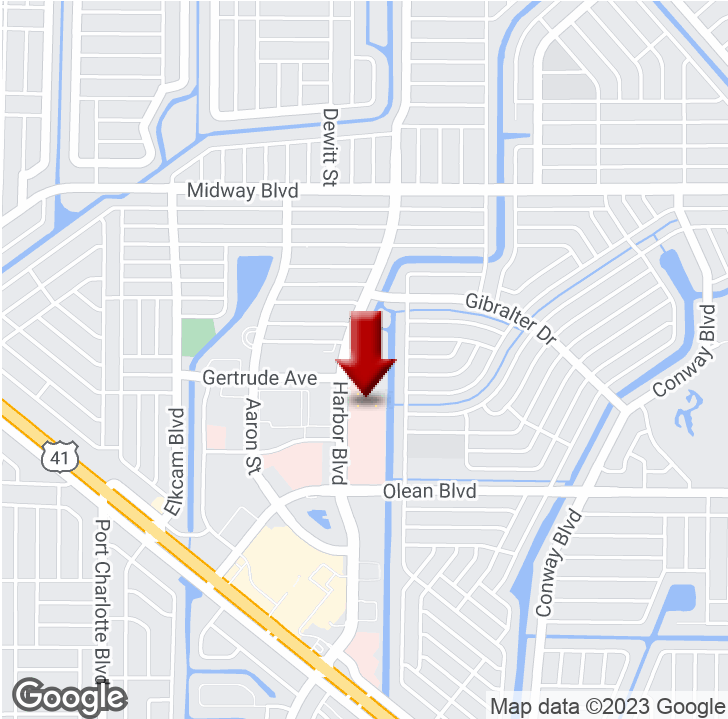


OFFICE FOR LEASE

MEDICAL OFFICE CONDO FOR LEASE IN PORT CHARLOTTE MEDICAL DISTRICT

2400 Harbor Blvd, Unit #19, Port Charlotte, FL 33952



OFFERING SUMMARY

| | |
|----------------|----------|
| AVAILABLE SF: | |
| | |
| LEASE RATE: | N/A |
| | |
| BUILDING SIZE: | 1,480 SF |
| | |
| ZONING: | OMI |

PROPERTY OVERVIEW

This medical office condo unit is 1,480 SF with 2 private offices and 4 exam rooms with sinks; it is perfect for a 2 physician practice. There are 3 restrooms, a kitchen, reception & large waiting room.

Bayfront Port Charlotte is steps away, perfect for a healthcare professional who needs to be close to the hospital.

The Medical Arts Building is home to many medical practices. Lease price 1,800 per Month.

PROPERTY HIGHLIGHTS

KW COMMERCIAL
1675 W. Marion Ave.,
Suite 112
Punta Gorda , FL 33950

HEATHER RIDEOUT
Director
O: 941.979.1174
rideout@kwcommercial.com
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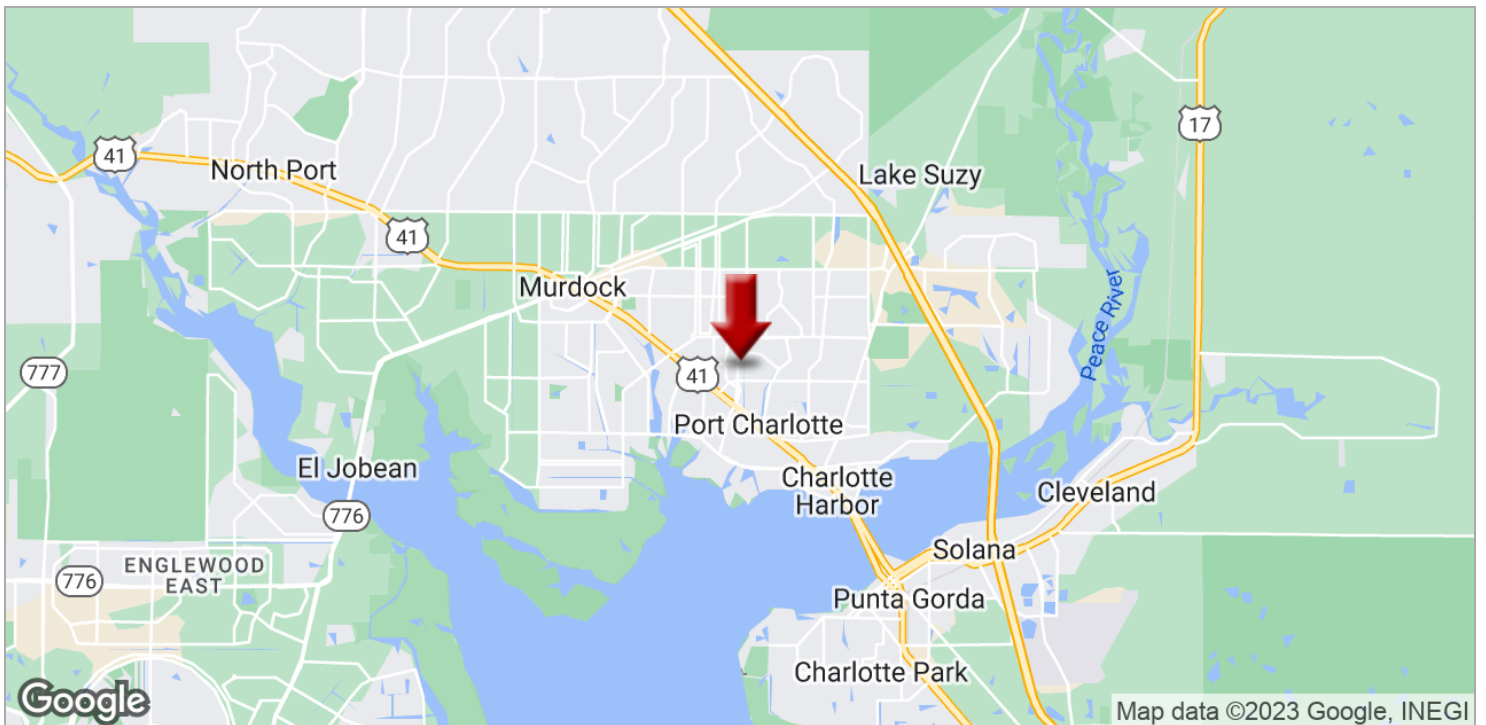
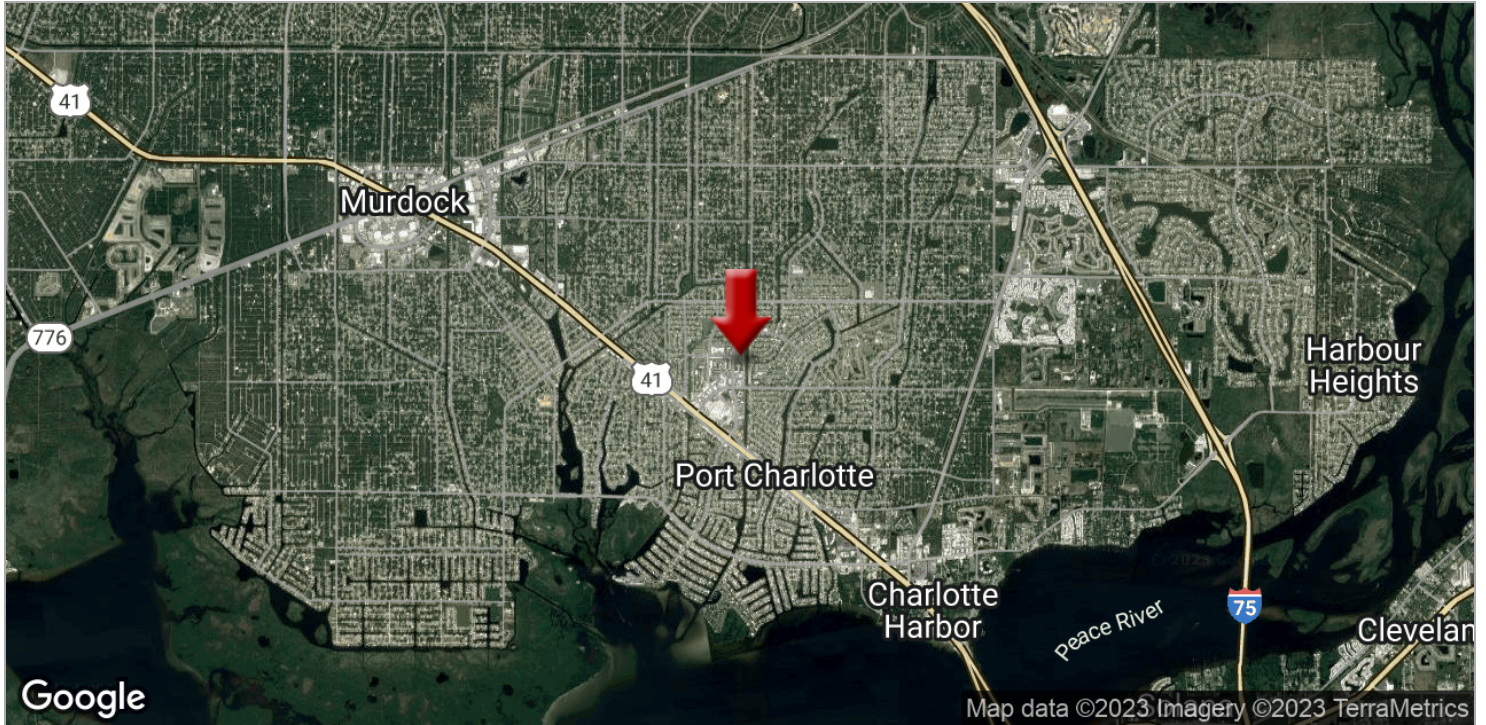
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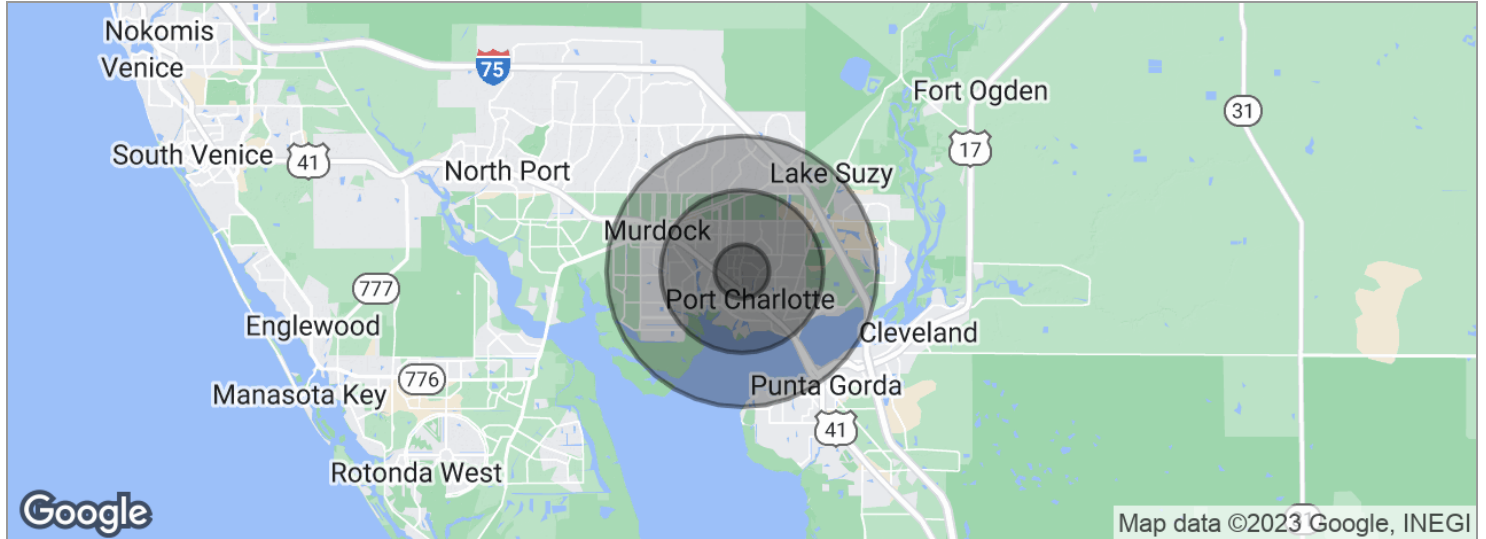
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 10,260 | 48,149 | 78,392 |
| Median age | 47.7 | 49.3 | 49.8 |
| Median age (male) | 44.7 | 47.4 | 48.3 |
| Median age (Female) | 48.9 | 50.6 | 51.0 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 4,861 | 21,127 | 34,633 |
| # of persons per HH | 2.1 | 2.3 | 2.3 |
| Average HH income | \$37,565 | \$49,530 | \$51,537 |
| Average house value | \$119,571 | \$195,154 | \$205,361 |

** Demographic data derived from 2020 ACS - US Census*

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