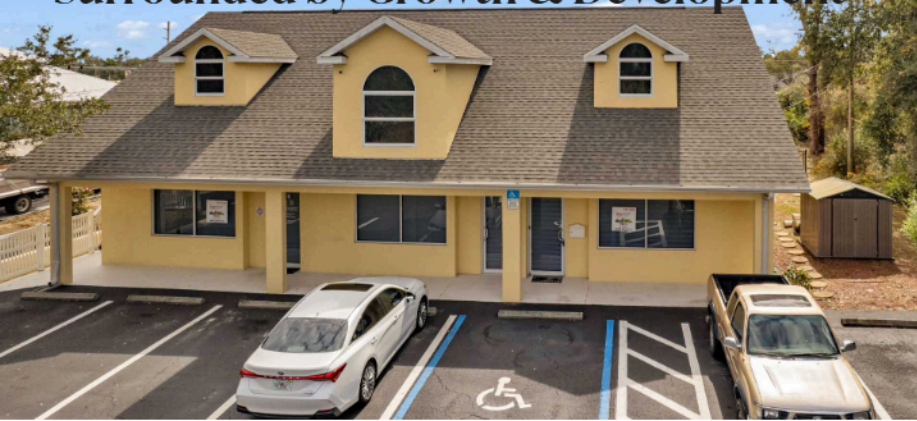


493 Barger Drive

Surrounded by Growth & Development



FOR SALE



Property Overview

This building offers 3 rentable spaces of 780 sqft each on the first floor, and the second floor is storage. These units feature 2 private offices, a reception area, and a bathroom. This layout is ideal for professional office users or select medical and retail businesses. The spaces are clean, bright, and move-in ready.

Property Highlights

- Close proximity to US-41/ Tamiami Trail
- Move-in Ready
- Parking for Clients and Employees
- Great rentable potential income or owner occupied
- New roof 2022
- Each unit has separate HVAC system

Property Details

Price:	\$800,000
Building SF:	3,300
Floors:	2
Lot Size:	0.30 Acres
Year Built:	2008
Parking:	16
Zoning :	CG

Danny Nix Jr., CCIM

(941) 724-0080

danny.nixjr@gmail.com

BK3307013, Florida

KELLER WILLIAMS PEACE RIVER

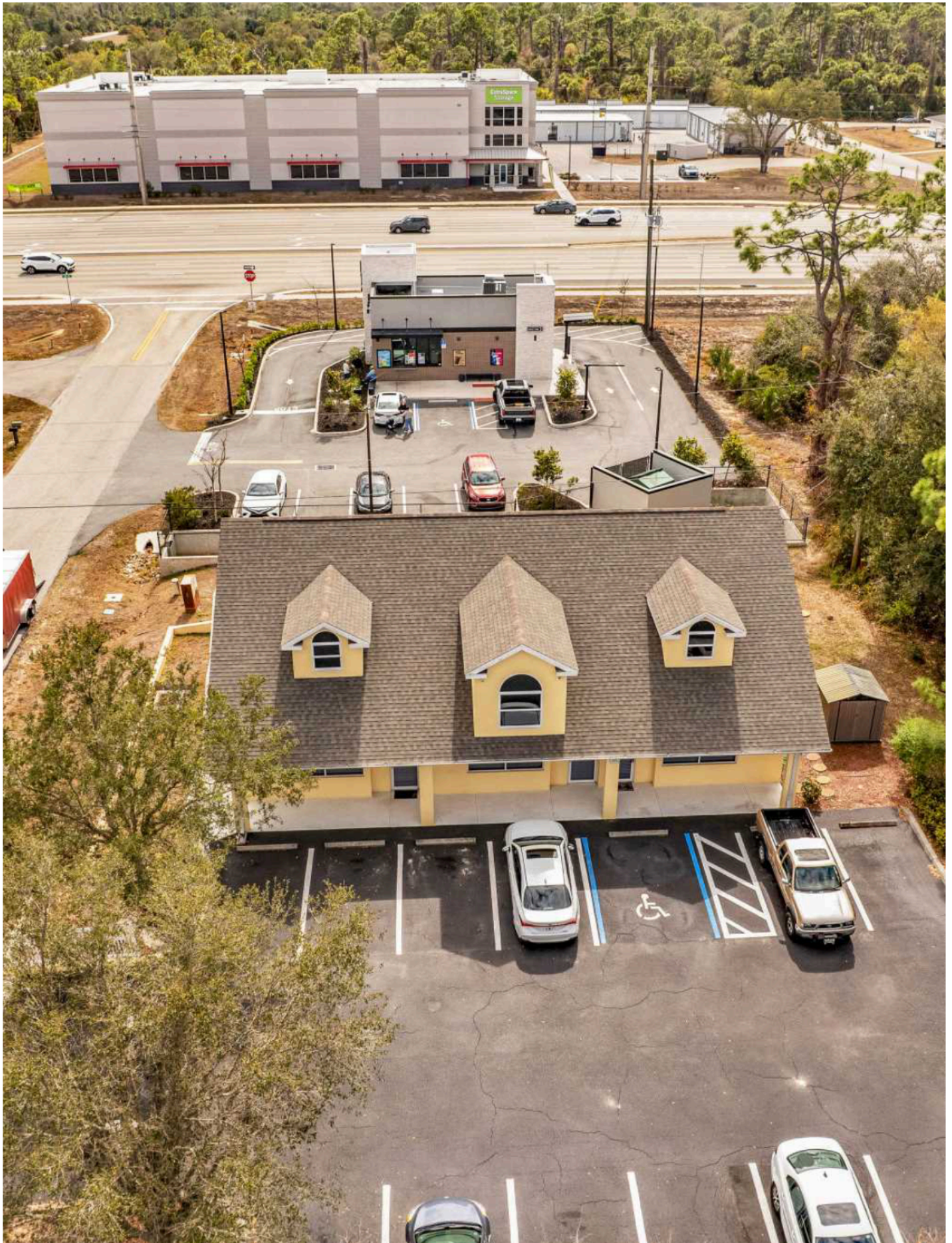
1675 W. Marion Ave, Suite 112

Punta Gorda, FL 33950

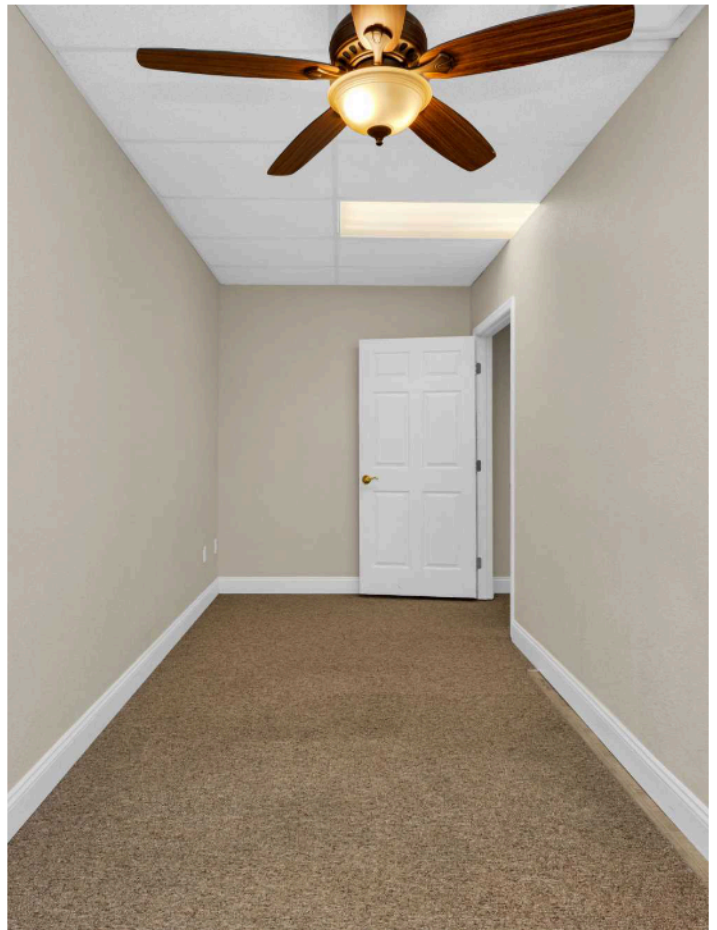
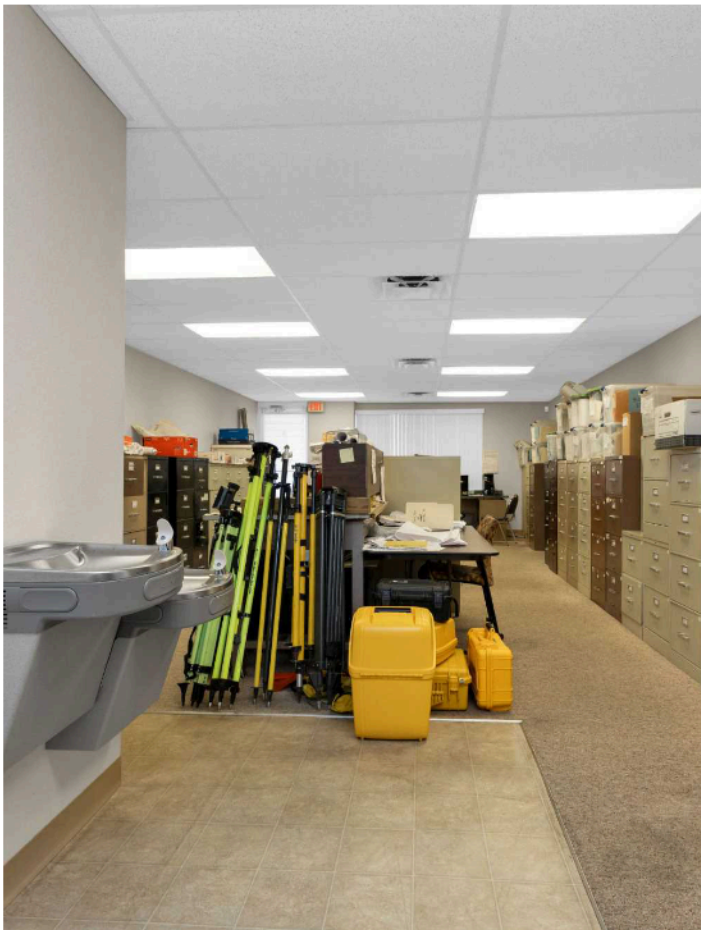
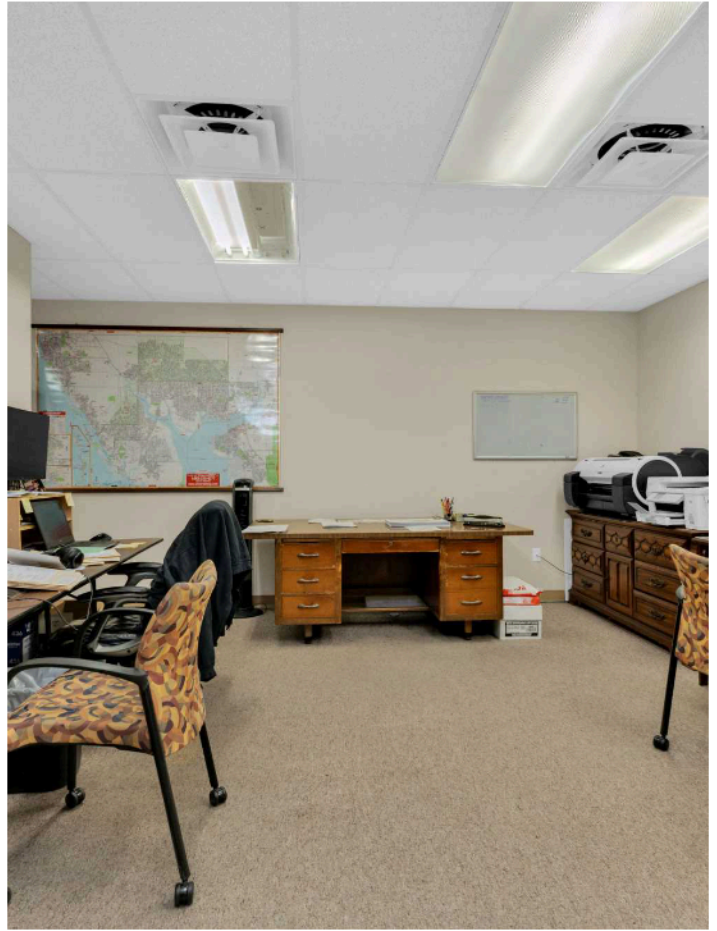
Each Office is Independently
Owned and Operated



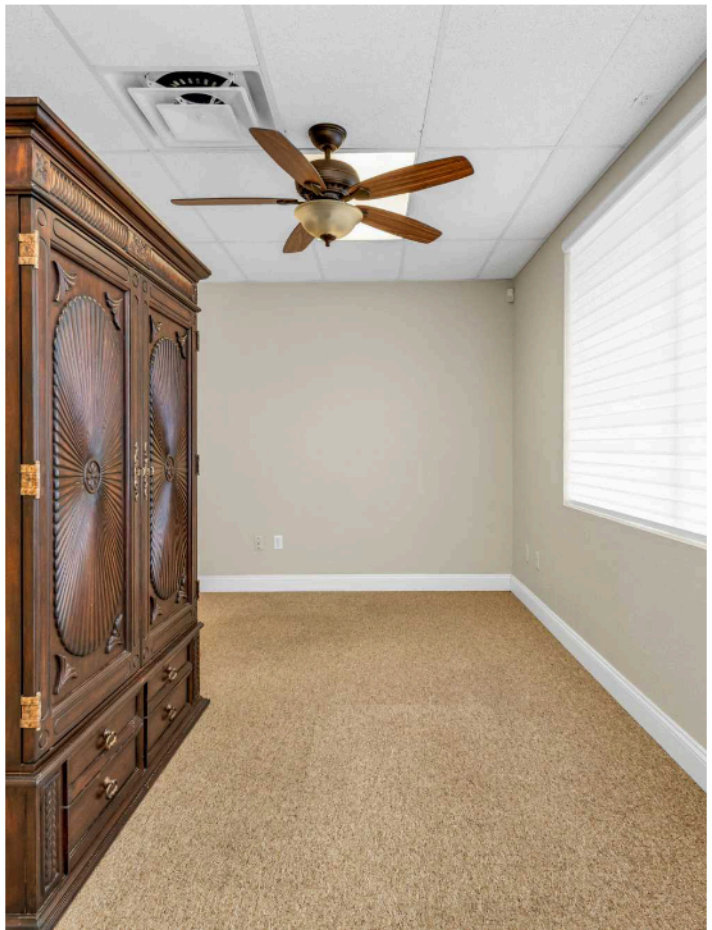
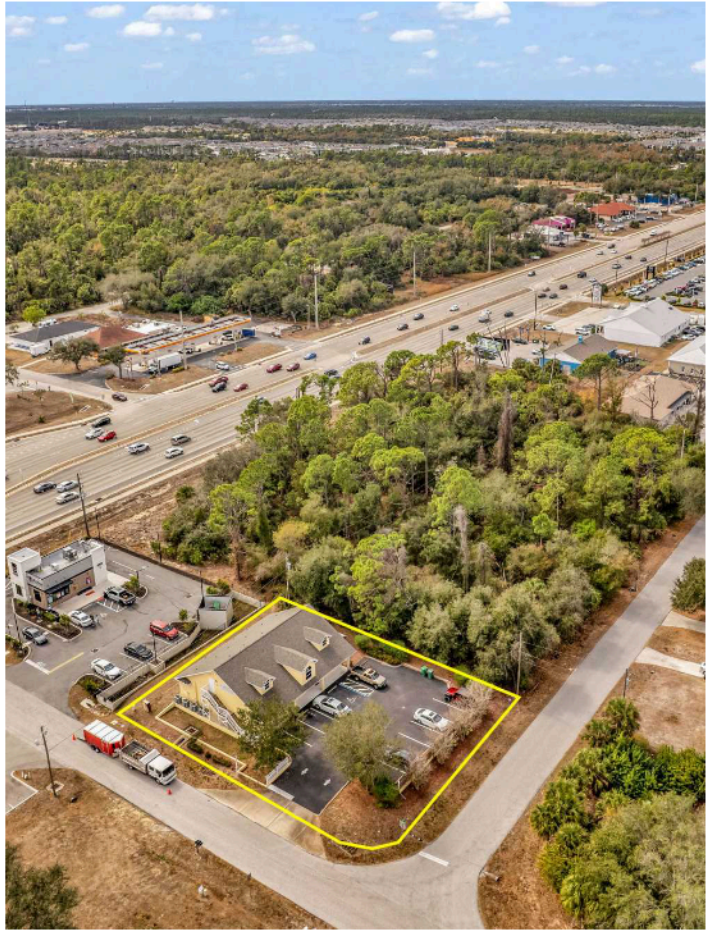
Property Photos



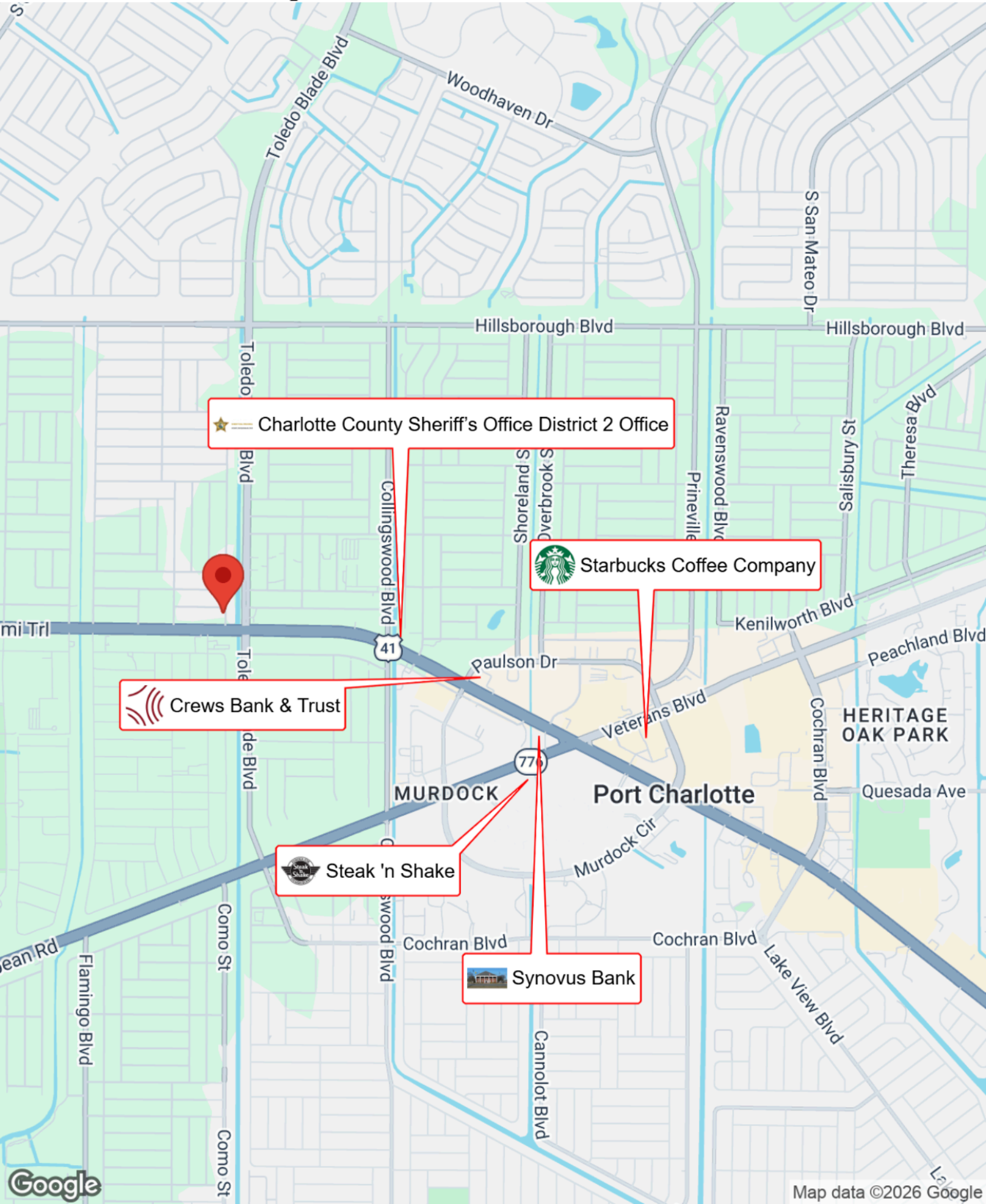
Property Photos



Property Photos



Business Map



★ Charlotte County Sheriff's Office District 2 Office

☕ Starbucks Coffee Company

🏦 Crews Bank & Trust

🍔 Steak 'n Shake

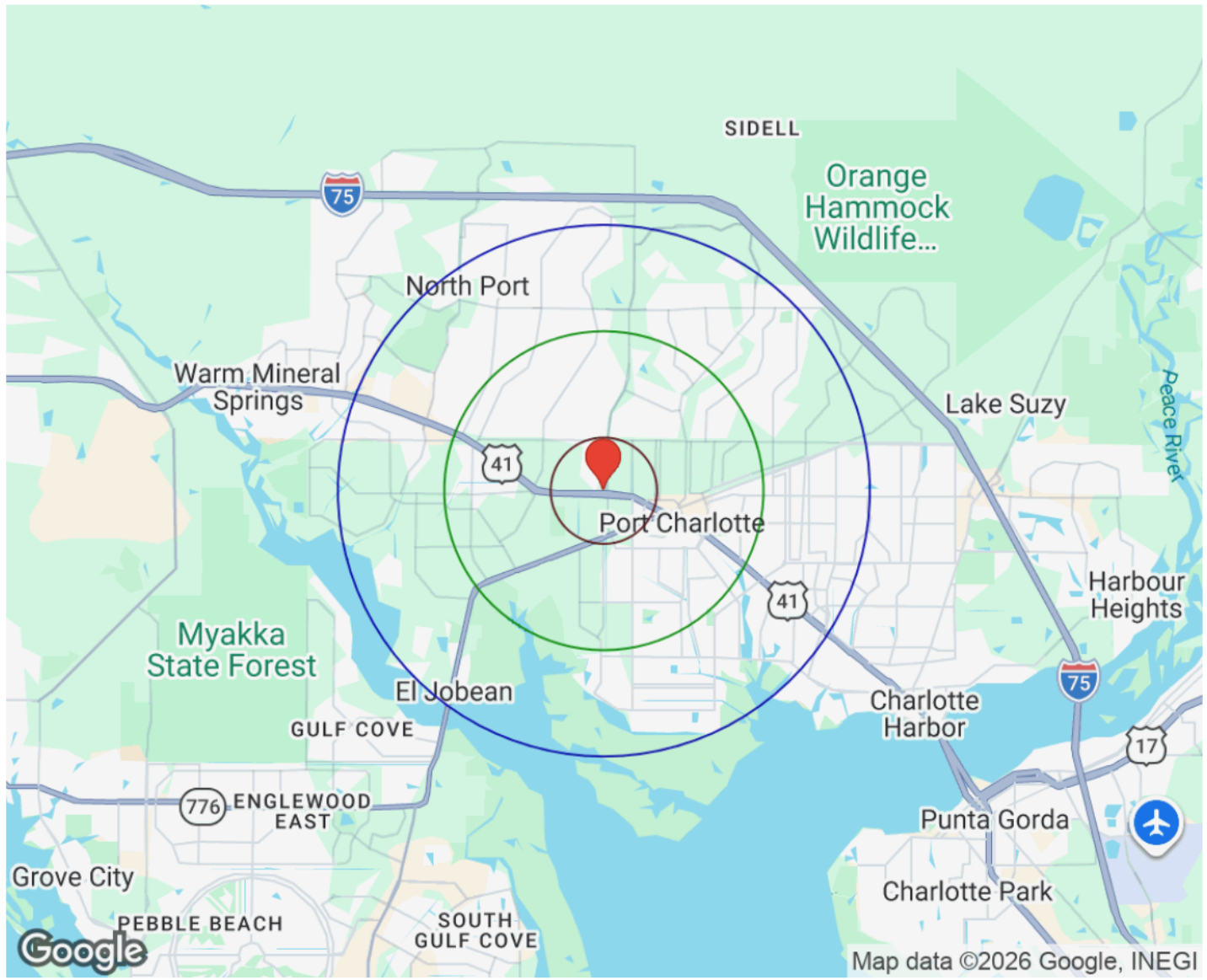
🏦 Synovus Bank

HERITAGE OAK PARK

Port Charlotte

MURDOCK

Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	943	17,272	50,303
Female	971	17,513	51,392
Total Population	1,913	34,785	101,695

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,507	26,805	78,834
Black	119	2,727	7,536
Am In/AK Nat	1	24	92
Hawaiian	1	10	31
Hispanic	231	3,931	11,431
Asian	31	682	1,902
Multiracial	21	564	1,729
Other	1	45	153

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,107	18,841	55,696
Occupied	881	14,793	43,390
Owner Occupied	662	11,430	33,687
Renter Occupied	219	3,363	9,703
Vacant	226	4,048	12,307

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	240	4,528	12,929
Ages 15 - 24	161	3,378	9,644
Ages 25 - 54	631	11,547	32,860
Ages 55 - 64	342	5,198	14,949
Ages 65+	540	10,135	31,313

Income	1 Mile	3 Miles	5 Miles
Median	\$79,405	\$72,988	\$75,344
Under \$15k	19	661	2,283
\$15k - \$25k	64	931	2,687
\$25k - \$35k	39	1,047	2,752
\$35k - \$50k	152	1,749	4,769
\$50k - \$75k	140	3,241	9,108
\$75k - \$100k	140	2,245	6,878
\$100k - \$150k	122	2,689	8,436
\$150k - \$200k	116	1,261	3,287
Over \$200k	87	966	3,189



Commercial Broker Associate,
CCIM, Keller Williams Peace
River Partners Realty

(941)724-0080 (M)

(941)207-5713 (O)

Danny Nix Jr.

Danny.nixjr@gmail.com

Listing Admin: Tiffany Free

(941)661-2709 (M)

(941)207-5713 (O)