

23263 Harborview Rd

Where Location Meets Opportunity



FOR SALE



Property Overview

Office/Retail space with excellent parking and strong road frontage on the corner of Harborview Rd and Pinnacle St. The property features an open floor plan with 3 private offices, a restroom, and 2 garage/storage areas with roll-up garage doors, offering flexibility for a variety of commercial uses. The corner location provides outstanding visibility and accessibility, just minutes from US-41 and Interstate 75.

Currently, the tenant is occupying the space with a lease in place through 2031. This property offers immediate income potential and long-term investment stability. Positioned in a growing commercial corridor within Port Charlotte, the site is surrounded by established businesses, residential growth, and convenient access to major thoroughfares, making it an attractive opportunity for investors or future owner-users. Great investment opportunity!

Property Highlights

- Located within a growing commercial corridor in Port Charlotte
- Open floor plan with office and a restroom.
- Corner lot is located close to US41 and I-75
- Surrounded by established businesses and residential growth
- Flexible office/retail layout suitable for multiple business types
- Strong visibility and accessibility with excellent road frontage

Property Details

Price:	\$650,000
Building SF:	3,440
Available SF:	3,440
Occupancy:	Yes
Lot Size:	14,310 SF
Parking:	6 Spaces
Parking Ratio:	1.74
APN:	402225402001

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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



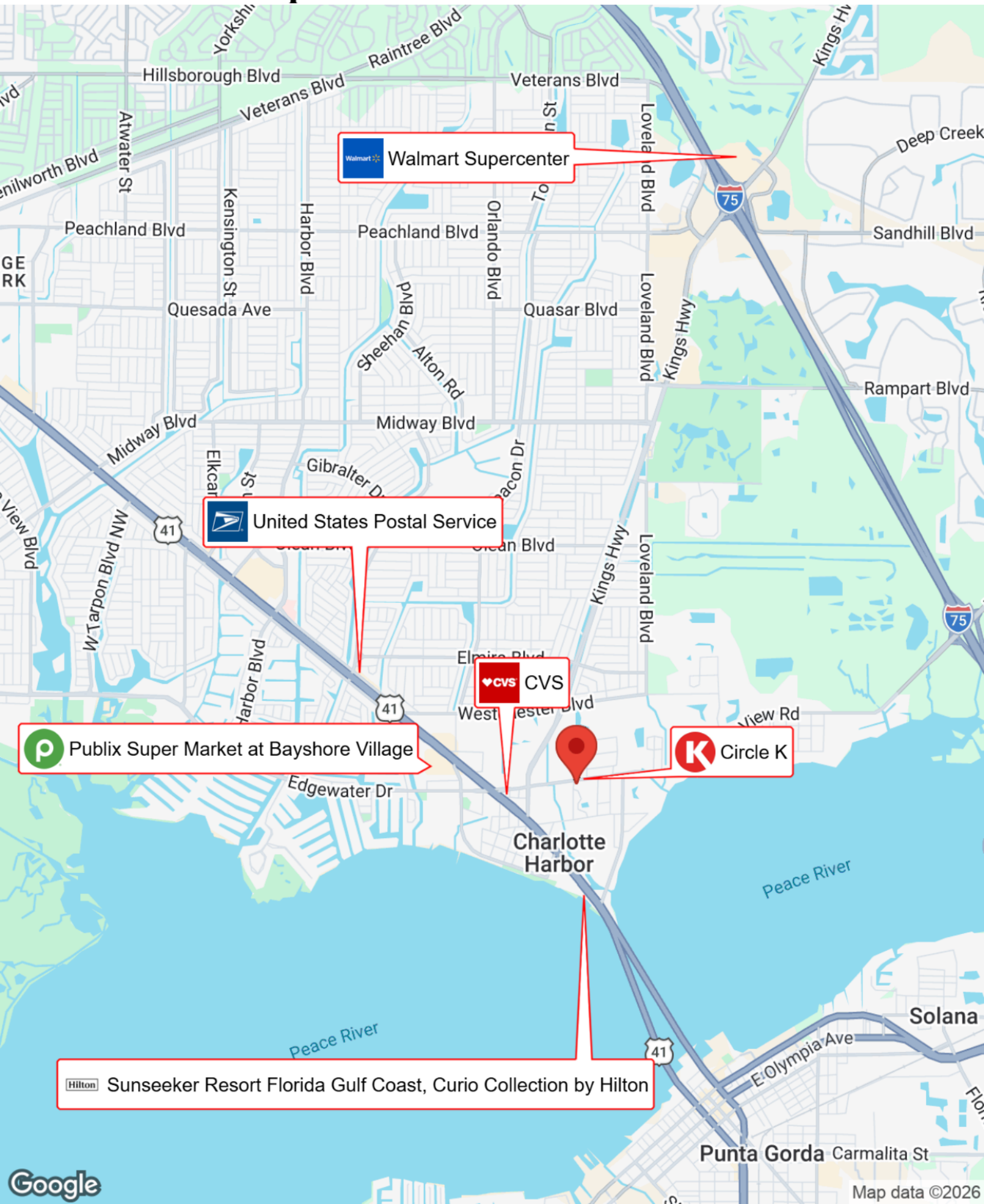
Property Photos



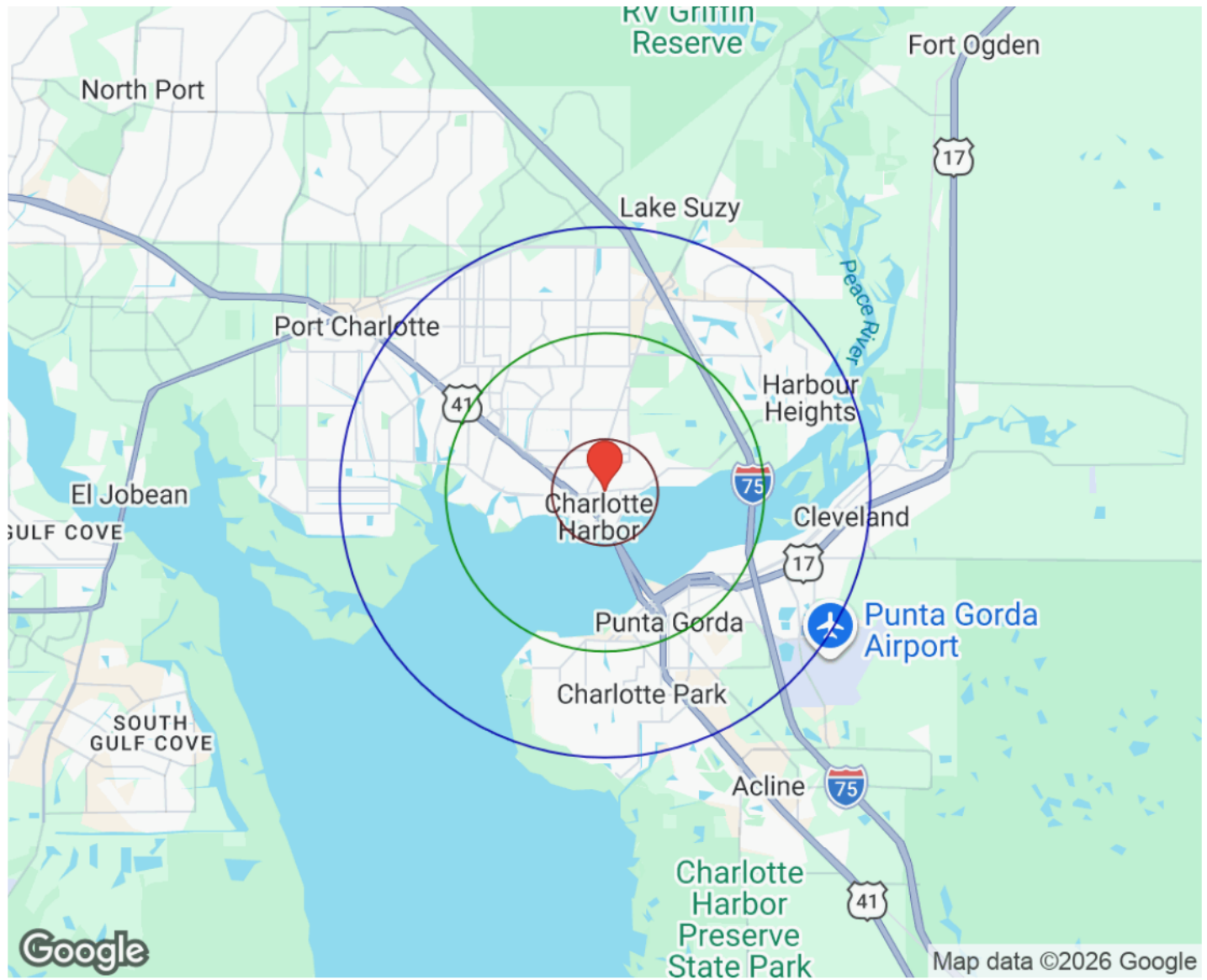
Property Photos



Business Map



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,935	15,198	45,949
Female	1,868	15,456	47,723
Total Population	3,803	30,653	93,672

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,920	23,391	73,102
Black	361	2,667	7,559
Am In/AK Nat	3	31	94
Hawaiian	1	12	19
Hispanic	375	3,329	9,489
Asian	64	622	1,695
Multiracial	71	555	1,583
Other	8	52	131

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,604	19,512	59,564
Occupied	1,905	14,496	44,602
Owner Occupied	910	9,955	33,204
Renter Occupied	995	4,541	11,398
Vacant	699	5,016	14,962

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	362	3,161	9,171
Ages 15 - 24	269	2,651	7,442
Ages 25 - 54	952	9,140	25,979
Ages 55 - 64	432	4,474	14,488
Ages 65+	1,788	11,229	36,592

Income	1 Mile	3 Miles	5 Miles
Median	\$47,298	\$63,717	\$70,546
Under \$15k	374	1,638	3,460
\$15k - \$25k	155	1,164	3,066
\$25k - \$35k	194	1,494	3,636
\$35k - \$50k	264	1,486	4,839
\$50k - \$75k	221	2,626	8,979
\$75k - \$100k	290	2,263	6,467
\$100k - \$150k	255	2,082	7,838
\$150k - \$200k	69	906	3,118
Over \$200k	83	836	3,198



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