



1,950 SF - FOR LEASE

Outparcel to Walmart. Rare opportunity in a proven retail environment!

379 Kings Highway | Punta Gorda, FL

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Property Highlights

Unique, high-quality freestanding building on one of Punta Gorda's most active retail corridors.

- Outparcel to high-performing Walmart Super Center
- Just off I-75, Exit 170, Kings Hwy.
- At signalized intersection on Sandhill Boulevard
- Next to national retailers and hotels
- 8,100 SF freestanding building
- Built in 2020
- Co-tenants: Aspen Dental, Five Guys

Availability

- Unit 200
- 1,950 SF
- Use: convenience-driven retail ideal for food, medical, and service users leveraging Walmart anchor traffic and I-75 proximity



Space Highlights

- Unit 200
- 1,950 SF
- 26 feet store front
- 75 feet deep
- Open floor plan
- Office/storage
- Restrooms in the rear
- Move-in ready
- Building sign
- Monument sign
- Parking Ratio: 9/1,000 SF (73 total)
- **Available mid-August 2026**

Leasing Rate

\$32.00/SF
+ \$11.81/SF NNN



Property Location







Located in Port Charlotte County, with signalized access on Kings Highway, the primary east-west corridor connecting I-75, Port Charlotte retail, and Arcadia.

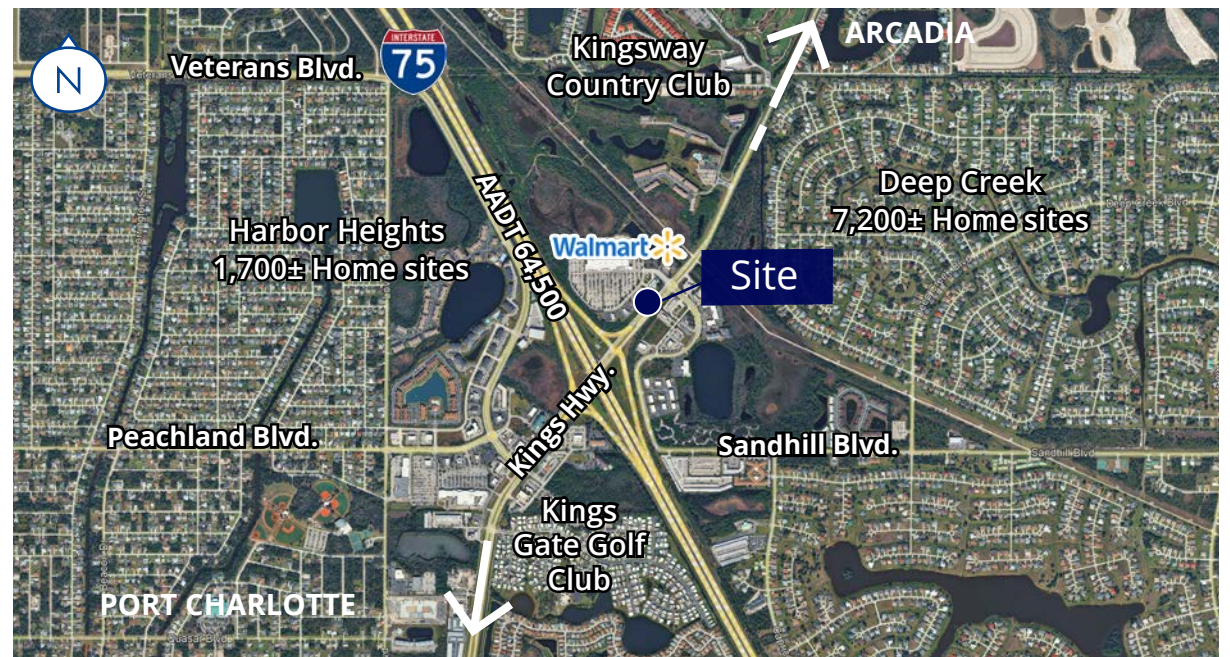
- Minutes to several apartment complexes, residential communities, schools and golf courses
- Excellent visibility with strong exposure to passing traffic and steady flow of customers
- Punta Gorda is the fastest growing small metros in the US, with an additional 17,000 ± new housing units by 2030.



Demographics

5-mile radius (2026)

		
Total Population 76,782	Daytime Population 68,438	Average HH Income \$101,586
		
Median Age 56.2	Households 34,211	Traffic 24,000 AADT on Kings Hwy.





AADT 64,500

Walmart

Arby's

Culver's

Available

AspenDental

FIVE GUYS
BURGERS and FRIES

MURPHY USA

Kings Highway - AADT 24,000

Contact Us:



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Colliers Top 15 West & Central FL Broker (2025)

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