



.87 ACRE LAND
200 W HENRY ST
PUNTA GORDA, FLORIDA 33950

PROPERTY HIGHLIGHTS

- ±0.87-acre parcel zoned NR-15 (Neighborhood Residential)
- Located just west of US 41 (Tamiami Trail) with strong visibility
- Excellent access to Downtown Punta Gorda and surrounding retail corridors
- Near Fisherman’s Village and Charlotte Harbor waterfront
- Positioned within a growing and redeveloping commercial area



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	77	789	3,238
Total Population	154	1,567	6,534
Average HH Income	\$93,065	\$81,131	\$76,314

For More Information
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.87 ACRE LAND IN PUNTA GORDA



OFFERING SUMMARY

Sale Price:	\$599,000
Lot Size:	37,978 SF
Price / Acre:	\$687,041
Zoning:	NR-15

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 200 W Henry St, Punta Gorda, FL

Prime 0.87-acre pad-ready parcel available in a strong Punta Gorda commercial corridor. Zoned NR-15 (Neighborhood Residential).

Strategically located just west of US 41 (Tamiami Trail), the property benefits from strong visibility, easy access, and proximity to Downtown Punta Gorda, Fisherman's Village, and the Charlotte Harbor waterfront.

An excellent opportunity for development in one of Punta Gorda's most active and evolving commercial areas.

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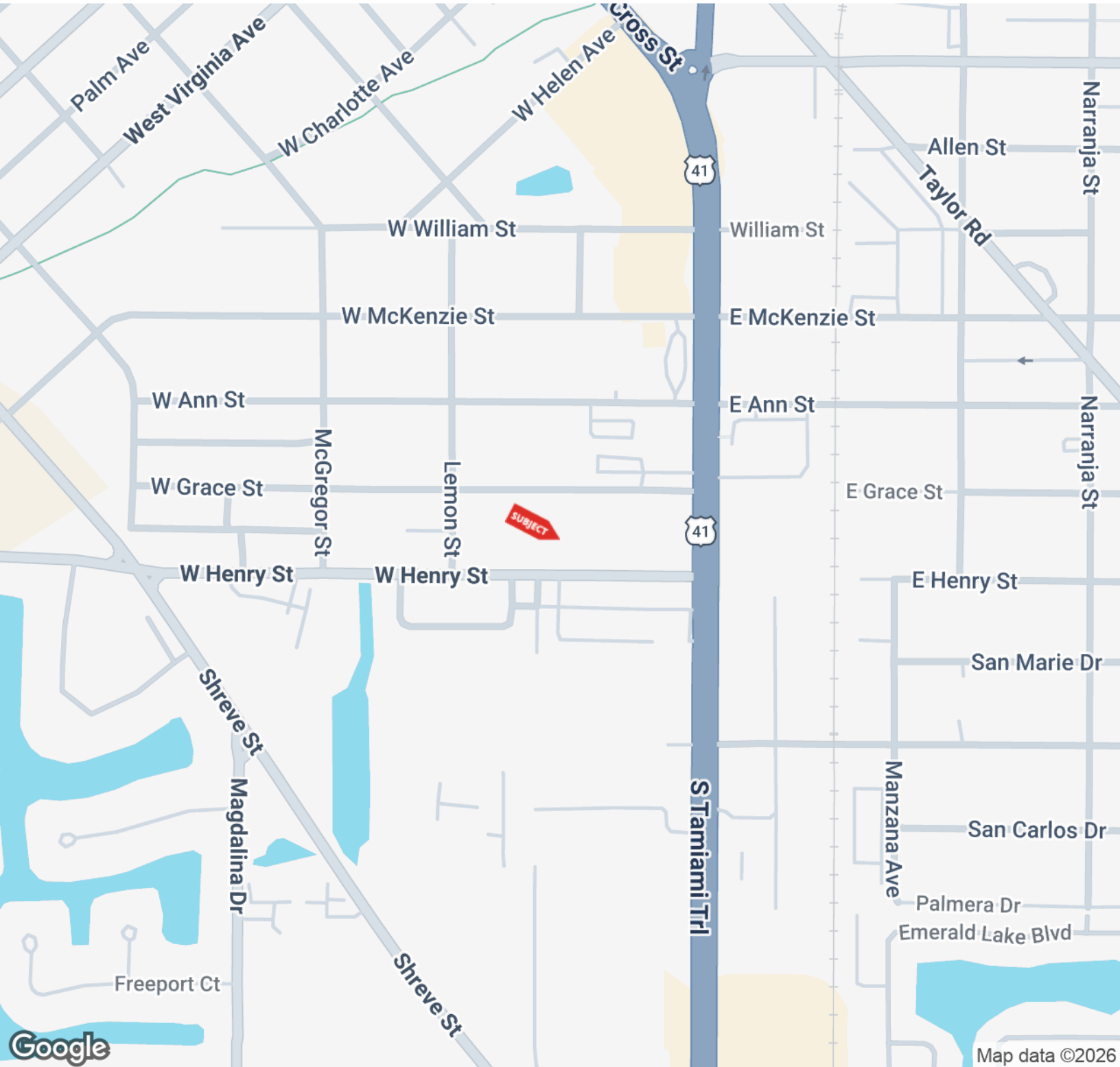


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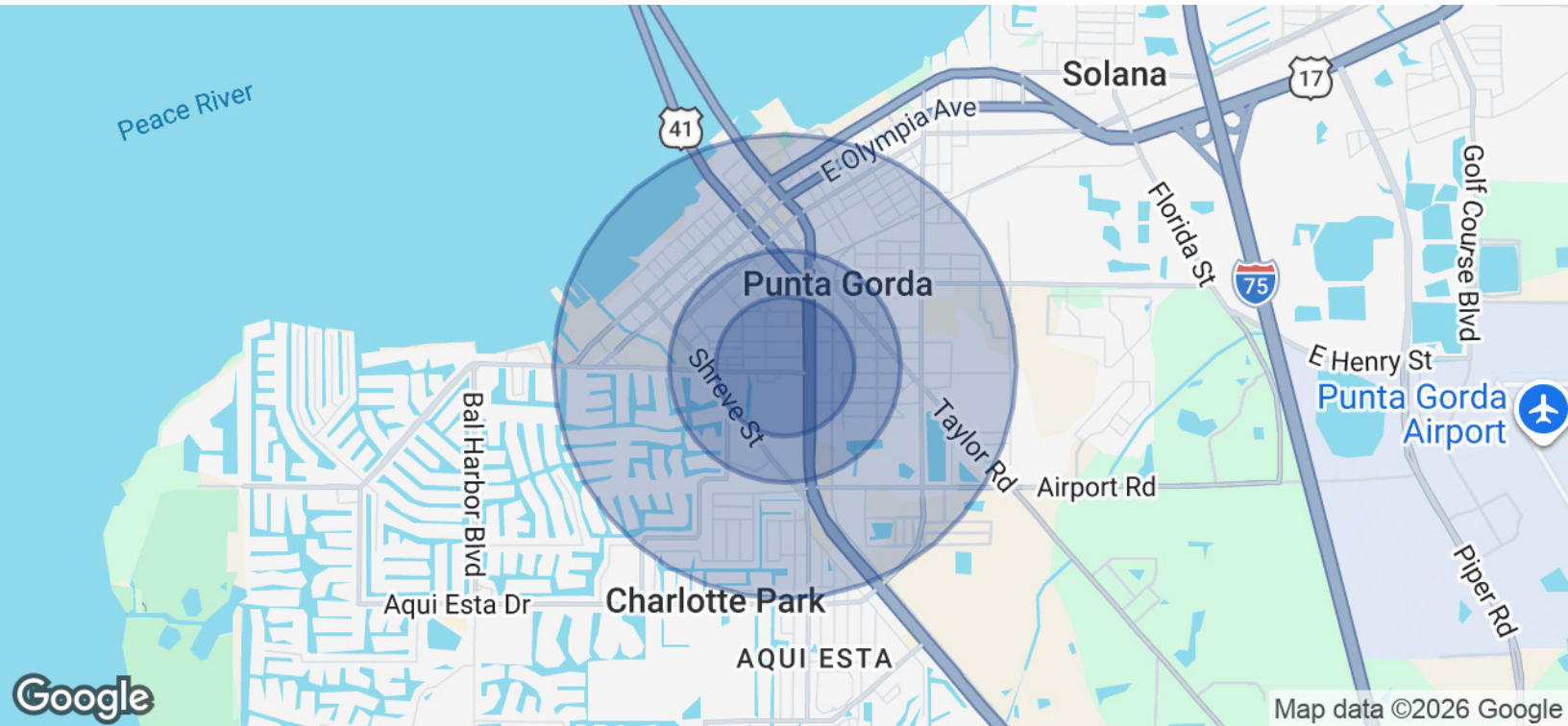


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	154	1,567	6,534
Average Age	58	57	54
Average Age (Male)	56	56	54
Average Age (Female)	60	58	55
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	77	789	3,238
# of Persons per HH	2	2	2
Average HH Income	\$93,065	\$81,131	\$76,314
Average House Value	\$545,524	\$421,923	\$407,428

Demographics data derived from AlphaMap

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