

MEDICAL PAVILION CLINIC

2525 Harbor Blvd | Port Charlotte, FL 33952

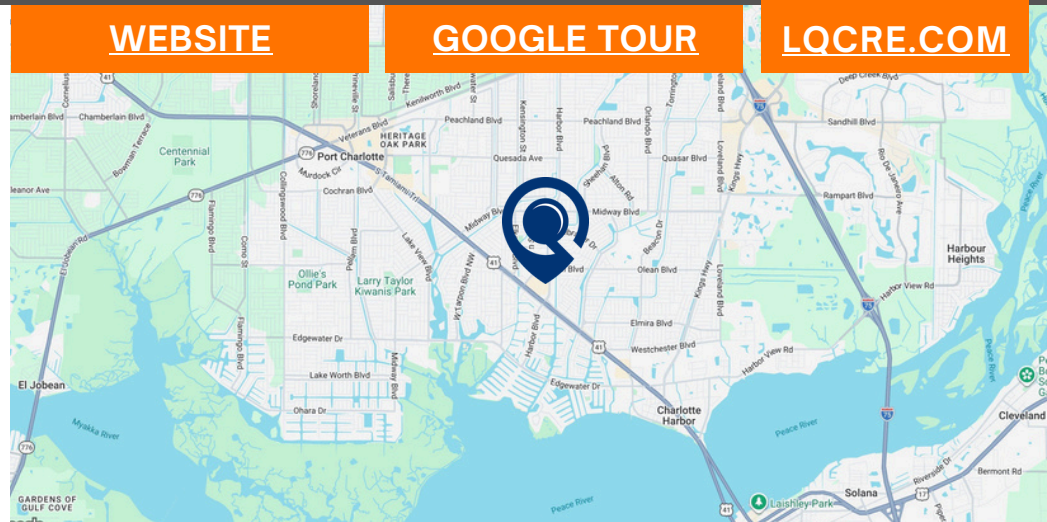
Office for Lease



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**\$28.25/SF NNN
RATE**



**6,430 SF
AVAILABLE SPACE**



**FIRST FLOOR
MEDICAL OFFICE**

- 6,430 SF office for lease in Port Charlotte, FL
- Within the 'Port Charlotte Medical Pavillion', between the area's two major hospitals, HCA and Advent Health
- Lightly equipped with existing furniture and X-ray machine
- Versatile layout ready for a range of medical or professional uses



5-MILE POPULATION

90,971



5-MILE INCOME

\$93,614



5-MILE AVG. AGE

53.2



5-MILE EMPLOYEES

36,560



15440 Mariner Street #112
Tampa, FL 33609

[LQCRE.COM](#)

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LQ Commercial
REAL ESTATE SERVICES
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Rare opportunity in the heart of Port Charlotte's medical district, ideally positioned between the area's two major hospitals. This first-floor medical facility offers 6,430 square feet of highly versatile space and is well-suited for a wide range of medical and professional uses. The unit is lightly equipped, including existing furniture and an on-site X-ray machine, allowing for a streamlined transition for medical practices or related services. A spacious layout and prime location make this property an exceptional opportunity in a highly sought-after area. Schedule your viewing appointment today!


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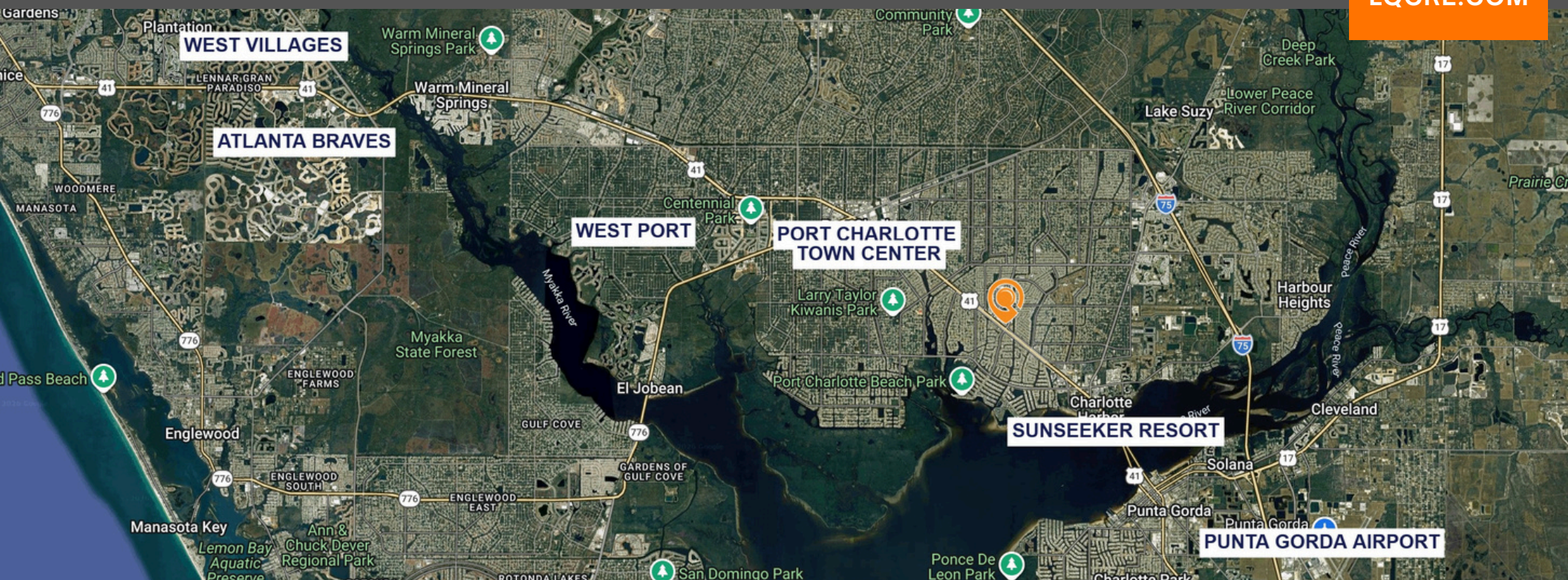
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West Port: West Port is poised to add 3,500+ new residences, from retirees seeking tranquility to growing families desiring space and modern amenities. West Port also promises thousands of square feet of new commercial space.

Centennial Park: 103.3 AC within the Murdock Village CRA and funded by Sales Tax, Parks/Rec Impact Fees and by the FL Recreation Development Assistance Program. The park is home to a College Baseball Tournament and a Disc Golf course.

West Port Marketplace: Publix-anchored shopping center, projected delivery early 2027. Located at the NE corner of El Jobean Rd and Flamingo Blvd. Flamingo Blvd will be extended to connect to US 41 and serves the West Port community.

Huntington Project: Initial construction is planned for two 5,000-sf multi-tenant quick serve restaurant tenants.

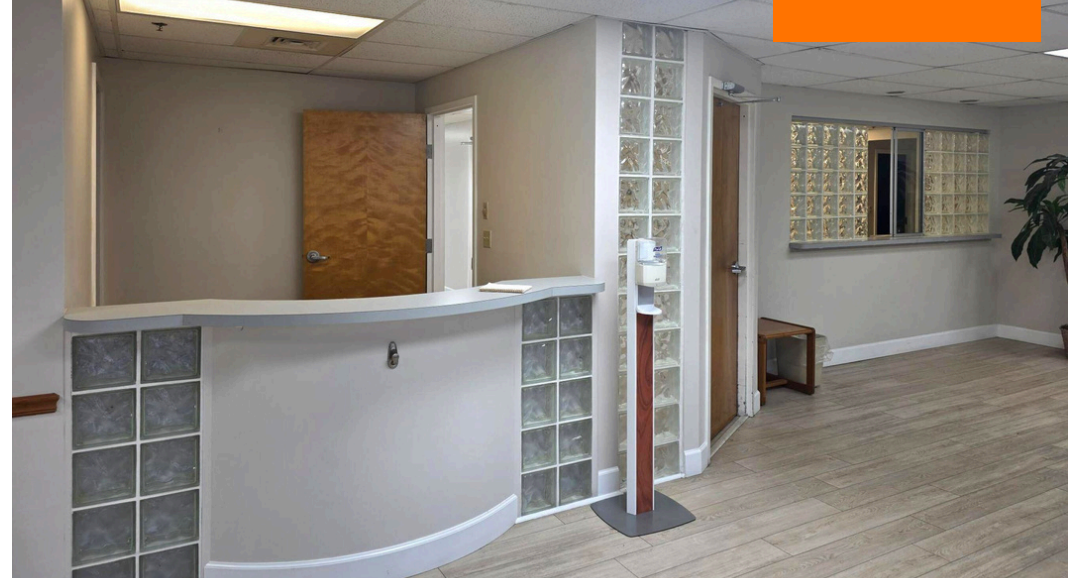
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