



AAADT: 71,016

DUNCAN RD

FLORIDA ST

For Sale

Vacant Commercial Land

0 Florida St Punta Gorda, FL 33950

Jesse Spencer

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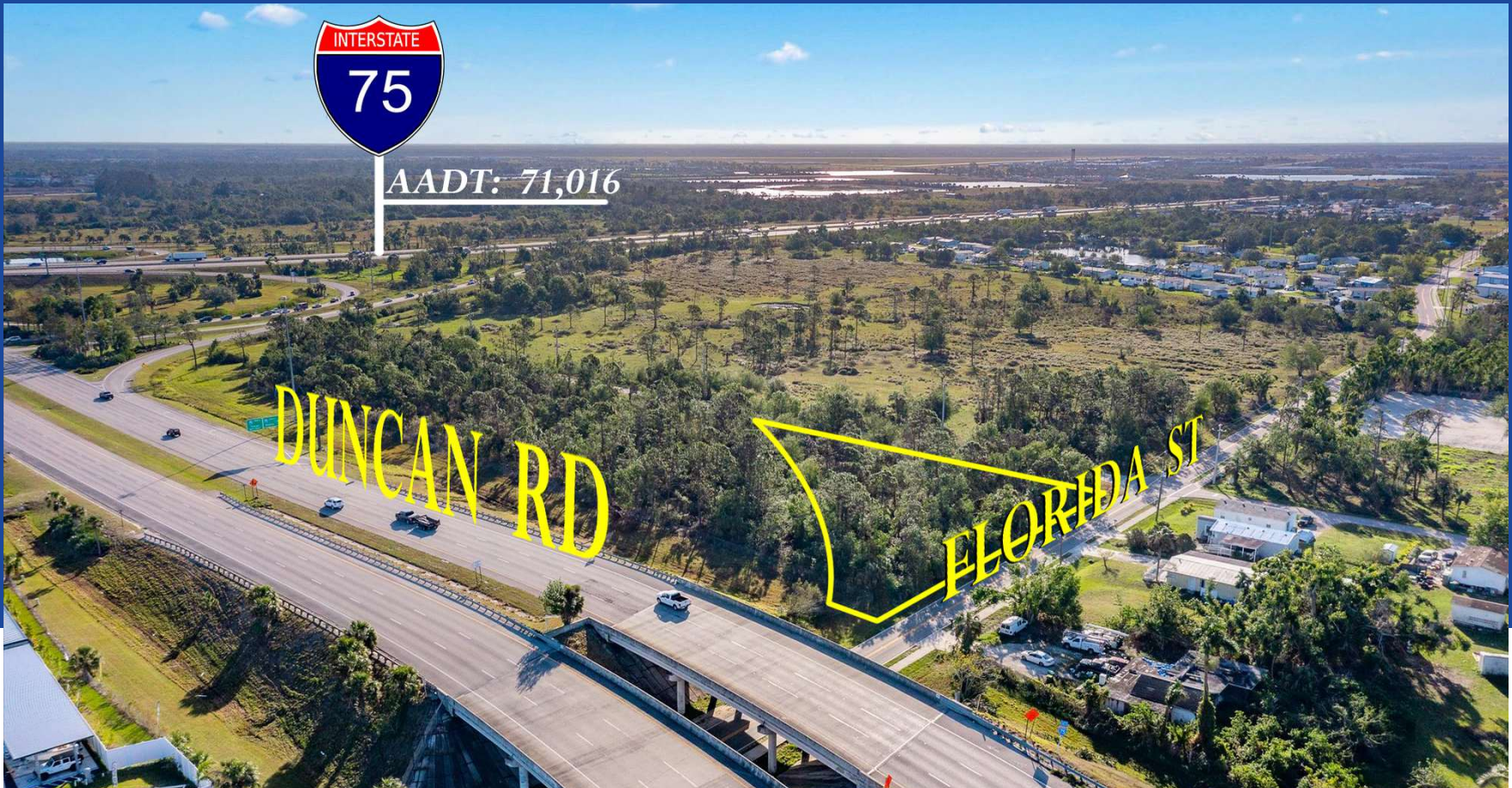
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by eXp Commercial in compliance with all applicable fair housing and equal opportunity laws.

Property Information

For Sale
Vacant Commercial
Land





Property Description

Introducing an exceptional investment opportunity at 0 Florida St, Punta Gorda, FL, 33950. This prime property is strategically zoned as Commercial General (CG) under Sec. 3-9-42, offering immense potential for a range of commercial enterprises. The desirable location in Punta Gorda, FL, sets the stage for a lucrative investment in a thriving market. Whether you're considering retail, office space, or other commercial ventures, this property promises a world of possibilities. Don't miss the chance to secure your stake in this dynamic commercial landscape.

Property Highlights

- - Zoned as Commercial General (CG) under Sec. 3-9-42
- - Ideal for diverse commercial ventures
- - Prime location in Punta Gorda, FL
- - Proximity to key amenities and transportation
- - Offers significant investment potential
- - Suitable for retail, office space, and more

Offering Summary

Sale Price:	\$205,000
Lot Size:	72,309 SF

Demographics	1 Mile	2 Miles	3 Miles
Total Households	922	3,416	9,948
Total Population	2,019	6,977	17,420
Average HH Income	\$50,664	\$53,628	\$55,336



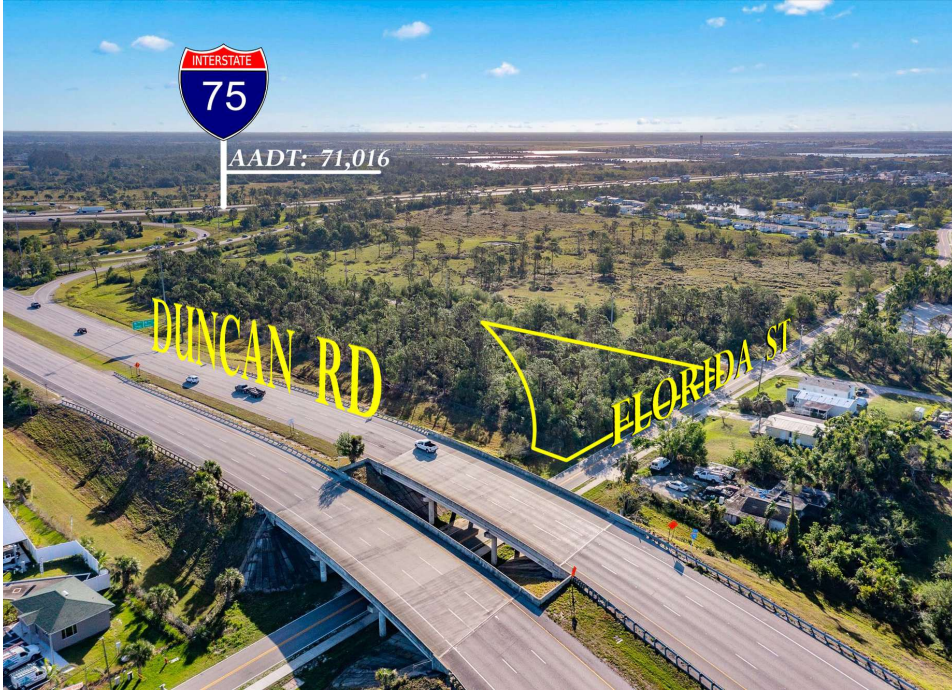
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Location Description

Nestled in the vibrant community of Punta Gorda, this location offers proximity to a wealth of attractions and resources essential for any investor. The area is renowned for its dynamic business environment, with a variety of commercial enterprises flourishing nearby. The property benefits from the close presence of esteemed landmarks like the Charlotte County Historical Center and Laishley Park, enhancing its appeal to potential investors. As the heart of economic activity, Punta Gorda creates an exceptional backdrop for investment, catering to the diverse needs and interests of both residents and visitors alike. This location truly embodies the essence of a well-rounded and thriving business environment.

Complete Highlights



Property Highlights

- - Zoned as Commercial General (CG) under Sec. 3-9-42
- - Ideal for diverse commercial ventures
- - Prime location in Punta Gorda, FL
- - Proximity to key amenities and transportation
- - Offers significant investment potential
- - Suitable for retail, office space, and more
- - Accessible and visible to a wide customer base
- - Versatile space for business expansion
- - Strategic opportunity for long-term growth



Additional Photos

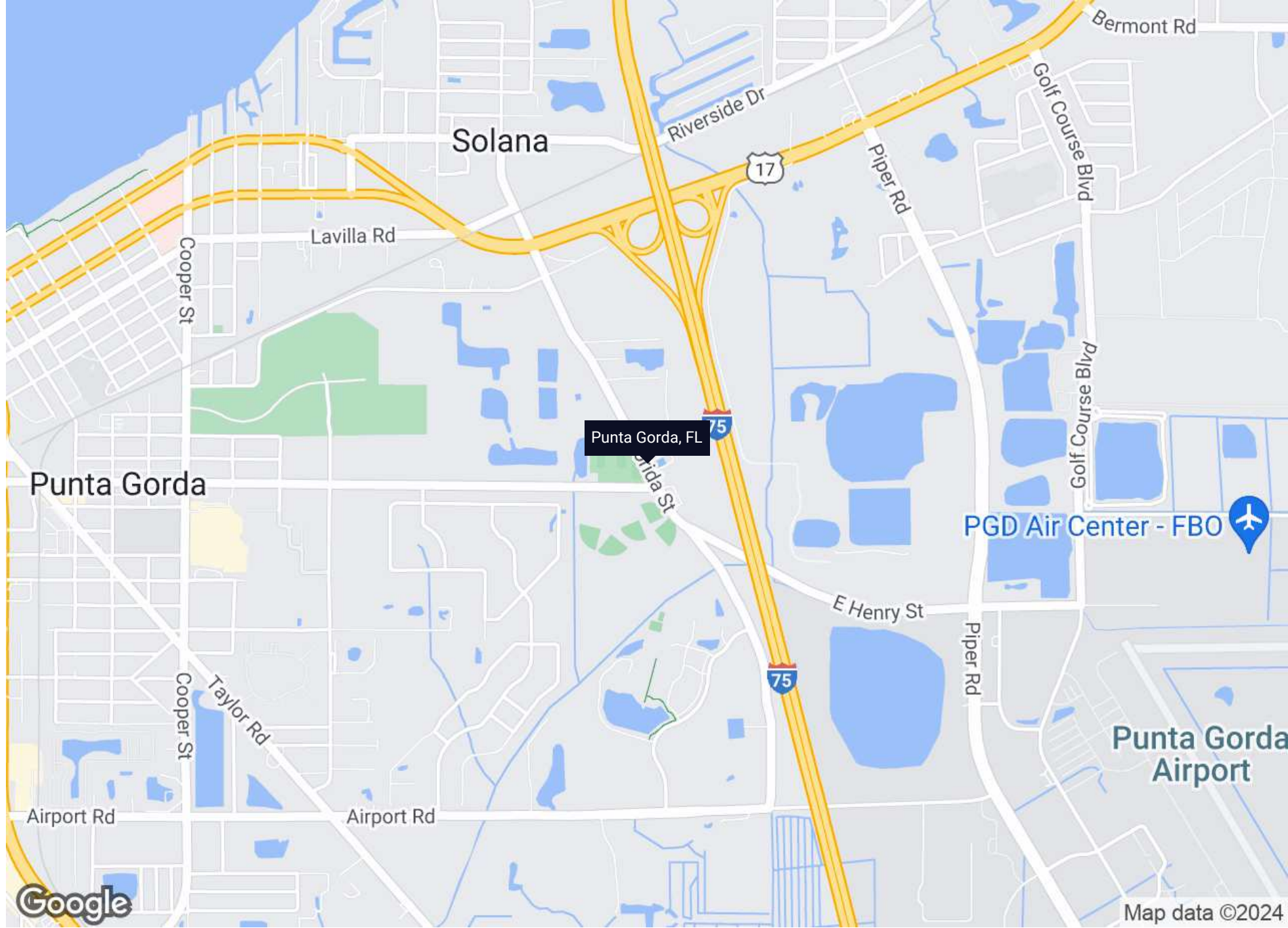


Location Information

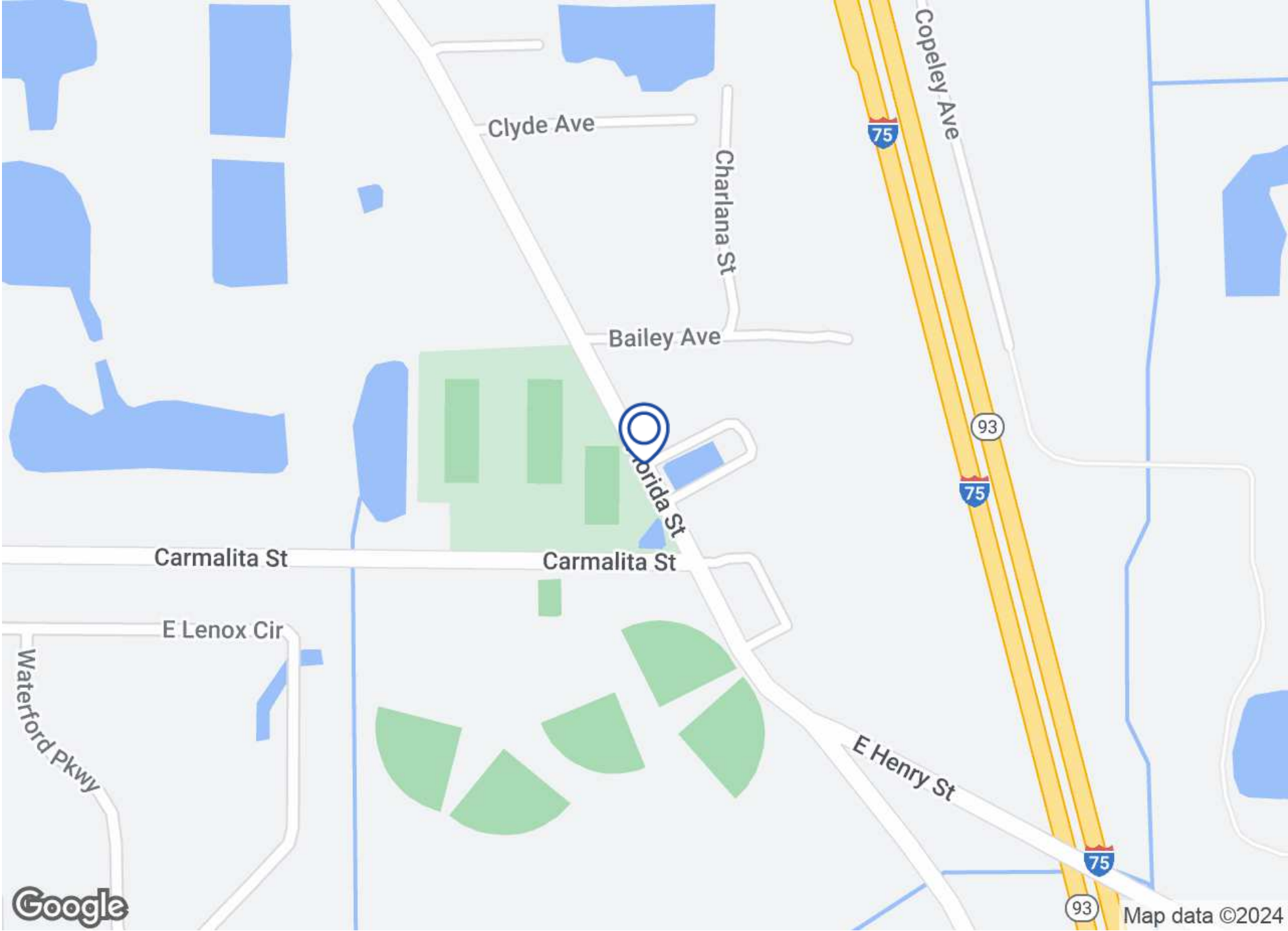
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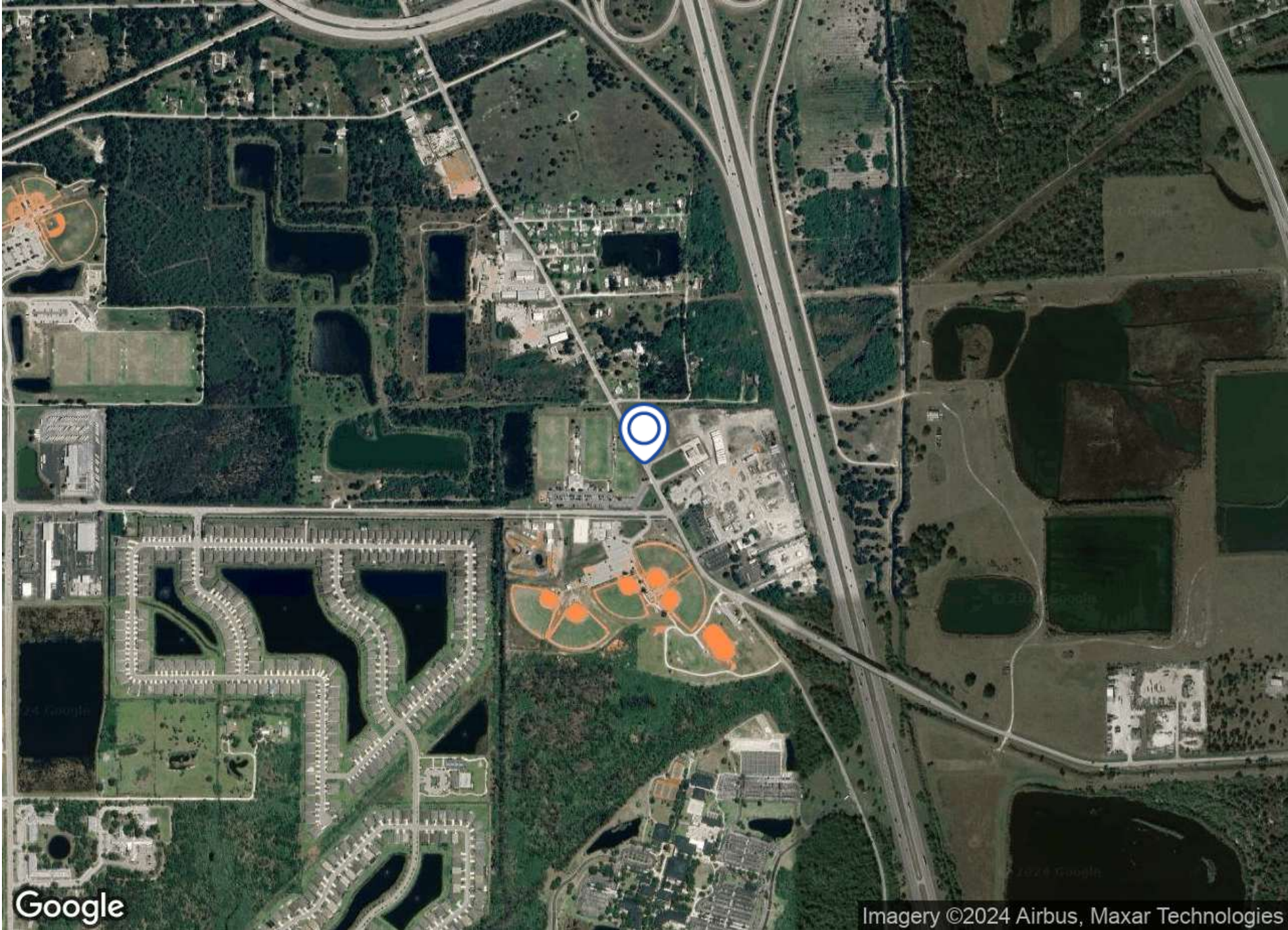


Regional Map



Location Map





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Demographics

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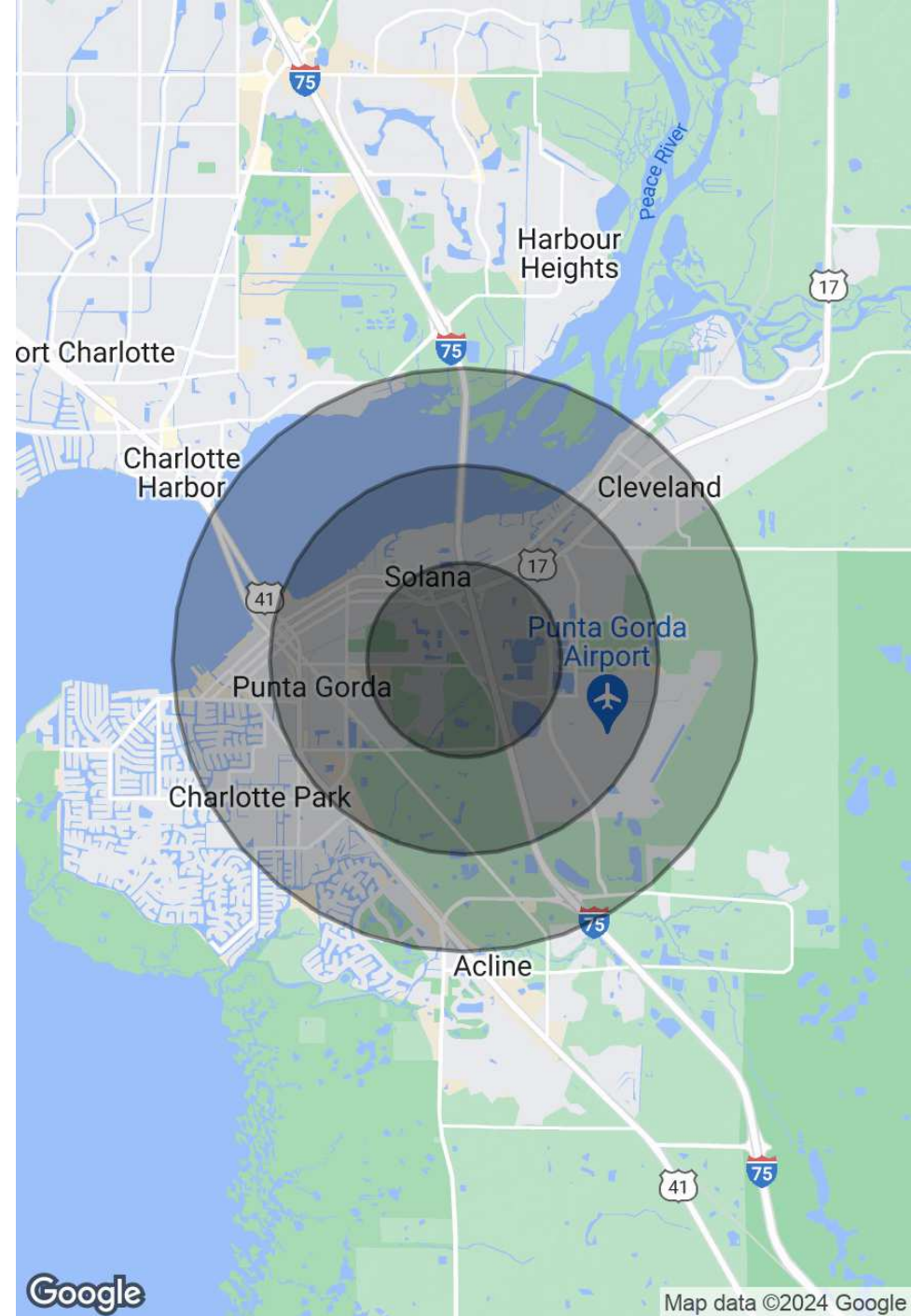


Demographics Map & Report

Population	1 Mile	2 Miles	3 Miles
Total Population	2,019	6,977	17,420
Average Age	38.2	44.1	53.9
Average Age (Male)	39.6	41.4	51.7
Average Age (Female)	35.3	44.2	53.5

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	922	3,416	9,948
# of Persons per HH	2.2	2.0	1.8
Average HH Income	\$50,664	\$53,628	\$55,336
Average House Value	\$169,290	\$177,390	\$216,066

2020 American Community Survey (ACS)



Advisor Bios

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Jesse Spencer

Commercial Broker Associate

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FL #BK3384974

Professional Background

Jesse is a seasoned professional with a diverse background in the real estate industry, specializing in land acquisitions, retail, and industrial leasing. Currently, he is actively engaged in land development acquisitions, demonstrating his expertise in identifying and securing valuable properties for development purposes. Recognizing the importance of continuous learning and professional development, Jesse has proactively pursued educational opportunities to enhance his expertise in commercial real estate. He has completed several courses on his path to earning the esteemed CCIM designation, further solidifying his knowledge and proficiency in the field.

Education

CCIM 101, CCIM 102, CCIM 104, CCIM Negotiations

Memberships

CCIM Member

eXp Commercial
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Jerad Graham

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FL #SL3474730

Professional Background

Jerad's experience includes land acquisitions, retail and office leasing, negotiation of management agreements, entitlements, permitting, raising capital, recapitalization, and disposition of assets. Prior to joining EXP Commercial Jerad worked at Nolan Reynolds International as the Director of Development. He was responsible for everything from development feasibility analysis to recapitalization upon completion for more than 700 multifamily units, 150,000 SF of retail, and 400 hotel rooms. He brings this deep understanding of what's required of owners and investors to his role as an agent at EXP Commercial.

Education

B.A. from Vanguard University of Southern California

J.D. from the University of Tulsa College of Law

M.B.A. from the University of Miami

Memberships

California Lawyers Association: Real Property Law Section

Urban Land Institute

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