



12479 S ACCESS RD

PORT CHARLOTTE, FLORIDA 33981

PROPERTY HIGHLIGHTS

- Move-in-ready ±1,200 SF corner end suite
- Reception and waiting area
- Offices, open work area or showroom
- Private kitchenette and restroom
- Estimated NNN expenses of \$6.00/SF
- Easy access to S McCall Rd



DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	62	234	857
Total Population	123	467	1,740
Average HH Income	\$75,882	\$78,486	\$82,367

For More Information

GEOFFREY PAUL

Commercial Specialist

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MOVE-IN READY CORNER OFFICE SUITE FOR SUBLEASE



OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (NNN)
Building Size:	6,270 SF
Available SF:	1,200 SF
Lot Size:	30,003 SF
Year Built:	2012
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 12479 S Access Rd, Suite A, Port Charlotte, FL.

Property Type: Office Space for Sublease
Available Size: $\pm 1,200$ SF

This move-in-ready corner office suite offers approximately $\pm 1,200$ SF along South Access Road in Port Charlotte. As an end unit, the space benefits from added visibility and a functional layout suitable for professional offices, service-oriented businesses, or showroom users.

The suite features a welcoming reception area, offices, an open work area that may also serve as a showroom, a kitchenette, and a private restroom. Its flexible configuration allows a new tenant to begin operating with minimal preparation.

Conveniently located along South Access Road with easy access to South McCall Road, the property provides strong connectivity throughout Port Charlotte and the surrounding area.

NNN Expenses: Estimated at \$6.00/SF

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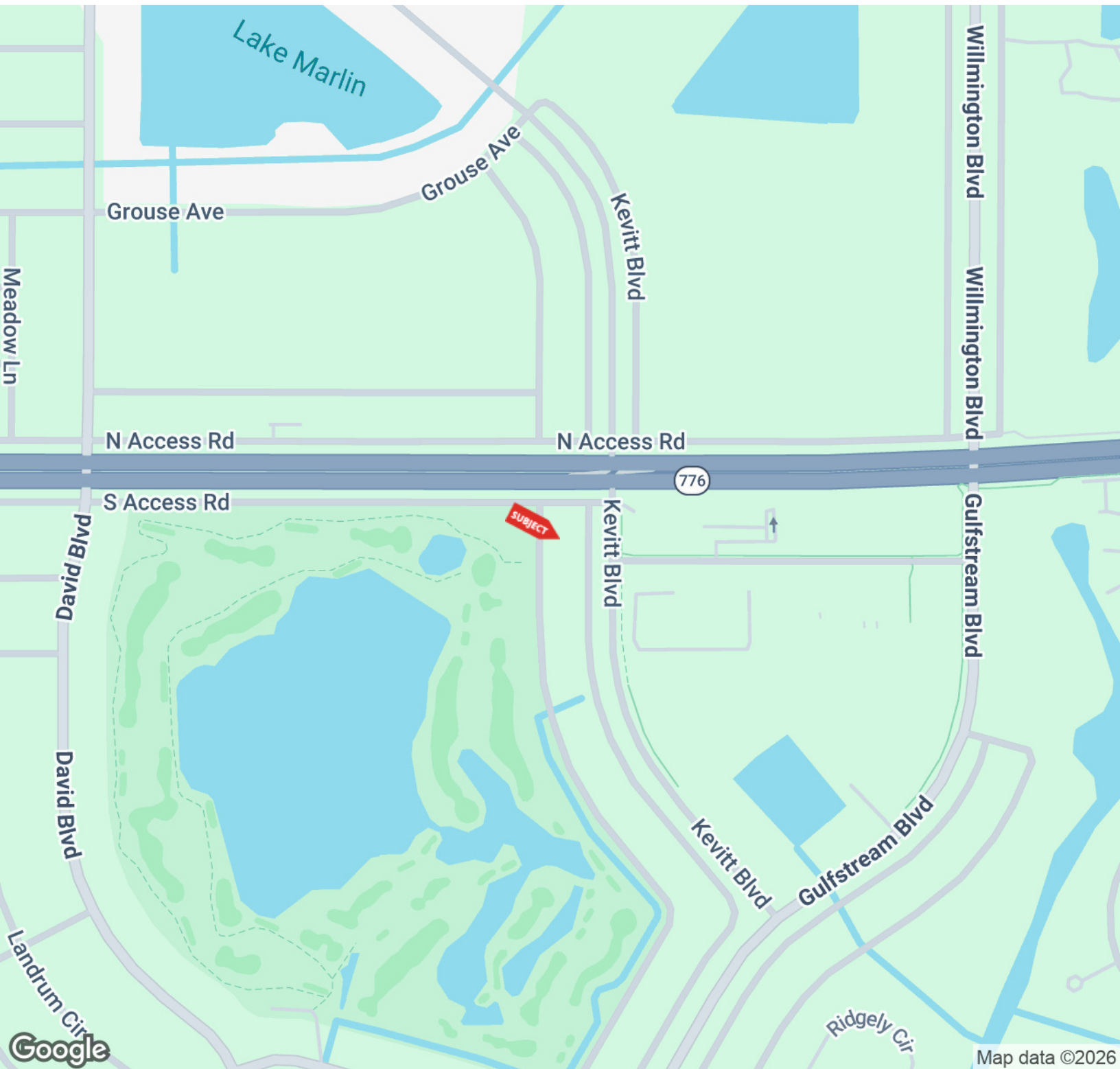
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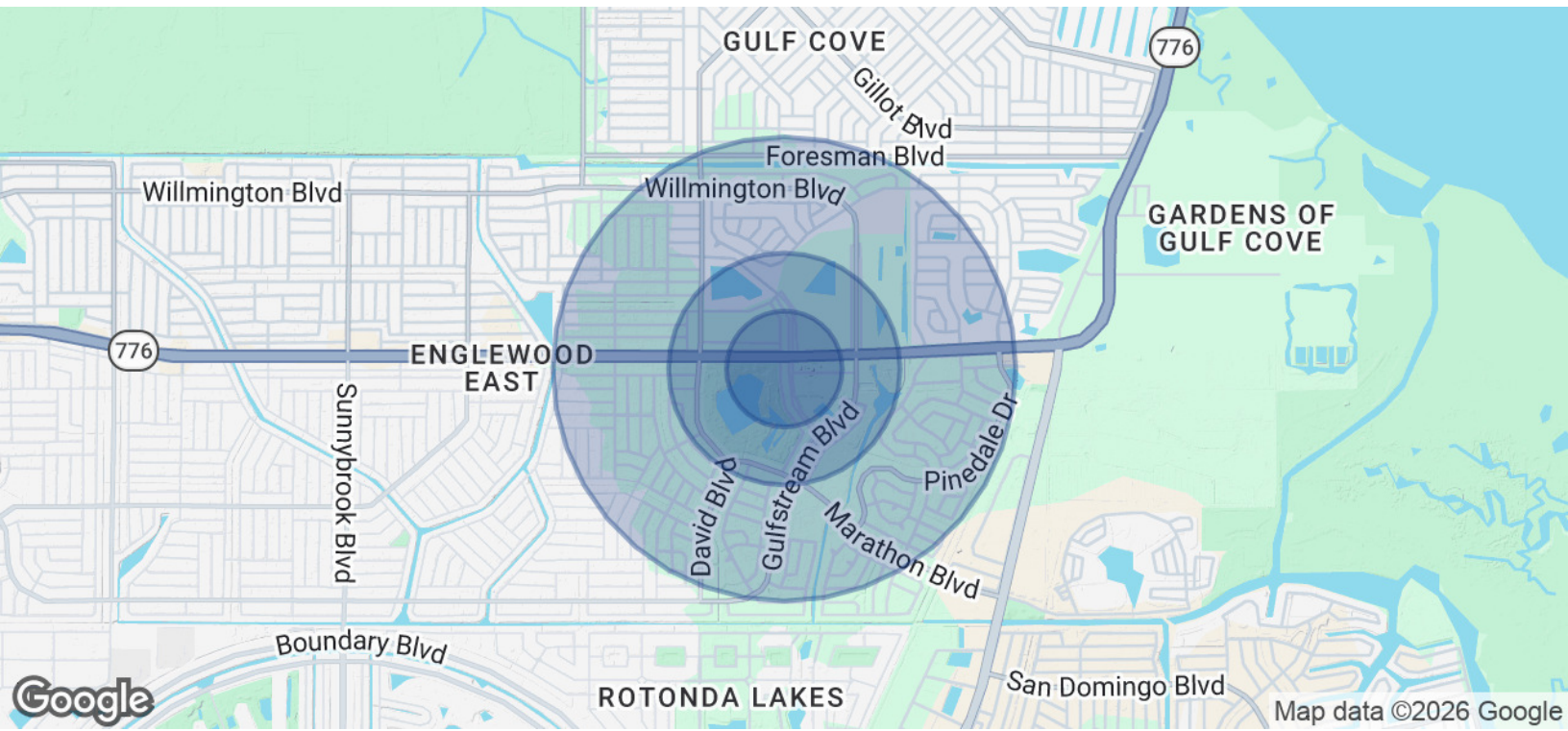


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	123	467	1,740
Average Age	65.8	65.6	64.7
Average Age (Male)	68.3	67.3	65.2
Average Age (Female)	61.9	62.1	62.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	62	234	857
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$75,882	\$78,486	\$82,367
Average House Value	\$250,649	\$258,460	\$272,978

2023 American Community Survey (ACS)

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