

2421 Shreve St - Unit 112 & 113

Opportunity Awaits on Shreve St



FOR LEASE



NIX
COMMERCIAL GROUP

Property Overview

Well-designed office space located at 2421 Shreve St, Units 112–113. This combined 1,650 sq ft suite offers a functional layout ideal for a variety of professional uses. The interior includes four private offices, two restrooms, a reception area, a meeting/conference room, and a dedicated storage room. The space is move-in ready and situated in a desirable commercial area with convenient access to major roadways, downtown Punta Gorda, and surrounding businesses. Ideal for medical, legal, administrative, or other professional

Property Highlights

- Lots of Natural Light
- Open Floor Plan
- Great location with High Traffic
- Located near downtown Punta Gorda and Charlotte Harbor
- Great visibility and accessibility for clients and customers
- Easy access to US 41, and surrounding business districts
- Professional setting with established neighboring businesses
- Ideal for owner-users, investors, or expanding businesses

Property Details

Available SF:	1,650
Lease Rate:	\$20.00psf NNN
CAM Rate:	\$7.50
Floors:	1
Year Built:	1989
Parking:	22 spaces
Parking Ratio:	13.33

Danny Nix Jr., CCIM

☎ (941) 724-0080

✉ danny.nixjr@gmail.com

📍 BK3307013, Florida

Keller Williams Peace River Partners

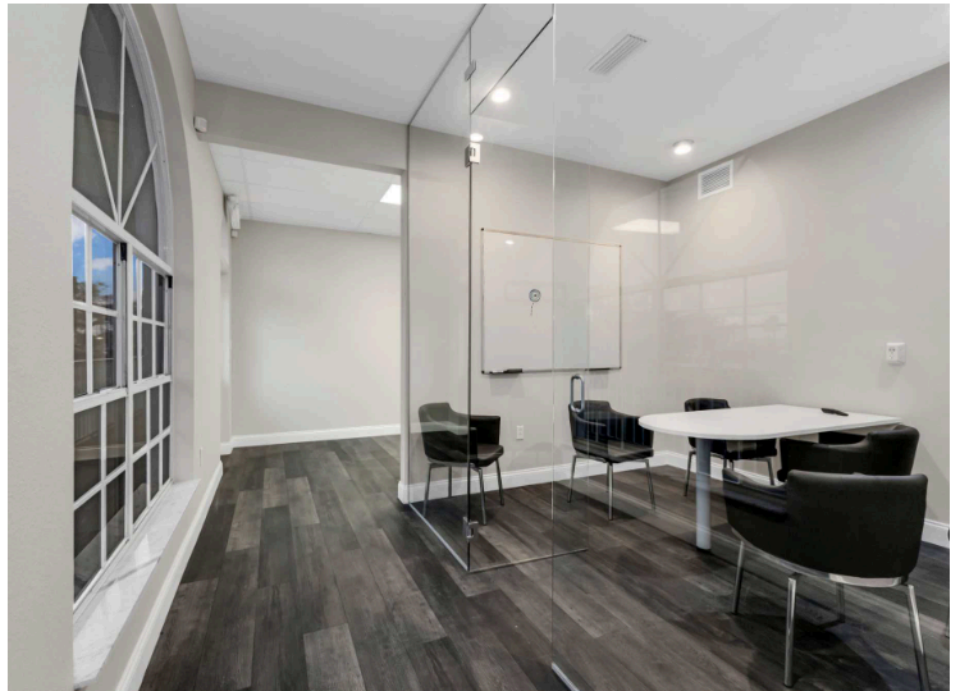
1675 W. Marion Ave, Suite 112

Punta Gorda, FL 33950

Each Office is Independently
Owned and Operated



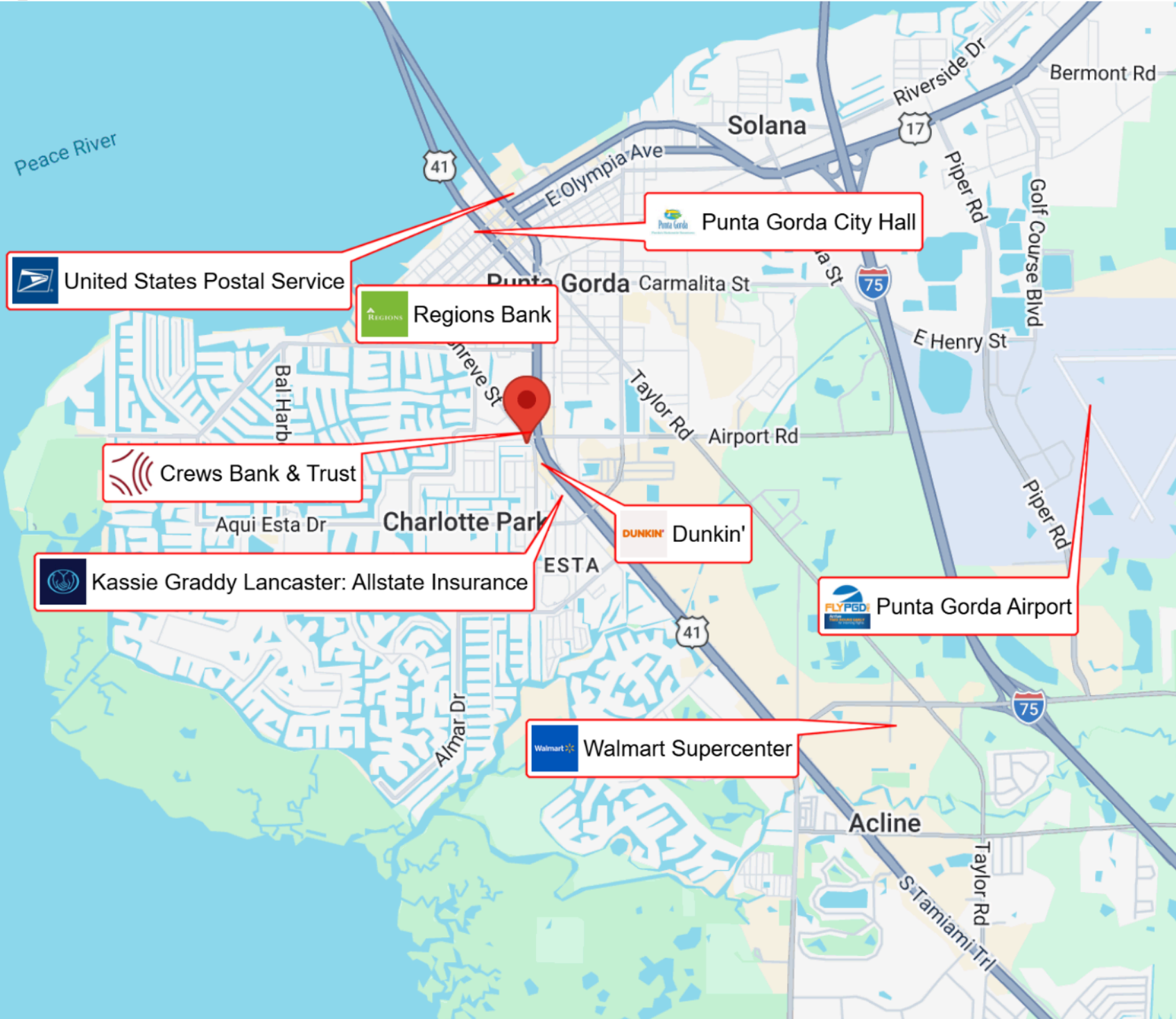
Property Photos



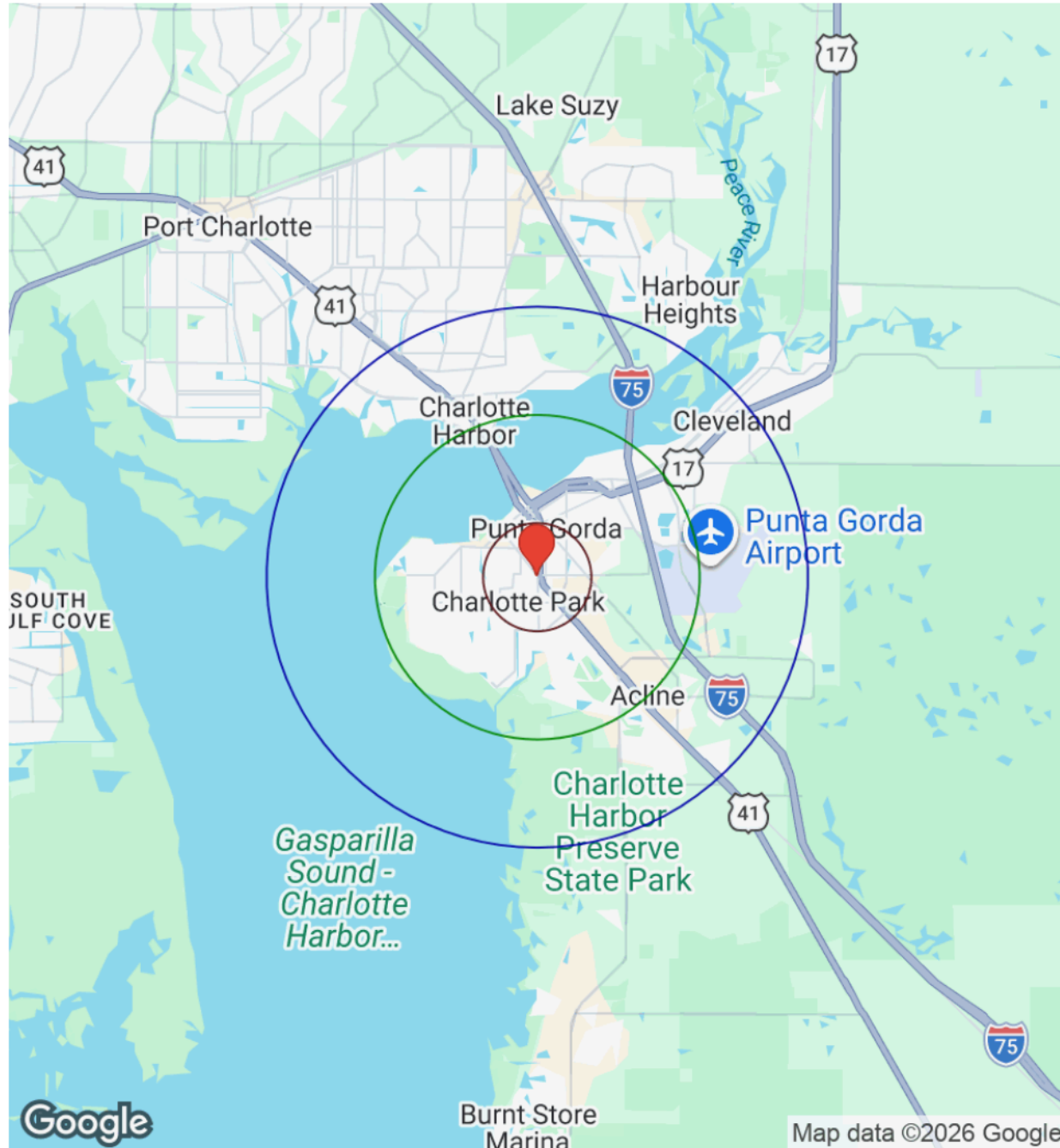
Property Photos



Business Map



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,656	12,238	22,114
Female	2,813	12,513	22,291
Total Population	5,469	24,751	44,405

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,556	20,821	36,834
Black	298	1,143	2,300
Am In/AK Nat	7	25	44
Hawaiian	N/A	5	4
Hispanic	435	1,990	3,717
Asian	83	384	777
Multiracial	86	359	675
Other	5	25	49

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,953	17,409	30,086
Occupied	2,886	12,813	22,273
Owner Occupied	2,044	10,130	17,271
Renter Occupied	842	2,683	5,002
Vacant	1,067	4,596	7,812

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	419	1,839	3,723
Ages 15 - 24	342	1,340	2,774
Ages 25 - 54	1,174	4,697	9,998
Ages 55 - 64	897	4,117	7,065
Ages 65+	2,636	12,758	20,846

Income	1 Mile	3 Miles	5 Miles
Median	\$69,245	\$84,913	\$74,431
Under \$15k	246	924	1,976
\$15k - \$25k	195	684	1,496
\$25k - \$35k	208	821	1,804
\$35k - \$50k	296	1,001	2,112
\$50k - \$75k	629	2,376	3,836
\$75k - \$100k	357	1,511	2,761
\$100k - \$150k	347	2,560	4,088
\$150k - \$200k	287	1,203	1,923
Over \$200k	321	1,732	2,277

Your Agent



Danny Nix Jr.

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

(941)207-5713 (O)
(941)724-0080 (M)

Danny.nixjr@gmail.com

Listing Admin: Tiffany Free

(941)207-5713 (O)
(941)661-2709 (M)