



Downtown Punta Gorda

Barron Collier Bridge (34,000 VPD)



CALIBER COLLISION

Below-Market Rent: Subject Rent is Roughly 49% to 67% Below the Market Rate of \$16–\$20/SF NNN

23309 Harbor View Rd, Port Charlotte, FL 33980

OFFERING MEMORANDUM

Marcus & Millichap
PATEL YOZWIAK GROUP

OFFERING SUMMARY // CALIBER COLLISION

\$2,150,000

LIST PRICE

4.05%

CAP RATE

8.00%

PRO FORMA

\$162

PRICE/SF



PROPERTY DESCRIPTION

Address:	23309 Harbor View Rd, Port Charlotte, FL 33980
Year Built/Renovated:	1961/1970/1975
Lot Size:	+/-1.25 Acres (3 Parcels)
GLA:	13,242-Sq. Ft.
Type of Ownership:	Fee Simple

LEASE ABSTRACT

Tenant:	Caliber Collision
Lease Type:	Double Net (NN)
Lease Commencement:	2/13/2015
Lease Expiration:	2/28/2030
Lease Term Remaining:	3.5 Years
Option Terms:	None
Rental Increases:	None
LL Responsibility:	Roof, Structure, Replace HVAC & Parking Lot. Pays Taxes and Insurance.
Tenant Responsibility:	Reimburse Taxes and Insurance. Maintain HVAC and Parking Lot.
Guarantor:	Corporate

RENT SCHEDULE

Start	End	Annual Rent	Monthly Rent	Rent/SF	% Incr.
Current	2/28/2030	\$87,120	\$7,260	\$6.57	-

HIGHLIGHTS // CALIBER COLLISION

- **SINGLE TENANT CALIBER COLLISION LOCATION:** 13,242-SF across 3 parcels totaling 1.25 acres with multiple work bays, vehicle storages pace and fully separate customer lobby/waiting area.
- **DOUBLE NET LEASE:** Just over 3.5 years remaining on the original NN lease. Minimal landlord responsibilities. Below market rent.
- **CORPORATE GUARANTEE:** Lease is guaranteed by Caliber Collision, which ranks as the nation's largest collision repair provider, with more than 1,700+ locations across 41 states.
- **FEE SIMPLE OWNERSHIP:** Provides the buyer with the highest form of real estate ownership and absolute control over the asset.
- **STRONG LOCATION FUNDAMENTALS:** Situated along Harbor View road in a dense light industrial hub with convenient access to S Tamiami Trail and Barron Collier Bridge leading into downtown Punta Gorda. 2.5 miles from I-75 on-ramp, seeing 81,500 Vehicles Per Day (VPD).
- **PROXIMITY TO RETAIL HUB:** Located near multiple shopping centers and national tenants including Extra Space Storage, McDonald's, Ollie's, Beef O Bradys, Walgreens, 7 Brew, Publix, Dollar General, Bob Evans and more.
- **DOWNTOWN TRAFFIC CORRIDOR:** Located 0.5 miles off of S Tamiami Trail, seeing 45,500 VPD and the Barron Collier Bridge with 34,000 VPD.
- **PROXIMITY TO MAJOR ATTRACTIONS:** 1 miles from Hilton Sunseeker Resort and 2.5 miles from downtown Punta Gorda.
- **STRONG DEMOGRAPHICS:** The population exceeds 106,400 within 5-miles and is projected to increase by 2030. Unemployment is 0.54% within 1-mile of the subject. Port Charlotte is part of the Sarasota metropolitan area with a population of over 833,000.

TENANT SUMMARY // CALIBER COLLISION



Caliber Collision is the largest automotive collision repair provider in the United States, operating over 1,860 locations across 41 states. Headquartered in Lewisville, Texas, the company provides a comprehensive suite of services including paintless dent repair, glass replacement, and specialized fleet services. Caliber has established a dominant market position through strategic scale and a vertically integrated service model that includes its Protech and Caliber Auto Glass brands. The company is a primary partner for major insurance carriers and leads the industry in Advanced Driver Assistance Systems (ADAS) calibrations, addressing the increasing technical complexity of modern vehicle repairs. Backed by Hellman & Friedman, Caliber maintains a robust credit profile and operational stability, supported by a workforce of more than 30,000 teammates and a consistent track record of high customer satisfaction ratings.

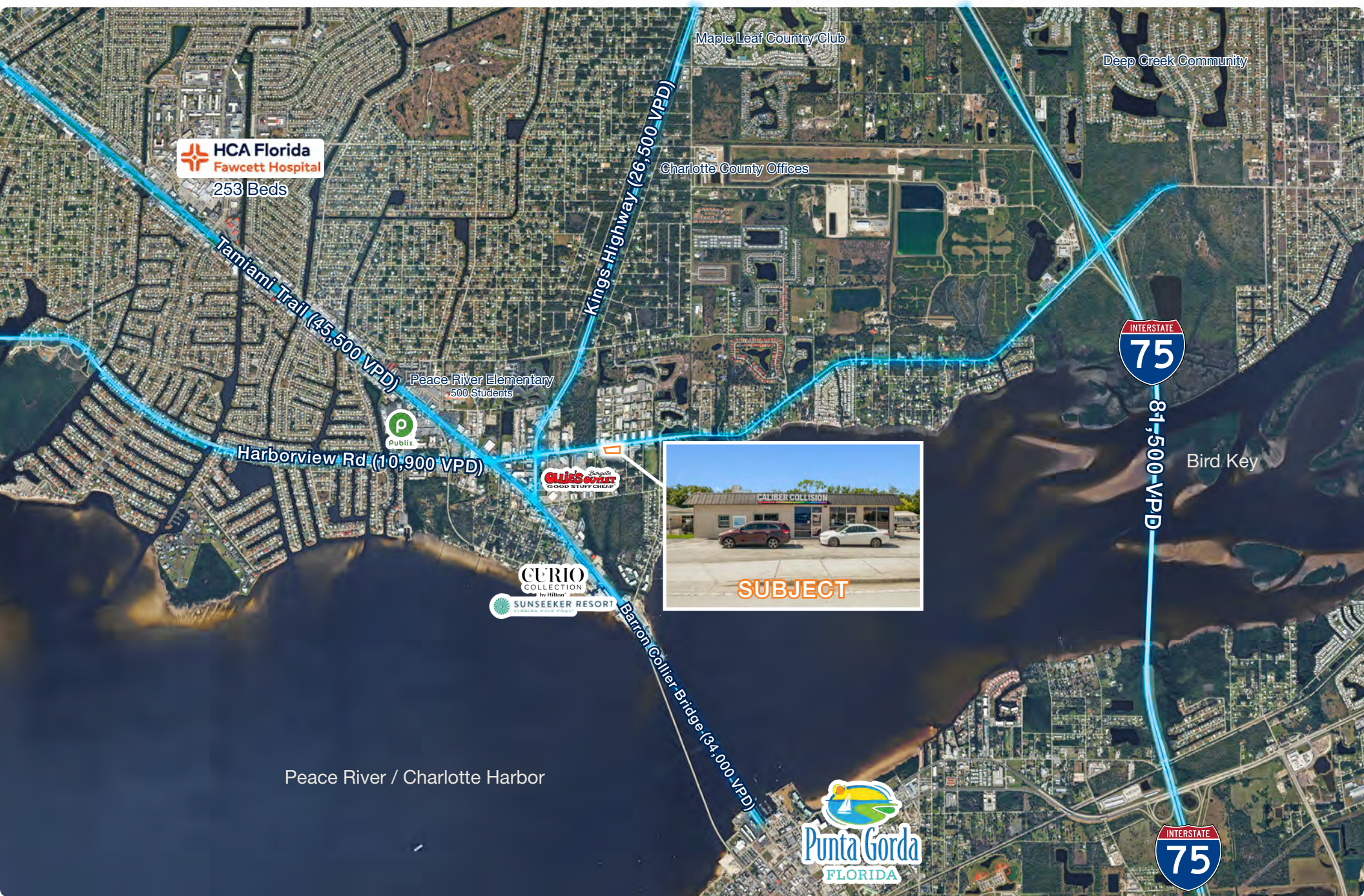
CORPORATE PROFILE	
Founded:	1997
Headquarters:	Lewisville, TX
Total Locations:	1,863+
Parent Company:	Hellman & Friedman
Employees:	30,000+
Market Share:	#1 Largest Collision Repairer in the U.S.



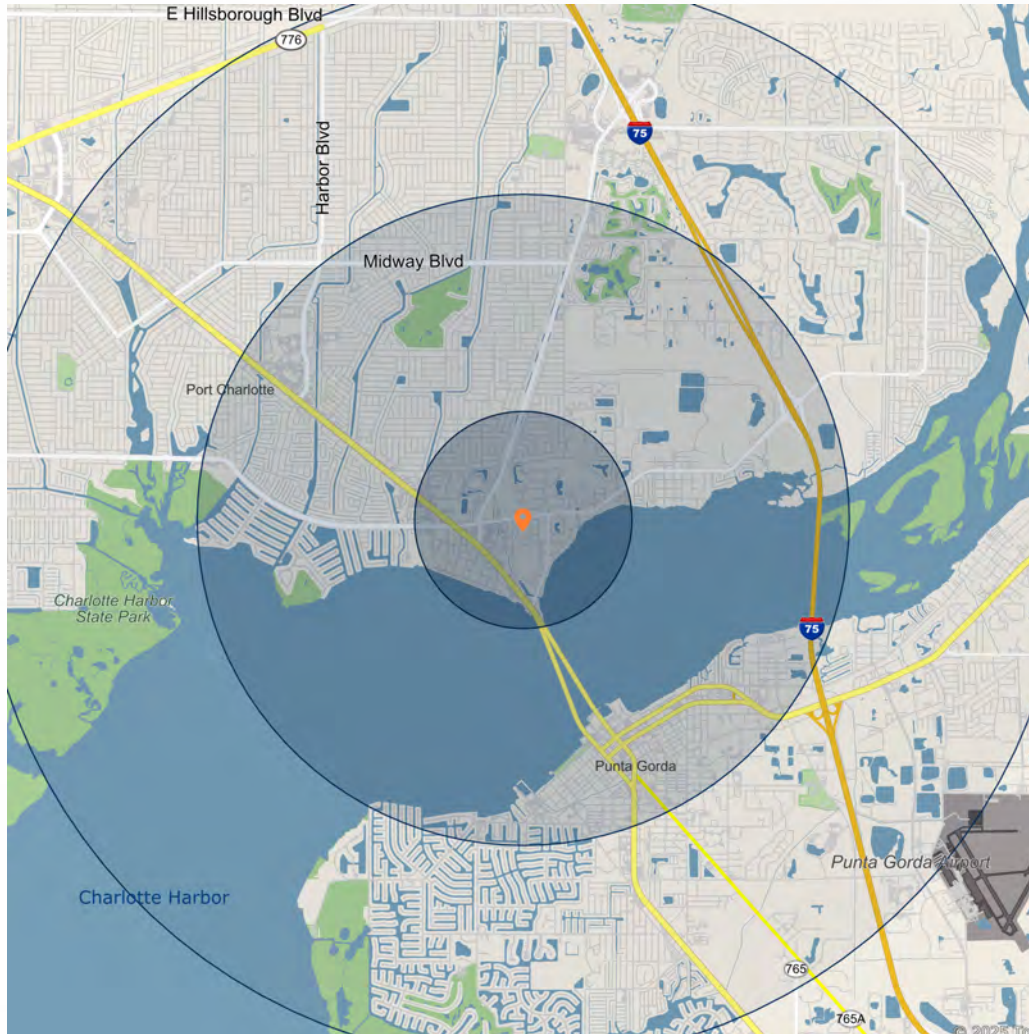
LOCAL AERIAL // 23309 HARBORVIEW ROAD



REGIONAL AERIAL // 23309 HARBORVIEW ROAD



DEMOGRAPHIC REPORT // PUNTA GORDA, FL



POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection	3,974	37,518	112,759
2025 Estimate	3,815	35,614	106,424
2020 Census	3,566	32,512	94,664
2010 Census	3,499	28,674	82,811
HOUSEHOLD INCOME			
Average	\$66,857	\$75,976	\$85,626
Median	\$55,707	\$60,312	\$69,084
Per Capita	\$33,136	\$35,536	\$40,033
HOUSEHOLDS			
2030 Projection	1,973	17,554	52,653
2025 Estimate	1,903	16,652	49,562
2020 Census	1,767	14,932	43,659
2010 Census	1,734	13,495	38,213
HOUSING			
Median Home Value	\$221,697	\$233,088	\$295,239
EMPLOYMENT			
2025 Daytime Population	6,870	38,433	101,648
2025 Unemployment	0.54%	1.86%	1.84%
Average Time Traveled (Minutes)	22	26	26
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	2.12%	2.13%	2.06%
Some College (13-15)	45.09%	44.39%	41.51%
Associate Degree Only	18.10%	15.48%	15.15%
Bachelor's Degree Only	4.90%	7.48%	9.87%
Graduate Degree	24.19%	23.00%	25.27%

MARKET SUMMARY // PUNTA GORDA MSA



Punta Gorda, 30 minutes north of Fort Myers on Florida's Southwest Coast, is a family-friendly getaway offering saltwater and freshwater adventures, waterfront shopping, award-winning cuisine, family-friendly attractions, and plenty of old-Florida charm.

Known as one of the top sport-fishing destinations in the world, Punta Gorda is situated along the Peace River where it meets Charlotte Harbor, making it an ideal destination for water recreation, including yachting and sailing. Paddlers and fossil hunters are drawn to the tranquil river, and anglers of all kinds can find what they're looking for, whether it's largemouth bass in the river or tarpon, cobia, grouper, or red drum in Charlotte Harbor.

When it comes to shopping and dining, there's no need to leave the Punta Gorda waterfront. Harborwalk is a hub of activity along 2.5 miles of Charlotte Harbor shoreline that leads to Fishermen's Village, where visitors can find a variety of gift, clothing, and specialty shops as well as restaurants serving fresh coastal cuisine with sweeping views of the water. Families with children and pets will enjoy a visit to Laishley Park, also located along Harborwalk, which has an interactive fountain and 400-foot fishing pier.

At Punta Gorda's parks and attractions, outdoor recreation and family time go hand in hand. Spend time at Peace River Botanical & Sculpture Gardens, located along the Peace River, get up-close looks at the animal residents of Iguanaland and Octagon Wildlife Sanctuary, spot dolphins on a sunset cruise, and explore Charlotte Harbor Environmental Center to learn about plants, animals, and ecosystems of the area.



NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services of Florida, Inc. a California Company

© 2026 Marcus & Millichap. All rights reserved.

NET LEASE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Lease property as follows: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a Net Lease property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a Net Lease property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Activity: ZAH0250179

CALIBER COLLISION

23309 Harbor View Rd, Punta Gorda, FL 33980

EXCLUSIVELY LISTED BY:

DARPAN PATEL

Senior Managing Director, Investments
Tampa Office

Direct: (513) 878-7723

Darpan.Patel@marcusmillichap.com

License: OH SAL 2012000748

DAN YOZWIAK

Senior Managing Director, Investments
Columbus Office

Direct: (614) 403-1094

Dan.Yozwiak@marcusmillichap.com

License: OH SAL 2008003600

RYAN NEE

FLORIDA BROKER OF RECORD
5900 N ANDREWS AVE., STE. 100
FORT LAUDERDALE, FL 33309
P: (954) 245-3400
LIC #: BK3154667

Marcus & Millichap