

2484 Caring Way Unit F Medical Office Space



SUB-LEASE



NIX
COMMERCIAL GROUP

Property Overview

Medical Office Available for Lease in the heart of the Parkside Medical District in Port Charlotte. Walking distance to Fawcett Memorial Hospital. Buildout is already in place for any medical office's needs. The unit consists of an intake and exit for patients or 2 waiting rooms, 3 restrooms, 1 break room, a nurses station, Dr's office with a private bath, a rear entrance door, and 5 wet exam rooms. Call today for a showing!! This is a sublease.

Property Highlights

- Medical Office Buildout
- Close to Fawcett Memorial Hospital
- Located in fully leased Medical Plaza
- Easy access to US 41 and major area roadways
- Convenient access to hospitals, laboratories, and healthcare services
- Positioned within a strong and growing healthcare corridor
- Ample parking available for staff and visitors

Property Details

| | |
|-----------------------|-----------|
| Price Per SF: | \$16.50 |
| Rentable SF: | 2,564 |
| Occupancy: | Yes |
| CAM Rate: | \$4.50 |
| Floors: | 1 |
| Year Built: | 1995 |
| Parking: | 70 Spaces |
| Parking Ratio: | 3.5 |
| Zoning: | OMI |

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KELLER WILLIAMS PEACE RIVER

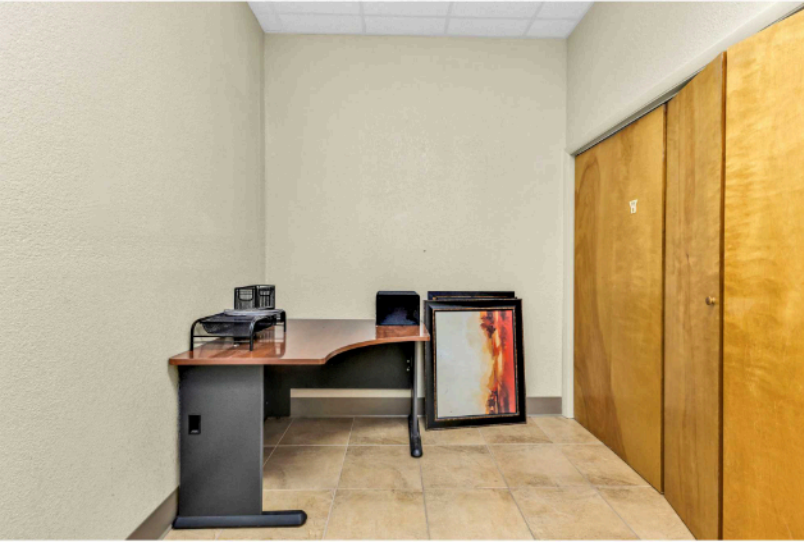
1675 W. Marion Ave, Suite 112

Punta Gorda, FL 33950

Each Office is Independently
Owned and Operated



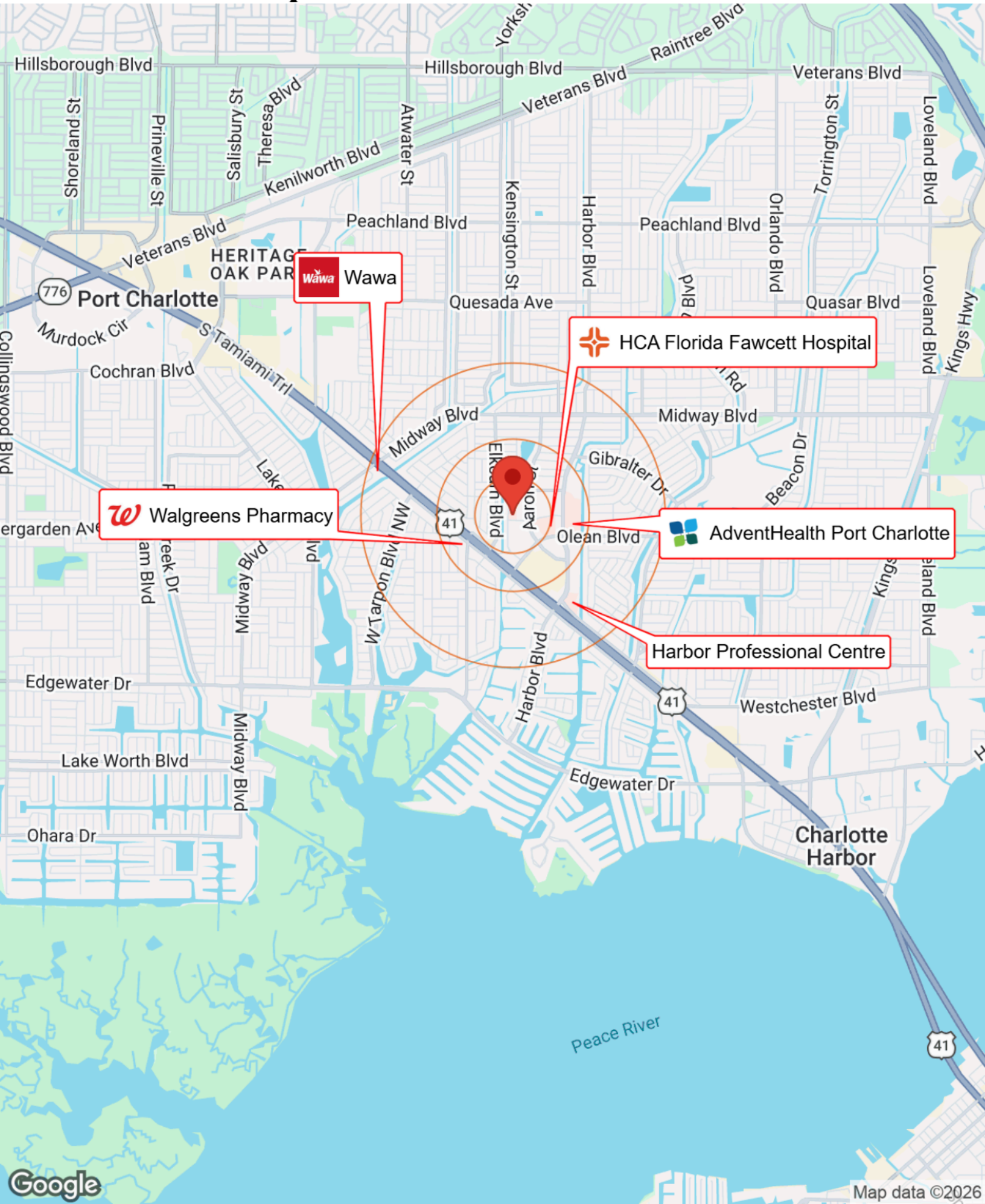
Property Photos




Property Photos





Business Map



 Wawa

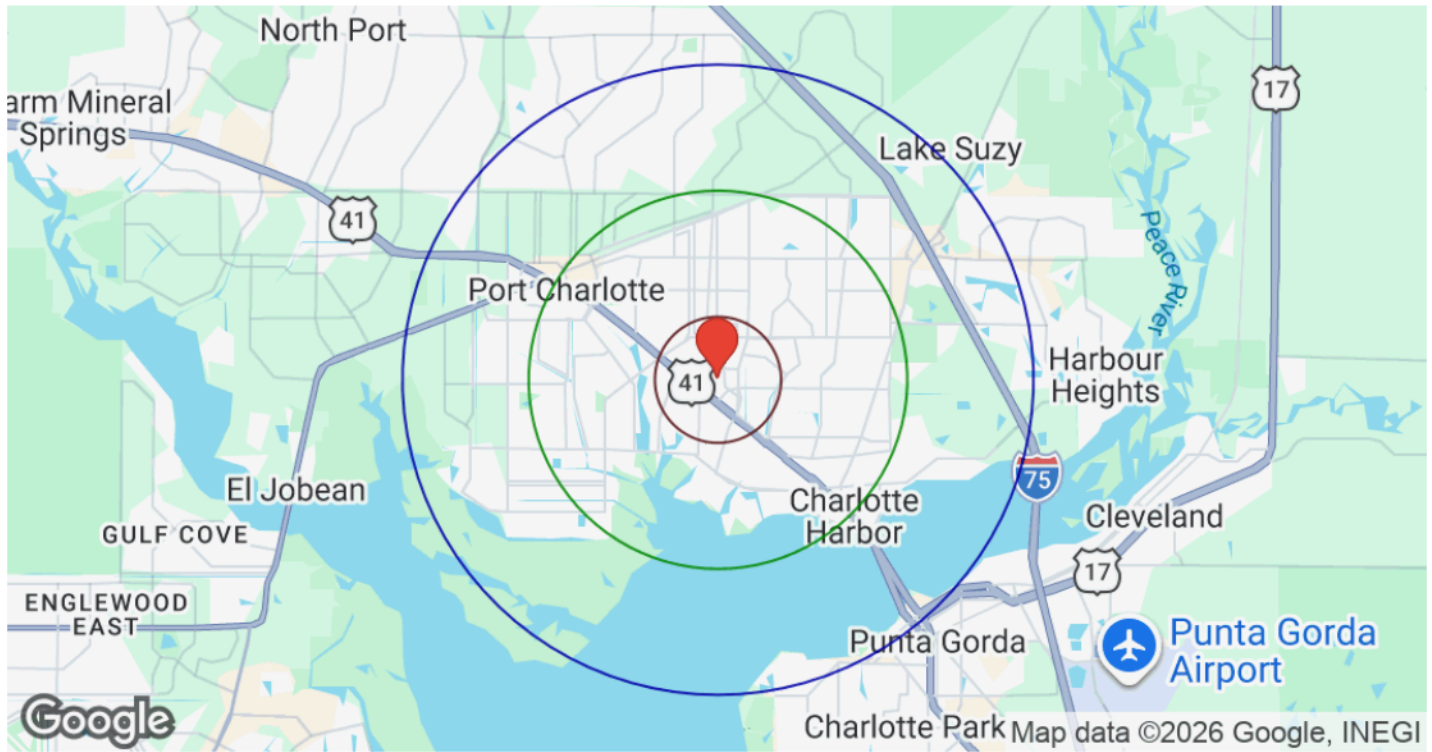
 Walgreens Pharmacy

 HCA Florida Fawcett Hospital

 AdventHealth Port Charlotte

Harbor Professional Centre

Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

| Category | Sub-category | 1 Mile | 3 Miles | 5 Miles |
|------------------|------------------|----------|----------|----------|
| Population | Male | 5,089 | 24,825 | 43,600 |
| | Female | 5,064 | 25,207 | 44,843 |
| | Total Population | 10,153 | 50,032 | 88,443 |
| Race / Ethnicity | White | 7,520 | 37,449 | 67,544 |
| | Black | 872 | 4,808 | 7,880 |
| | Am In/AK Nat | 12 | 45 | 80 |
| | Hawaiian | 6 | 15 | 27 |
| | Hispanic | 1,330 | 5,749 | 9,534 |
| | Asian | 202 | 981 | 1,707 |
| | Multiracial | 190 | 901 | 1,539 |
| | Other | 20 | 80 | 133 |
| Housing | Total Units | 6,255 | 29,467 | 52,555 |
| | Occupied | 4,699 | 22,324 | 40,017 |
| | Owner Occupied | 2,755 | 16,281 | 30,164 |
| | Renter Occupied | 1,944 | 6,043 | 9,853 |
| | Vacant | 1,556 | 7,143 | 12,538 |
| Age | Ages 0 - 14 | 1,160 | 5,406 | 9,574 |
| | Ages 15 - 24 | 1,018 | 4,703 | 7,780 |
| | Ages 25 - 54 | 3,488 | 16,518 | 27,062 |
| | Ages 55 - 64 | 1,455 | 7,627 | 13,293 |
| | Ages 65+ | 3,033 | 15,779 | 30,733 |
| Income | Median | \$54,718 | \$65,907 | \$70,157 |
| | Under \$15k | 487 | 1,913 | 2,870 |
| | \$15k - \$25k | 629 | 1,799 | 2,748 |
| | \$25k - \$35k | 535 | 2,017 | 3,391 |
| | \$35k - \$50k | 534 | 2,555 | 4,396 |
| | \$50k - \$75k | 848 | 4,743 | 8,276 |
| | \$75k - \$100k | 747 | 3,566 | 6,152 |
| | \$100k - \$150k | 608 | 3,479 | 6,918 |
| | \$150k - \$200k | 128 | 1,260 | 2,741 |
| | Over \$200k | 184 | 992 | 2,525 |



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