

Prepare For Takeoff

8274 DUFFIE DRIVE, PUNTA GORDA, FL 33982

FOR SALE

\$2,900,000



AIRPORT COMMERCE CENTER

- 10 +/- Acres - Utilities in place
- ECAP Zoning
- Located just outside the Punta Gorda Airport (PGD)
- 2 access points - Duffie Dr & Northrup Dr
- Less than 1 mile from exit 161 on I-75
- PGD Airport is approximately four miles to the southeast of Punta Gorda's city center.
- Call Theresa Today
- !Habla Espanol!



Theresa Blanch-Mitchell, CCIM
1922 VICTORIA AVE STE A FT MYERS, FL 33901
239.265.2628
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Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Land

Summary	Census 2010		Census 2020		2022	2027		
Population	33,648		38,801		39,352	41,826		
Households	15,699		18,459		18,908	20,219		
Families	10,094		-		11,908	12,696		
Average Household Size	2.08		2.04		2.02	2.01		
Owner Occupied Housing Units	12,232		-		15,339	16,587		
Renter Occupied Housing Units	3,467		-		3,569	3,632		
Median Age	58.3		-		61.5	62.9		
Trends: 2022-2027 Annual Rate	Area		State		National			
Population	1.23%		0.61%		0.25%			
Households	1.35%		0.62%		0.31%			
Families	1.29%		0.59%		0.28%			
Owner HHs	1.58%		0.83%		0.53%			
Median Household Income	4.18%		3.75%		3.12%			
Households by Income			2022		2027			
			Number	Percent	Number	Percent		
<\$15,000			1,595	8.4%	1,269	6.3%		
\$15,000 - \$24,999			2,377	12.6%	1,731	8.6%		
\$25,000 - \$34,999			1,627	8.6%	1,340	6.6%		
\$35,000 - \$49,999			2,542	13.4%	2,819	13.9%		
\$50,000 - \$74,999			2,936	15.5%	3,191	15.8%		
\$75,000 - \$99,999			2,738	14.5%	2,952	14.6%		
\$100,000 - \$149,999			2,917	15.4%	3,711	18.4%		
\$150,000 - \$199,999			1,054	5.6%	1,668	8.2%		
\$200,000+			1,123	5.9%	1,538	7.6%		
Median Household Income			\$59,010		\$72,432			
Average Household Income			\$87,063		\$104,378			
Per Capita Income			\$42,053		\$50,532			
Population by Age	Census 2010		2022		2027			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	1,156	3.4%	1,209	3.1%	1,285	3.1%		
5 - 9	1,186	3.5%	1,247	3.2%	1,279	3.1%		
10 - 14	1,200	3.6%	1,262	3.2%	1,338	3.2%		
15 - 19	1,413	4.2%	1,321	3.4%	1,372	3.3%		
20 - 24	1,292	3.8%	1,269	3.2%	1,239	3.0%		
25 - 34	2,309	6.9%	2,999	7.6%	2,776	6.6%		
35 - 44	2,762	8.2%	2,933	7.5%	3,420	8.2%		
45 - 54	3,935	11.7%	3,646	9.3%	3,563	8.5%		
55 - 64	5,621	16.7%	6,445	16.4%	6,231	14.9%		
65 - 74	6,875	20.4%	9,177	23.3%	9,851	23.6%		
75 - 84	4,523	13.4%	5,908	15.0%	7,211	17.2%		
85+	1,374	4.1%	1,938	4.9%	2,261	5.4%		
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	30,823	91.6%	33,697	86.8%	33,911	86.2%	35,571	85.0%
Black Alone	1,465	4.4%	1,503	3.9%	1,559	4.0%	1,660	4.0%
American Indian Alone	106	0.3%	109	0.3%	112	0.3%	117	0.3%
Asian Alone	377	1.1%	486	1.3%	498	1.3%	559	1.3%
Pacific Islander Alone	14	0.0%	6	0.0%	6	0.0%	7	0.0%
Some Other Race Alone	337	1.0%	697	1.8%	760	1.9%	890	2.1%



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