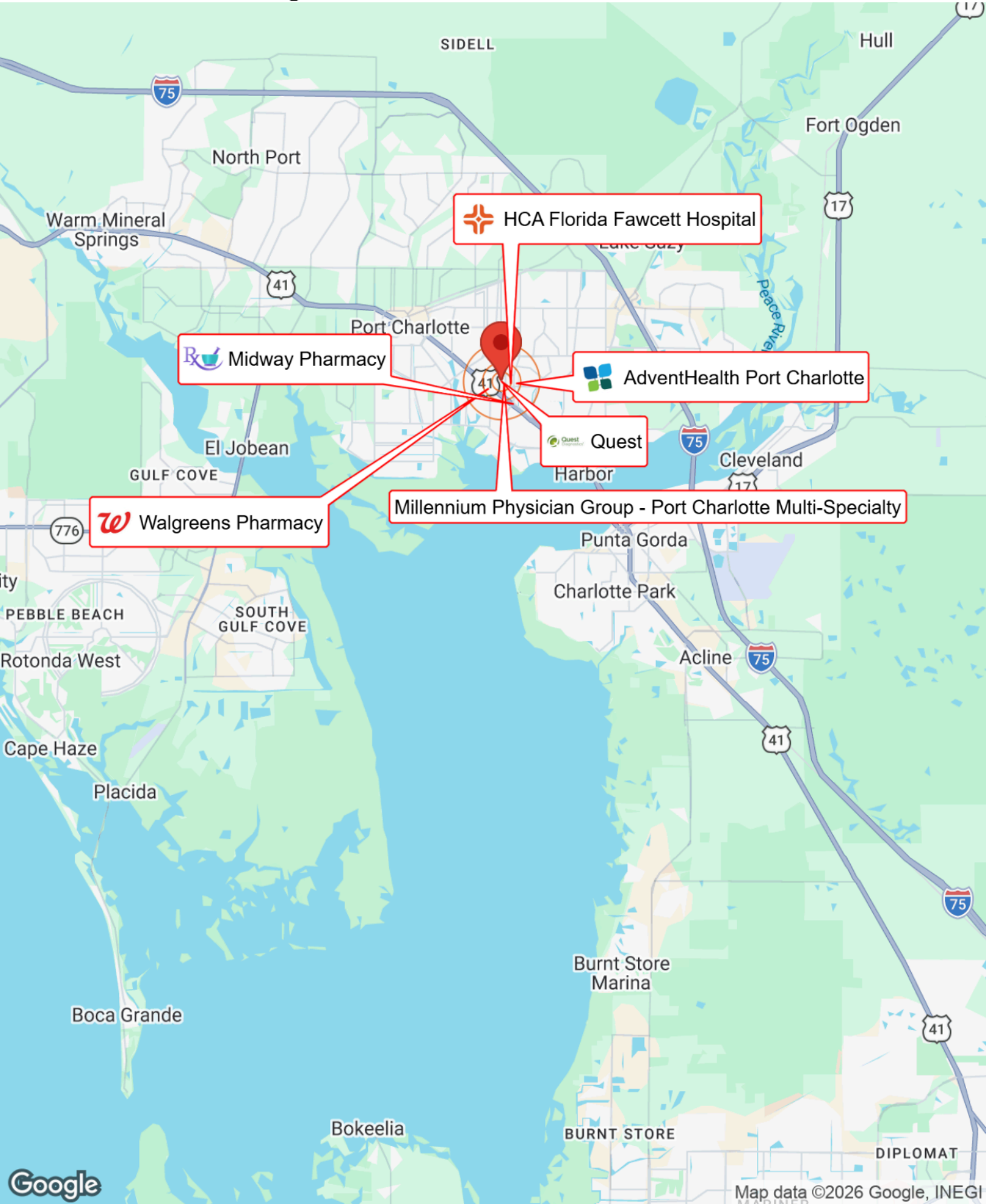
Property Photos



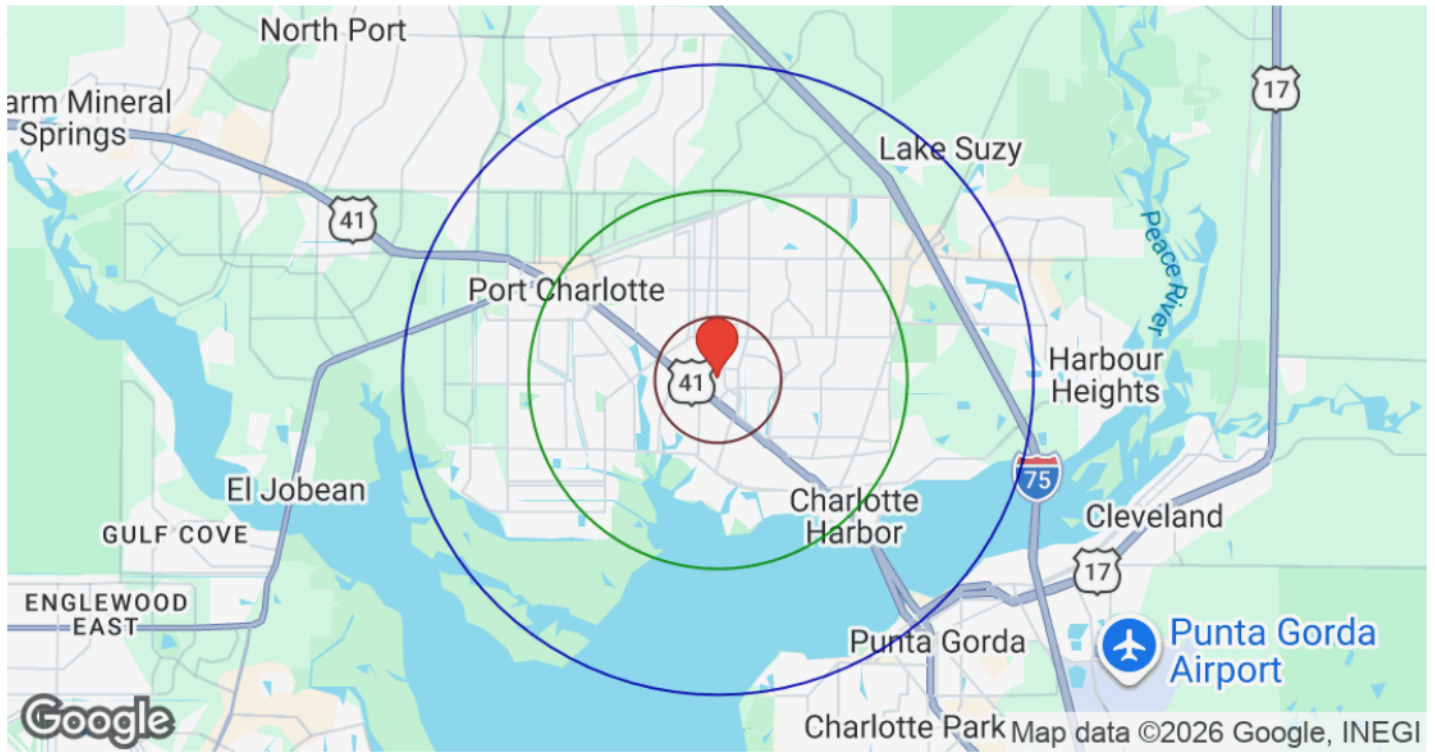
Property Photos



Business Map



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



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