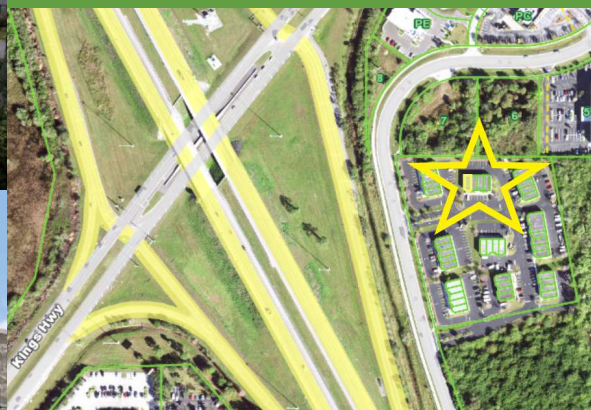


24610 Sandhill Blvd #201

PUNTA GORDA, FL 33983

FOR LEASE

Flex Space - Corner Unit



CALL THERESA TODAY!

Manageable flex space. Built out as a professional office with a small warehouse. 12ft bay door. Commercial general zoning through Charlotte County is generous, allowing for many uses. Here today but will be gone tomorrow! Call Theresa for a showing.

I-75 Exit 170 head East to Sandhill Blvd, make a right and the Sandhill Gardens Park of Commerce is a half mile down on the Left facing I-75.



Theresa Blauch-Mitchell, CCIM
1922 VICTORIA AVE STE C FT MYERS, FL 33901
239.265.2628
theresa@ccim.net
FL #BK3202944

Each office independently owned and operated.

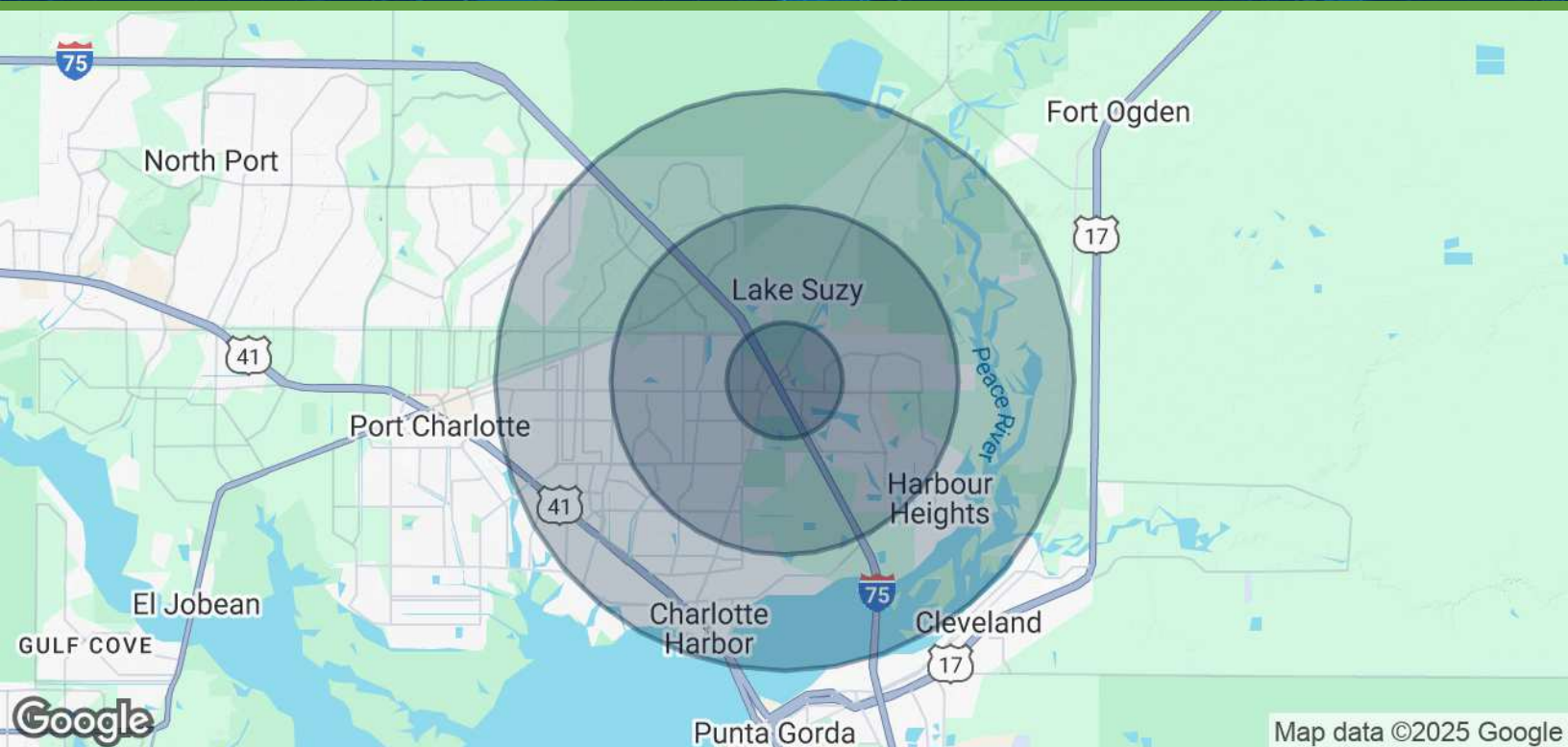
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24610 Sandhill Blvd #201

PUNTA GORDA, FL 33983

FOR LEASE

Industrial Property



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,139	28,667	68,874
Average age	58.0	50.3	49.4
Average age (Male)	57.0	50.0	48.3
Average age (Female)	58.7	50.6	50.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,667	12,623	30,350
# of persons per HH	1.9	2.3	2.3
Average HH income	\$51,229	\$54,410	\$50,843
Average house value	\$178,596	\$204,382	\$193,720

* Demographic data derived from 2020 ACS - US Census



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