

# Port Charlotte Retail **FOR LEASE**

17218 TOLEDO BLADE BLVD, PORT CHARLOTTE, FL 33954

275' Frontage



- #1 - 500/SF Retail/Office
- #5 - 1,000/SF Retail/Office
- #6 - 1,000/SF Retail/Office
- #5 - #6 - 2,000/SF Retail/Office
- \$18-\$23.60/SF NNN
- Large Pylon Sign
- Easy Ingress/Egress
- Great Visibility



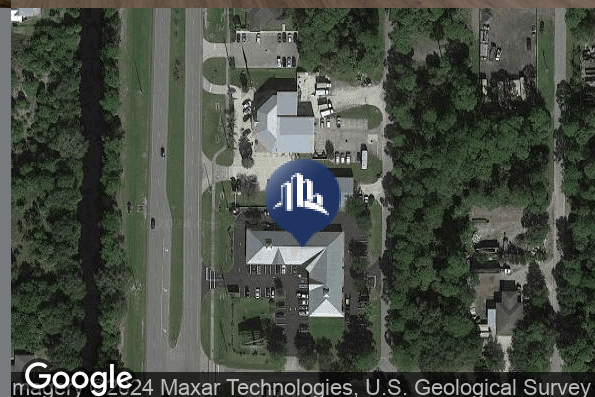
Commercial Center in the heart of Port Charlotte. Toledo Blade Blvd intersects with US 41 and sits just N of State Rd 776 (El Jobean).

Traffic counts at the corner boast 37k!

#1 - 500/SF - office/retail

#5 & #6 - 2,000/SF - office/retail - can be split

Large Pylon! Minimum 3 year term. Call Theresa today! ¡Habla Espanol!



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Each office independently owned and operated.

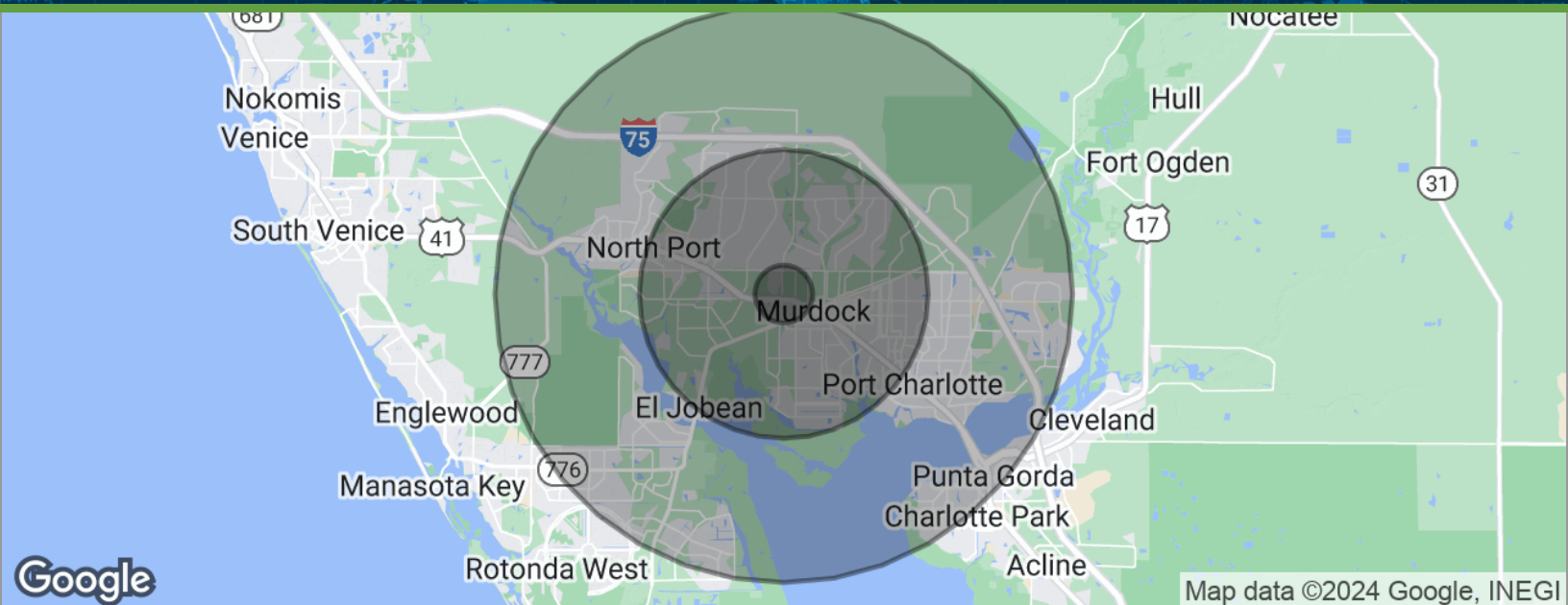
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[www.SperryCGA.com](http://www.SperryCGA.com)

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Retail Property



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	1,477	63,477	163,962
Median age	53.6	47.6	49.1
Median age (Male)	51.8	45.4	47.5
Median age (Female)	54.9	49.0	50.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	682	26,961	70,695
# of persons per HH	2.2	2.4	2.3
Average HH income	\$57,017	\$54,813	\$55,511
Average house value	\$216,423	\$198,380	\$212,990

\* Demographic data derived from 2020 ACS - US Census



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