

Offering Memorandum



PUNTA GORDA COMMERCIAL

120 W HENRY ST, PUNTA GORDA, FL 33950



www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

This property offers a prime development opportunity in the heart of downtown Punta Gorda, with excellent visibility to U.S. 41. Zoned Highway Commercial, the site allows for a range of commercial uses including medical office, general office, retail, personal services, and other professional uses. Its location near established healthcare facilities, strong residential growth, and walkable downtown amenities makes it well-suited for medical or professional office development.

LOCATION DESCRIPTION

This parcel located at 120 W Henry St, Punta Gorda, FL 33950, offers excellent accessibility and visibility to U.S. 41. Surrounded by established commercial and residential development, the site is within walking distance to restaurants, waterfront parks, marinas, and the historic district. Its central location places it minutes from the Punta Gorda Airport and offers convenient access to I-75, making it an ideal spot for a variety of infill development opportunities.

MUNICIPALITY

City of Punta Gorda

PROPERTY SIZE

1.09 Acres

ZONING

HC (Highway Commercial)

PARCEL ID

412307182006

PRICE

\$599,000

BROKER CONTACT INFO

Alex Ward

Advisor

813.287.8787 x117

alex@thedirtdog.com

Chris Bowers ALC, CCIM

Senior Advisor/Partner

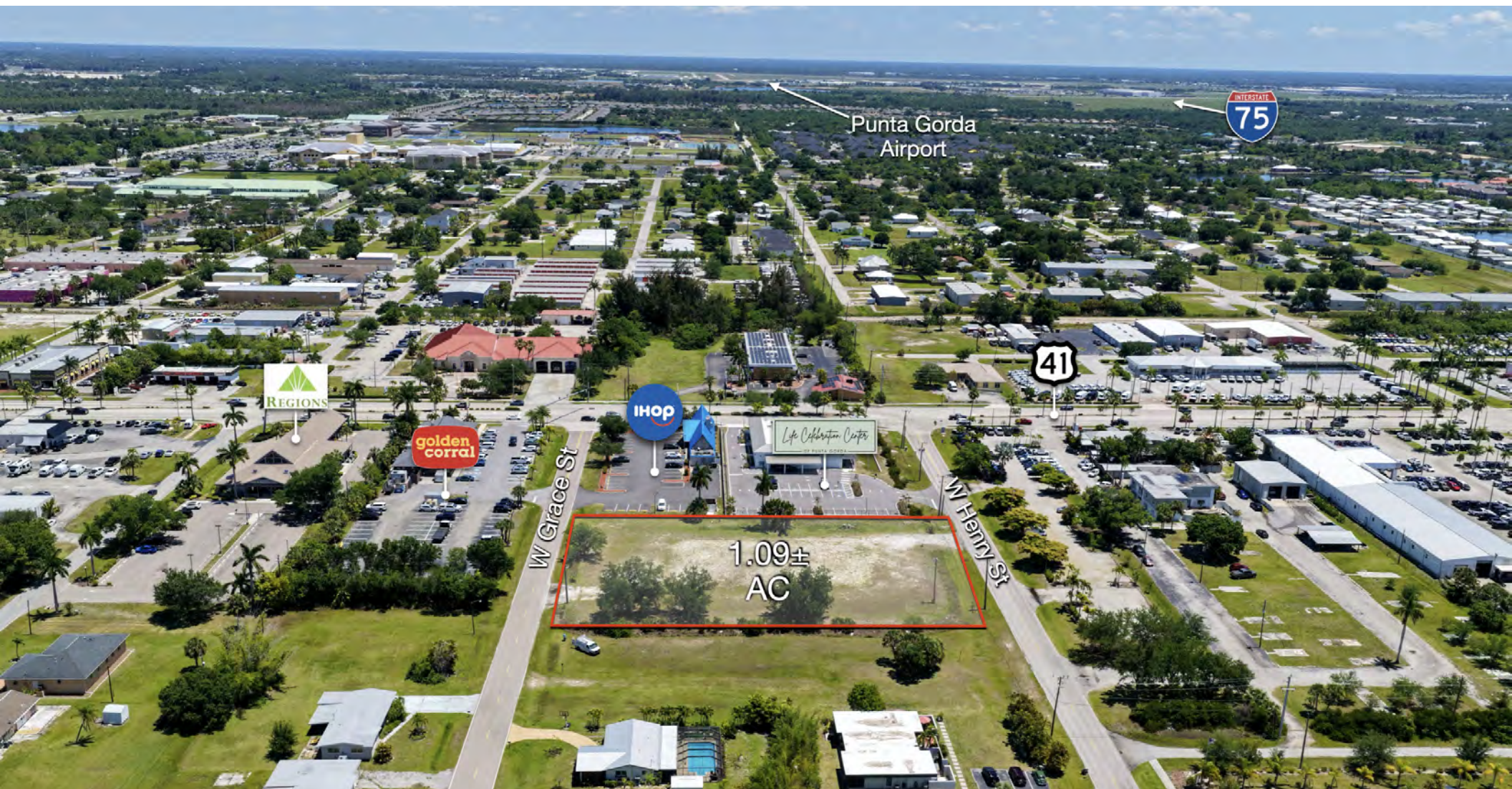
813.287.8787 x108

chris@thedirtdog.com

Aerial (South)



Aerial (East)



Aerial (West)



360 Virtual Tour



Demographics Map & Report

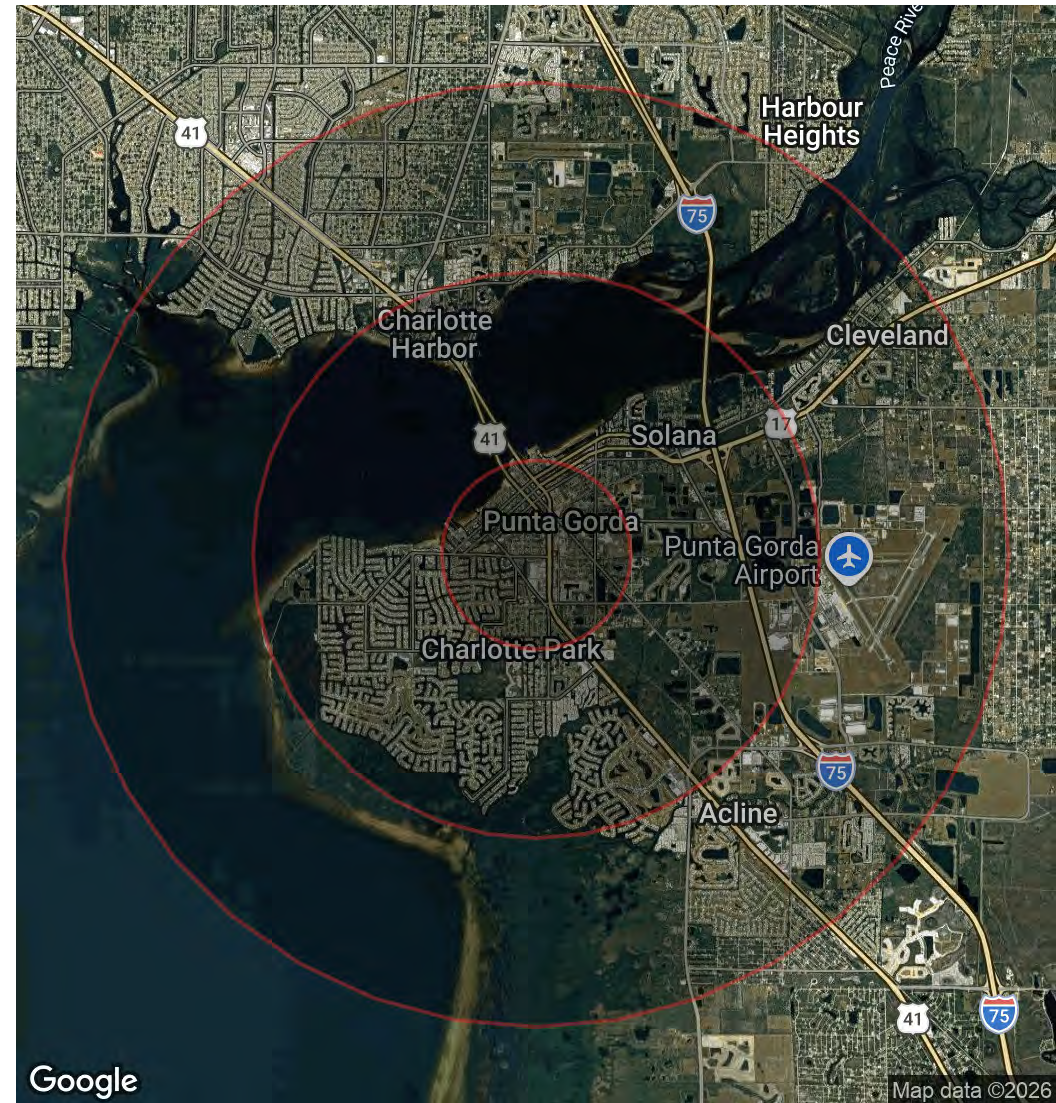
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,950	24,158	51,912
Average Age	60.8	61.3	60.0
Average Age (Male)	59.7	60.8	60.0
Average Age (Female)	61.9	61.2	59.2

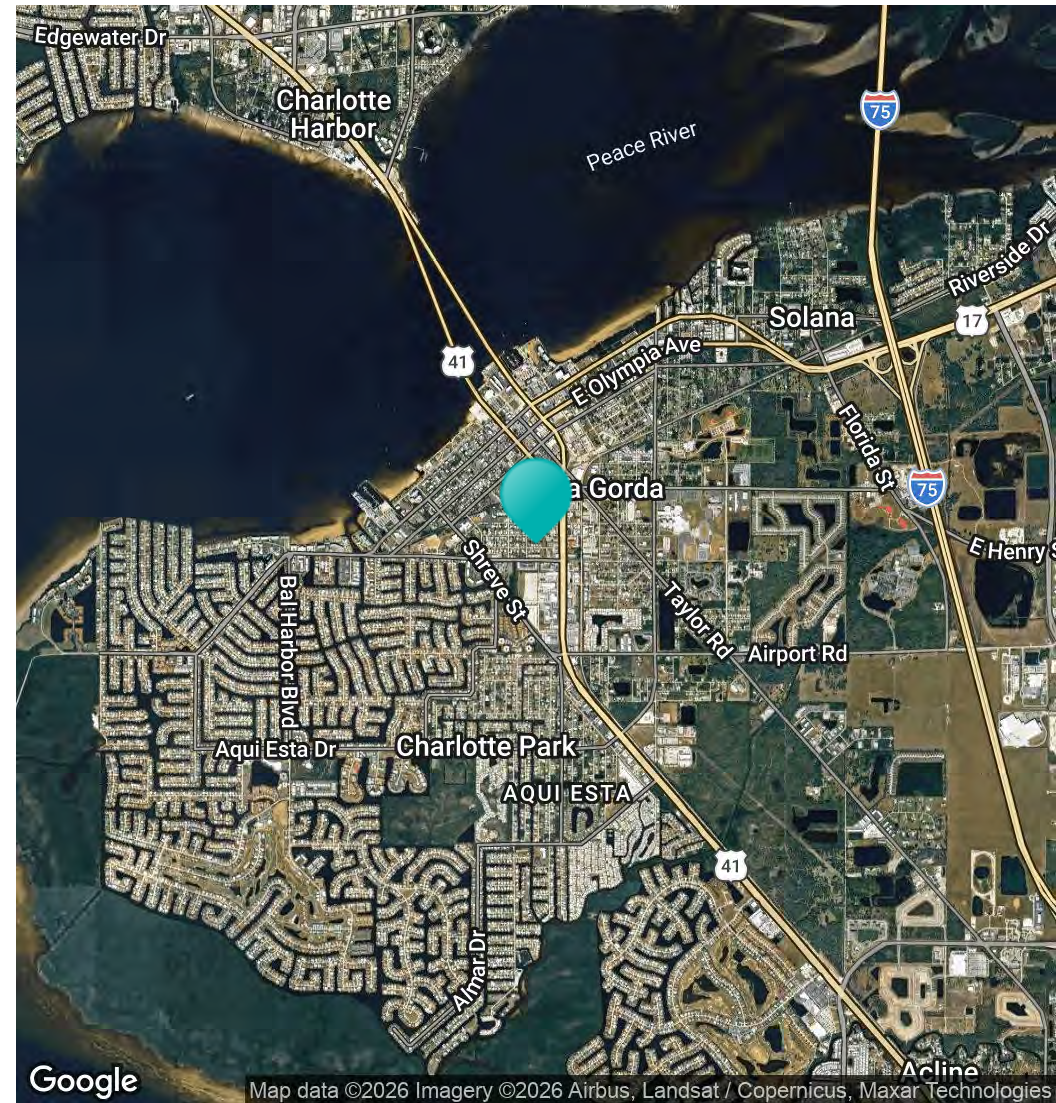
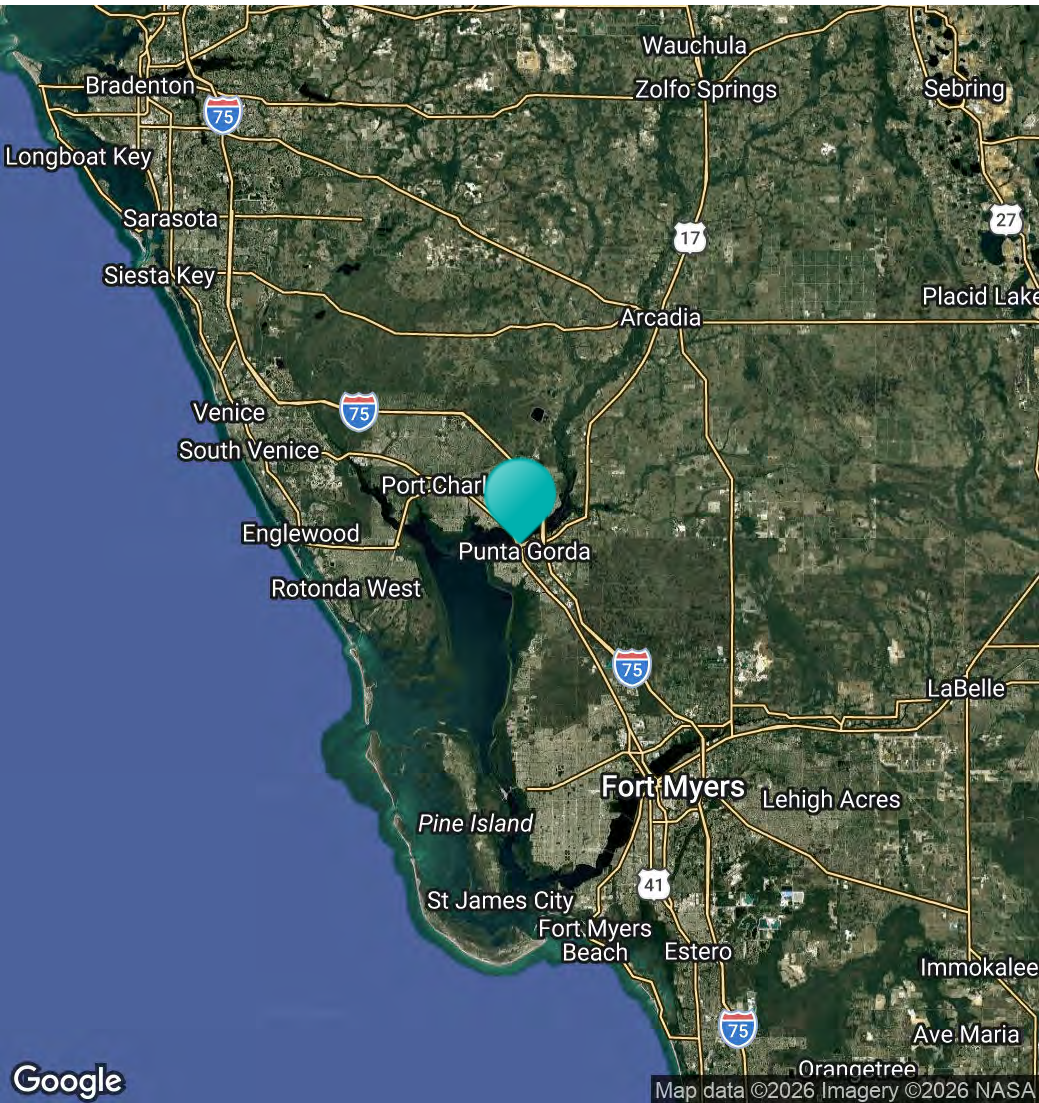
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,045	11,956	24,157
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$85,967	\$101,221	\$93,506
Average House Value	\$392,019	\$452,258	\$379,991

2023 American Community Survey (ACS)



Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.



Your Advisors



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Questions | Give us a call or drop us an email

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