



SALE

Medical Office

3943 TAMIAMI TRL

Punta Gorda, FL 33950

PRESENTED BY:

LAURI ALBION

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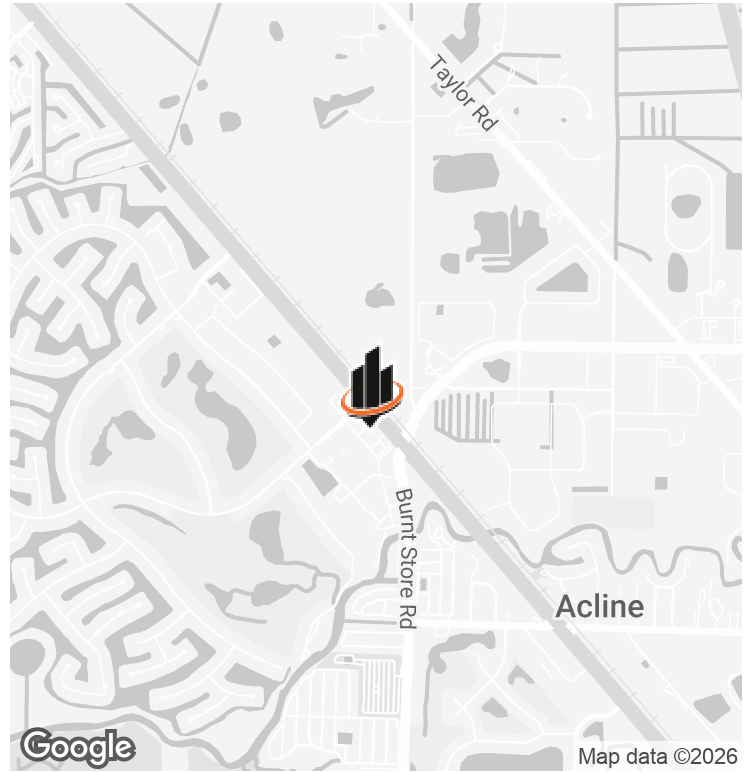
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Call for Details
BUILDING SIZE:	3,820 SF
LOT SIZE:	1.27 Acres
YEAR BUILT:	2007
ZONING:	HC
MARKET:	Southwest Florida
SUBMARKET:	Charlotte County
APN:	412320428002

PROPERTY OVERVIEW

Presenting a compelling owner-user opportunity in the heart of Southwest Florida, this prime property at 3943 Tamiami Trl, Punta Gorda, FL, 33950 offers a well-maintained, 3,820 SF building constructed in 2007. Zoned HC and currently used by the owner as a medical office, this well-positioned asset presents a secure and rewarding prospect for office or medical users in a fast-growing area. This property has an exceptional long-term investment opportunity for an owner.

PROPERTY HIGHLIGHTS

- 3,820 SF meticulously-maintained building
- Built in 2007 for modern functionality
- Zoned HC for versatile usage
- Strategic location in Punta Gorda - Burnt Store area
- Renovated for a medical office
- Still has existing drive-thru for other users

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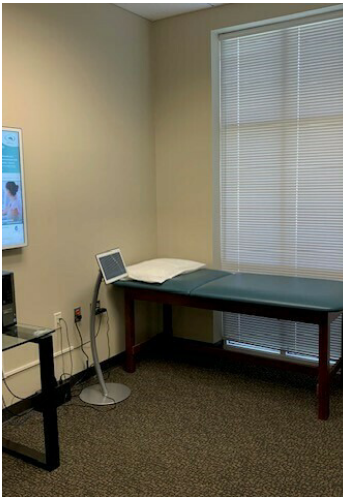
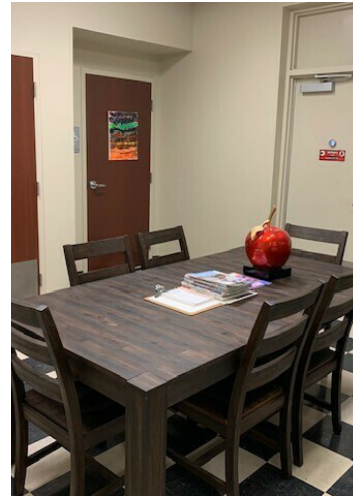
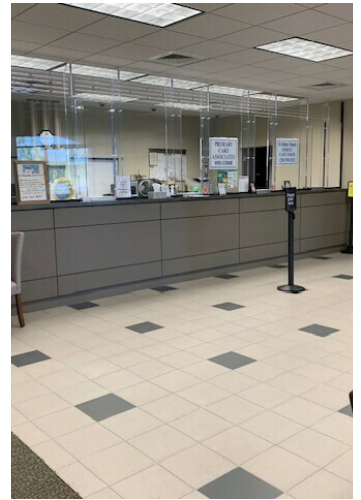
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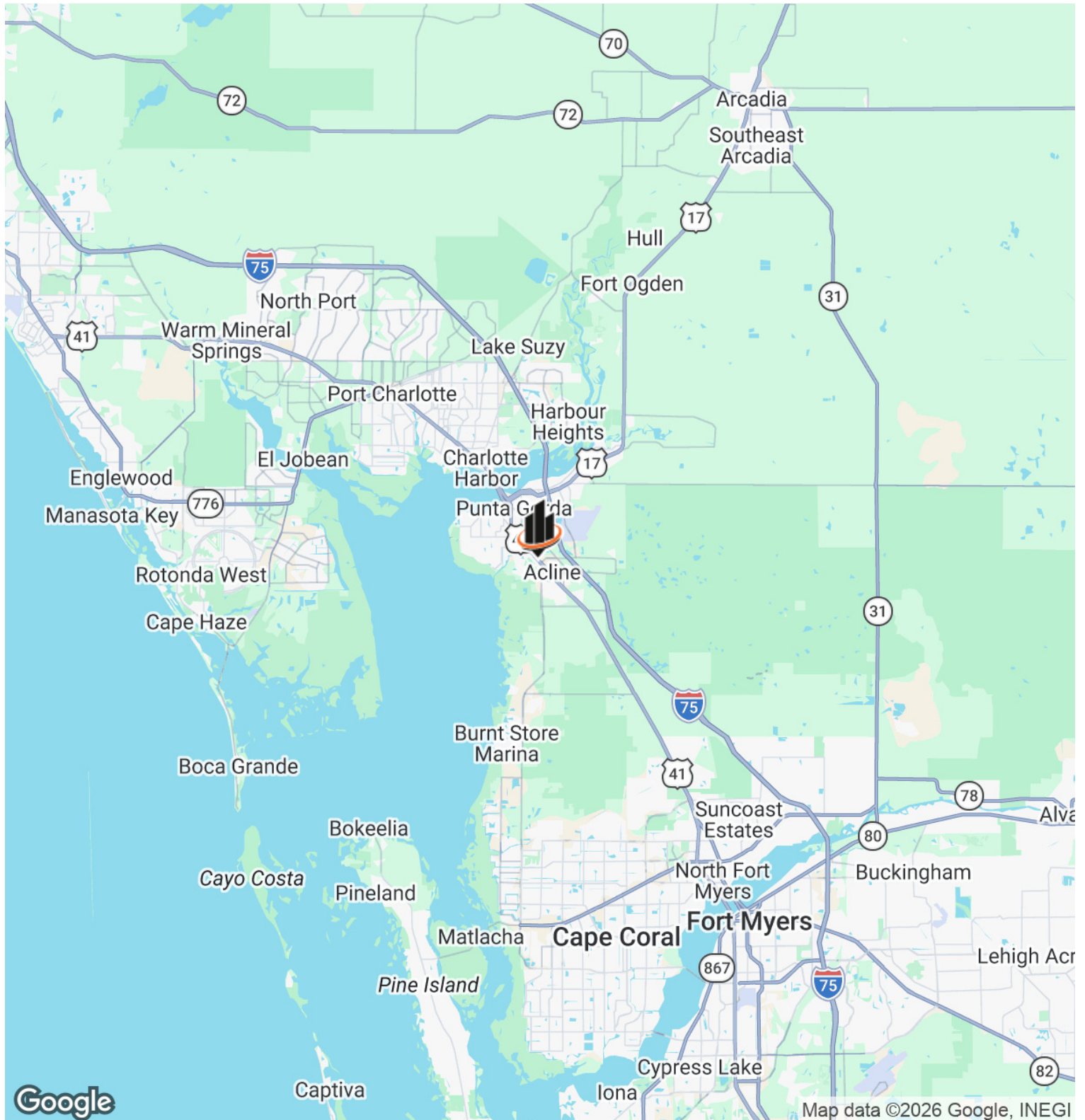
ADDITIONAL PHOTOS



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LOCATION MAP



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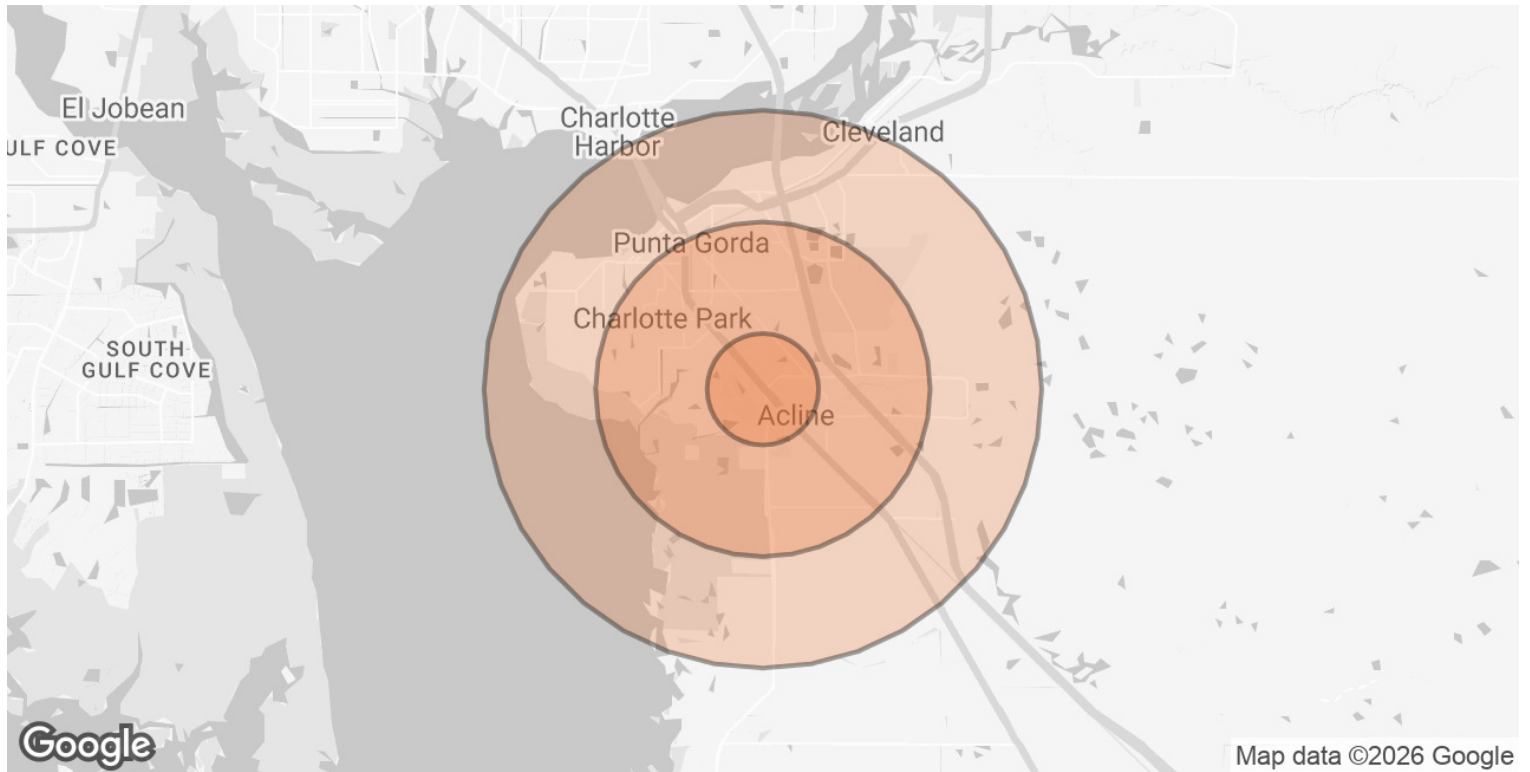
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,451	18,416	33,085
AVERAGE AGE	56.9	56.3	58.7
AVERAGE AGE (MALE)	58.2	58.0	57.9
AVERAGE AGE (FEMALE)	55.9	54.4	58.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,343	11,100	20,143
# OF PERSONS PER HH	1.8	1.7	1.6
AVERAGE HH INCOME	\$84,226	\$59,803	\$62,077
AVERAGE HOUSE VALUE	\$368,820	\$259,666	\$278,861

2020 American Community Survey (ACS)

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