

# 2400 Harbor Blvd - Unit 21-22

## Medical Arts Units



**FOR SALE**



### Property Overview

Exceptional opportunity to purchase a fully built-out medical office condominium in a well-located professional complex along Harbor Blvd. This combined Unit 21 and 22 space is thoughtfully designed for medical or healthcare operations and offers an efficient layout. The suite features 6 wet exam rooms, 7 nurse stations, 1 private physician office, and 2 large double-desk administrative offices. The layout also includes a staff breakroom and 5 bathrooms, including a private restroom for the physician. A private rear entrance for the doctor allows discreet access separate from patient traffic. The space is also equipped with a modern monitored surveillance system. The professional complex includes a communal storage area on-site for additional operational convenience. Located in the heart of Port Charlotte's medical and professional corridor on Harbor Blvd, the property offers excellent access to US-41 (Tamiami Trail) and surrounding healthcare providers, retail, and residential neighborhoods. Ideal for: medical practice, specialty clinic, urgent care, therapy practice, or healthcare services.

### Property Highlights

- New HVAC System (2023) and Newer Roof
- Built out for medical use
- Private Rear Physician Entrance
- Prime Harbor Blvd medical corridor location
- Positioned near AdventHealth, Millennium, and Fawcett Hospital
- Ample on-site parking for employees and clients
- Strong demographic base with year-round residents and seasonal population increases
- Nearby retail, restaurants, banking, and service amenities provide convenience for staff and clients

### Property Details

<b>Price:</b>	\$650,000
<b>Unit SF:</b>	3,108
<b>Floors:</b>	1
<b>Lot Size:</b>	0.14 Acres
<b>Year Built:</b>	1979
<b>Zoning:</b>	OMI

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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



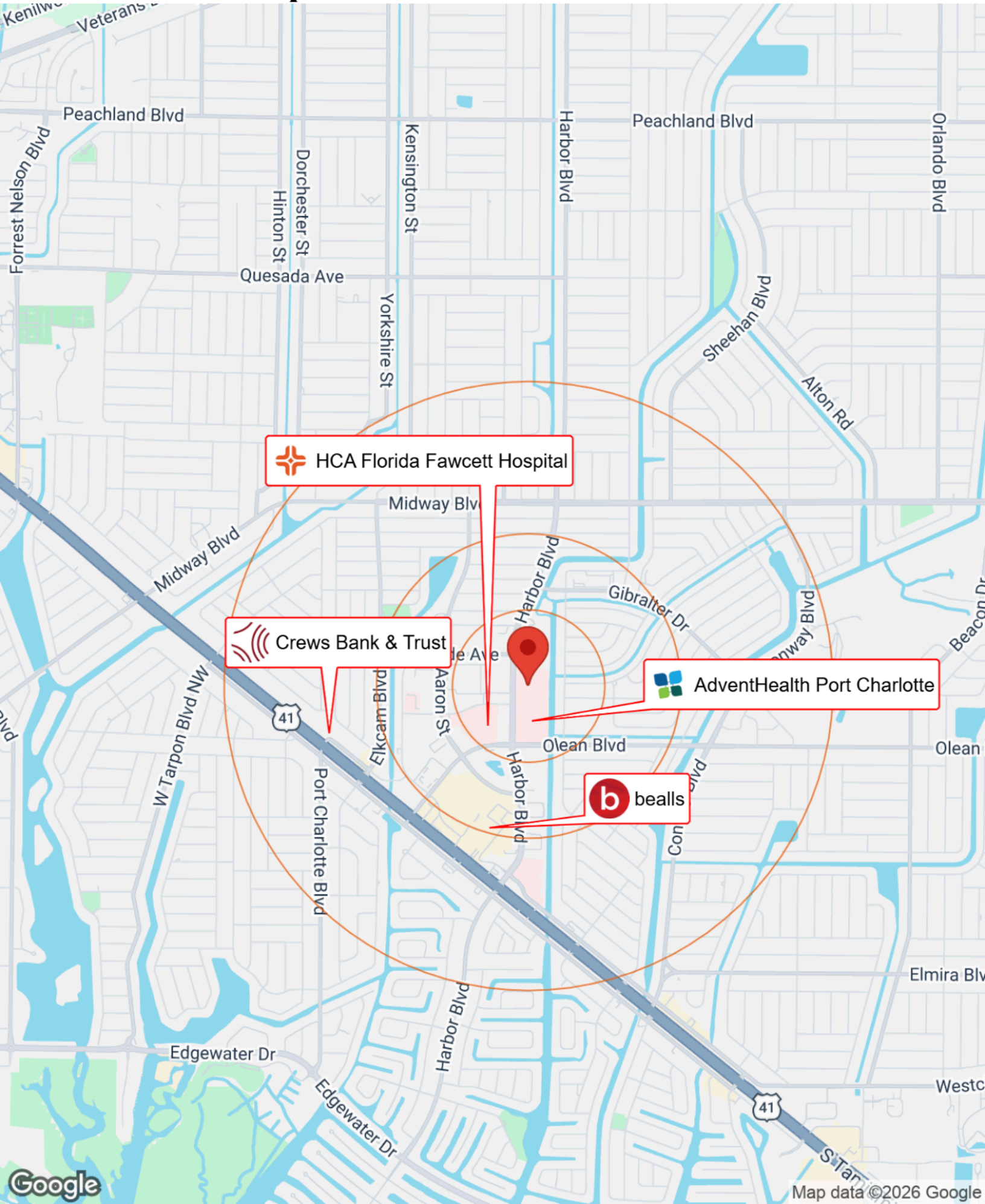
# Property Photos




# Property Photos




# Business Map



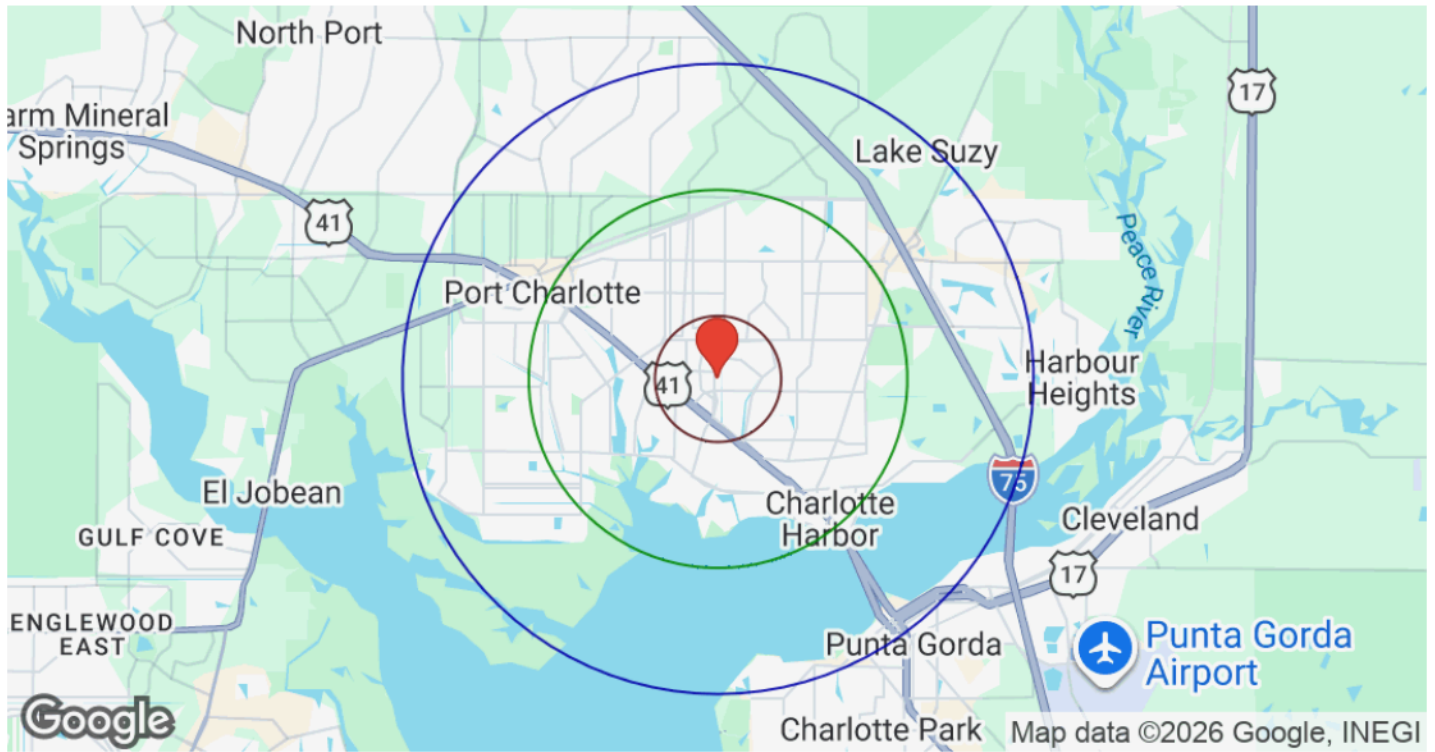
 HCA Florida Fawcett Hospital

 Crews Bank & Trust

 AdventHealth Port Charlotte

 bealls

# Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	5,304	25,820	44,204
	Female	5,372	26,446	45,558
	Total Population	10,676	52,266	89,762
Race / Ethnicity	White	7,812	39,346	68,461
	Black	969	4,903	8,097
	Am In/AK Nat	15	47	81
	Hawaiian	7	16	27
	Hispanic	1,441	5,896	9,658
	Asian	208	1,045	1,723
	Multiracial	203	930	1,571
	Other	21	84	135
Housing	Total Units	6,475	31,244	53,468
	Occupied	4,877	23,602	40,690
	Owner Occupied	2,842	17,276	30,529
	Renter Occupied	2,035	6,326	10,161
	Vacant	1,598	7,642	12,779
Age	Ages 0 - 14	1,246	5,533	9,709
	Ages 15 - 24	1,096	4,776	7,906
	Ages 25 - 54	3,781	16,793	27,421
	Ages 55 - 64	1,510	7,882	13,441
	Ages 65+	3,043	17,280	31,286
Income	Median	\$54,293	\$66,113	\$69,546
	Under \$15k	513	2,108	2,948
	\$15k - \$25k	628	1,819	2,798
	\$25k - \$35k	523	2,118	3,476
	\$35k - \$50k	596	2,677	4,545
	\$50k - \$75k	911	4,915	8,520
	\$75k - \$100k	731	3,804	6,226
	\$100k - \$150k	652	3,703	6,962
	\$150k - \$200k	134	1,368	2,678
	Over \$200k	189	1,091	2,536



Commercial Broker Associate,  
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## Danny Nix Jr.

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