



GASPARILLA CENTER

7205 GASPARILLA ROAD BUILDING A
PORT CHARLOTTE, FLORIDA 33981

PROPERTY HIGHLIGHTS

- New construction completed in 2026
- Flexible unit sizes from $\pm 1,207$ to 1,620 SF
- Multiple units or an entire building available for larger space requirements
- Open-span warehouse design
- Optional buildout includes ± 500 SF of air-conditioned office
- LED warehouse lighting and one ADA restroom
- 12' x 16' overhead doors; Units A4 and A9 feature 12' x 12' doors
- Ample on-site parking



For More Information

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NEW CONSTRUCTION FLEX UNITS FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (NNN)
Building Size:	18,827 SF
Available SF:	1,207 - 1,620 SF
Lot Size:	3.7 Acres
Year Built:	2026
Zoning:	IG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 7205 Gasparilla Road – Building A, Port Charlotte, FL

Property Type: Industrial / Flex Space for Lease
Available Unit Sizes: ±1,207–1,620 SF

Be among the first to occupy newly constructed industrial/flex space along Gasparilla Road in Port Charlotte. Building A offers 12 open-span units suitable for warehousing, distribution, contractors, storage, and other light industrial or service-oriented businesses.

Optional buildouts range from 500 SF of air-conditioned office space with LED-lit warehouse areas and an ADA-accessible restroom to fully built-out, fully air-conditioned buildings. Each unit includes an overhead door to support convenient loading and daily operations. On-site parking is ample, and tenants with larger requirements may lease multiple adjacent units or an entire building, subject to availability.

The property is conveniently located just south of State Road 776/S. McCall Road, providing access throughout Port Charlotte, Englewood, and the surrounding Charlotte County market. Auto repair uses are not permitted. The property is also located near Harbor Village, a new approximately 1,100-acre development planned to include up to 3,475 homes, supporting continued growth in the surrounding area.

Available Unit Breakdown:

- (10) ±1,620 SF units
- (1) ±1,440 SF unit
- (1) ±1,207 SF unit

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7205 Gasparilla Road Building A

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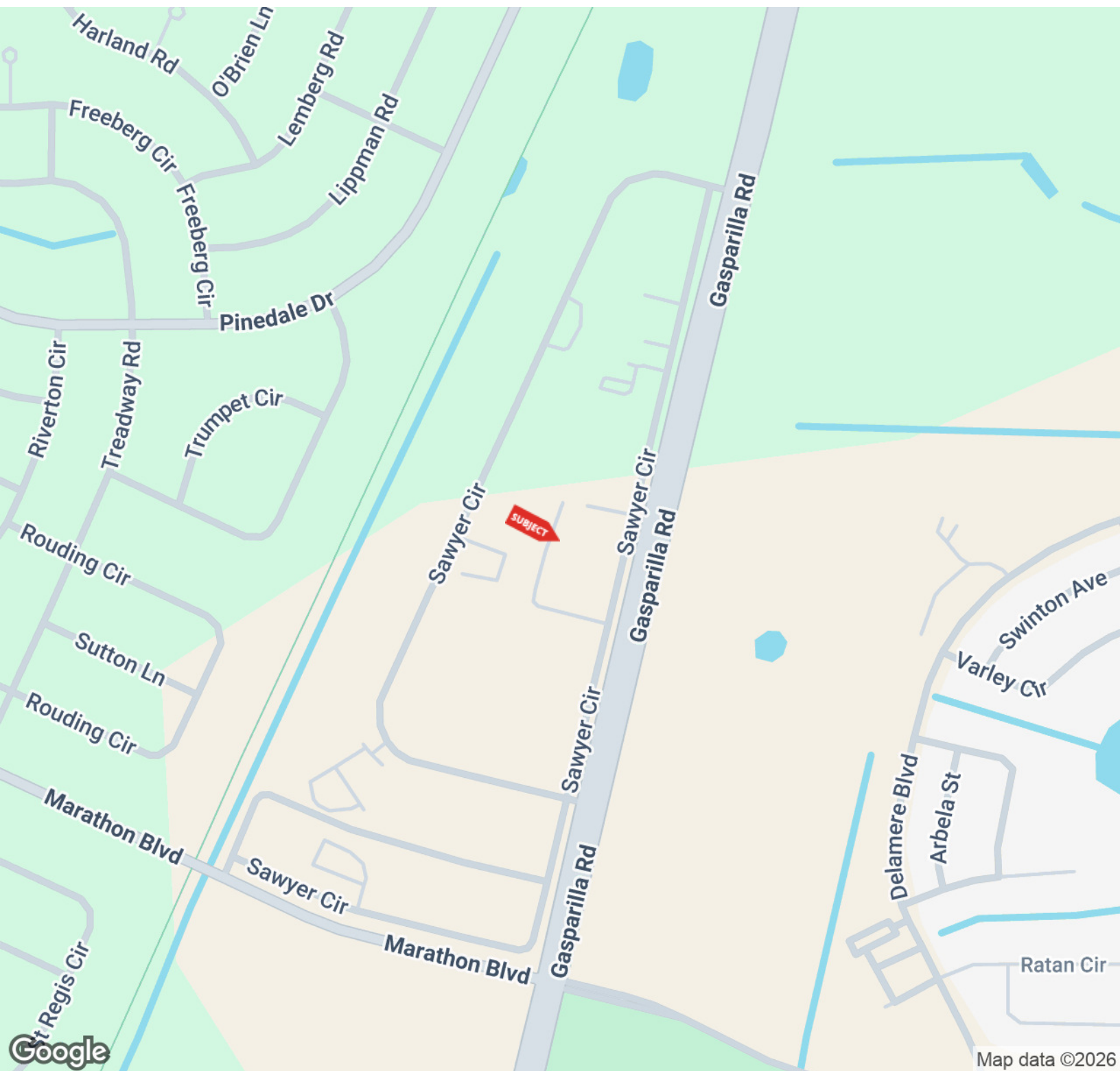


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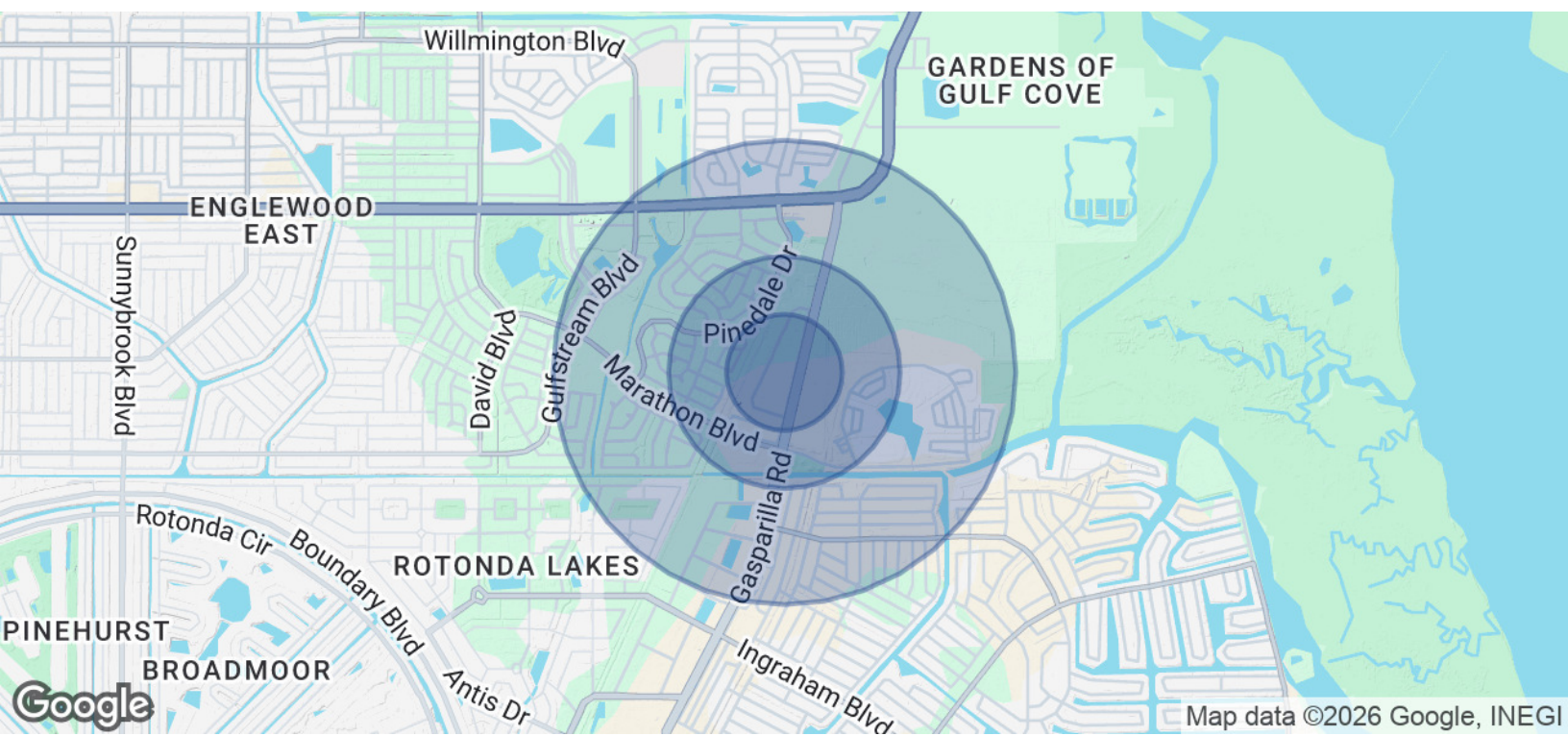


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	104	399	1,592
Average Age	65.5	64.9	64.3
Average Age (Male)	65.9	64.6	63.4
Average Age (Female)	63.1	63.0	63.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	51	195	769
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$85,838	\$88,205	\$91,657
Average House Value	\$279,023	\$281,590	\$299,859

2023 American Community Survey (ACS)

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