COLDWELL BANKER COMMERCIAL
SUNSTAR REALTY

FOR SALE

CBCWORLDWIDE.COM

1.85 ACRES ZONED FOR MIXED USE AND WITH ZONING ENTITLEMENTS

$499,000

5682 Duncan Rd
Punta Gorda, FL 33982



OFFICE

Ray Brunner
415 608 1942
raybrunner@me.com

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19700 Cochran Blvd, Port Charlotte, FL 33948
941.255.3497

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OFFERING SUMMARY

Sale Price:	$499,000
Lot Size:	1.85 Acres
Zoning:	CG
Market:	SW Florida
Submarket:	Charlotte County
Traffic Count:	18,000
Price / SF:	$6.19

PROPERTY OVERVIEW

1.85 acre property fronting on Highway 17 to the West and Bermont Road to the North. Zoning for CG. Zoning entitlement in place. Municipal Water and Sewer hookups are available from Duncan Rd.

PROPERTY HIGHLIGHTS

- Storm water and drainage are in place.
- Zoning entitlement in place.
- Located in the Urban Service Area for Utilities.
- Minimum fill should be required for this site.

OTHER RESOURCES

Video Link

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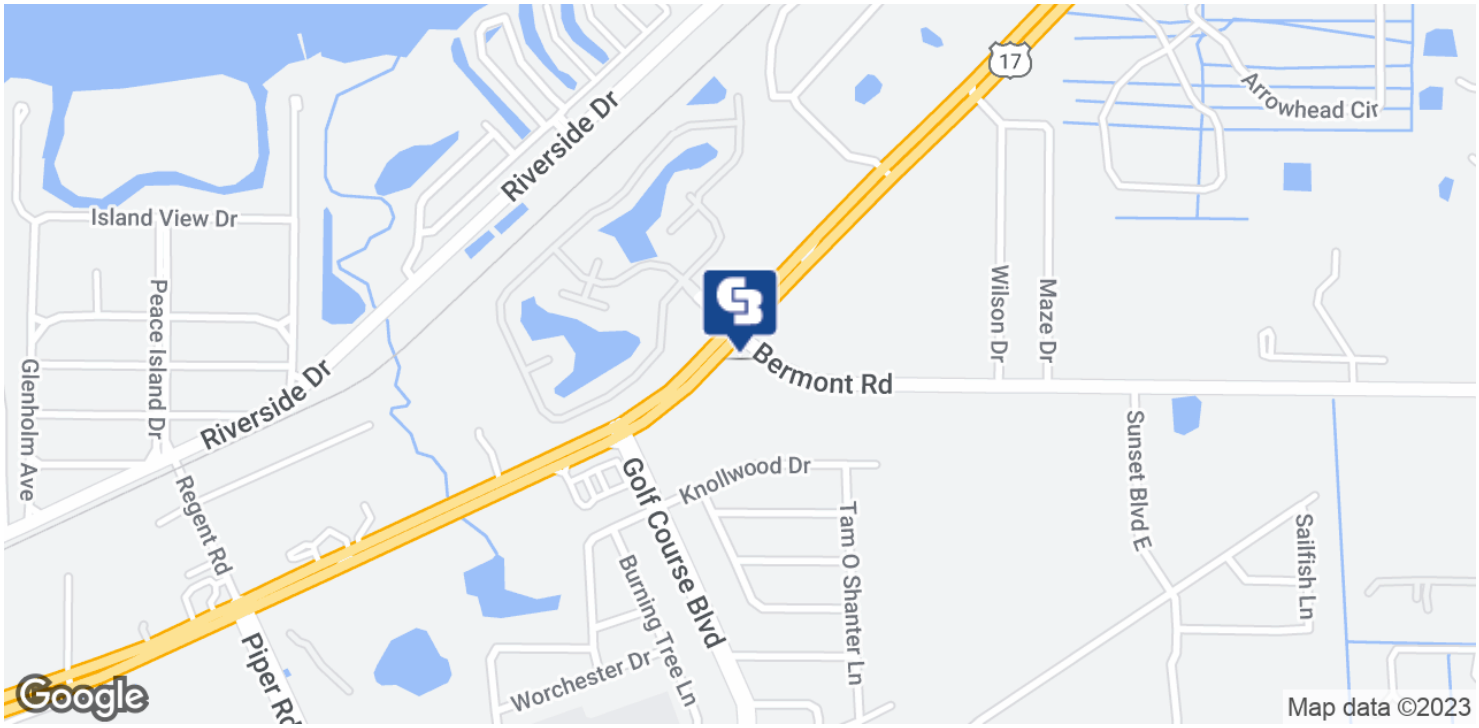
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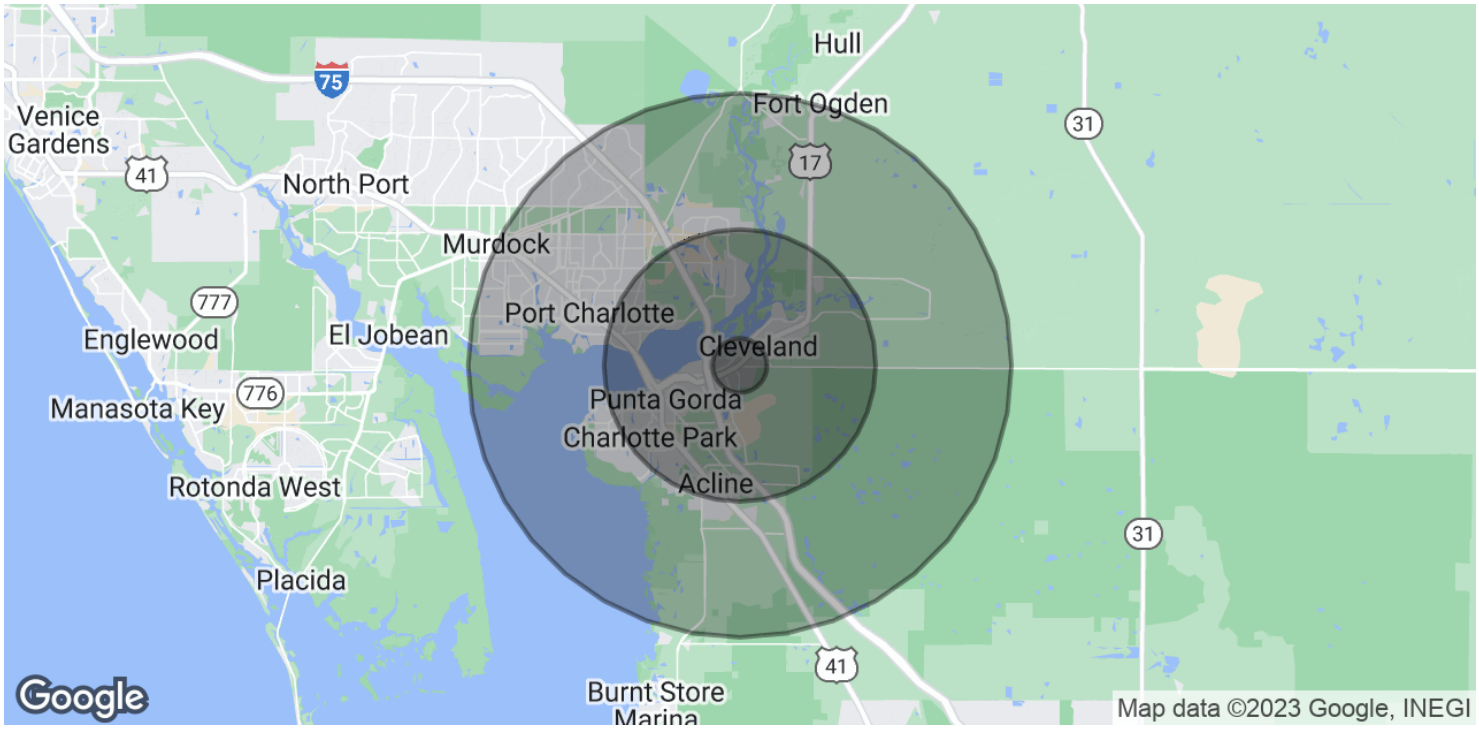
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	804	36,448	111,693
Average age	52.8	54.8	51.8
Average age (Male)	51.5	54.3	50.7
Average age (Female)	53.8	55.1	52.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	359	16,815	49,662
# of persons per HH	2.2	2.2	2.2
Average HH income	$46,427	$56,332	$56,622
Average house value	$169,236	$259,572	$248,943

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

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DISCLAIMER

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the Coldwell Banker Commercial Broker nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Coldwell Banker Commercial Broker from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk. here...

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RAY BRUNNER

Commercial Broker

raybrunner@me.com
Direct: *415.608.1942*

PROFESSIONAL BACKGROUND

Ray Brunner's career covers over forty years in Senior Management positions, real estate leasing and development.

Most notably GAP Stores where he held various positions including VP of Merchandising & Design and General Manager of GAP KIDS, Esprit Europe where he was President of European Retail operations and oversaw the development and roll out of company owned retail stores, Adidas America where he served as President of retail operations and executed a retail roll out for company owned stores, Eddie Bauer where he was VP of Real Estate and Store Operations, and DWR where he was a member of the founding team and served as President and CEO. His background provides an in-depth understanding of land and building acquisition for both retail locations and distribution facilities. He is considered an expert at retail site selection and growth strategies.

In the last three years he has transacted over $30,000,000 in business and currently manages over $70,000,000 in active listings.

EDUCATION

Education: Attended Western Connecticut State College and did his graduate work at UCLA.

MEMBERSHIPS

CoStar Power Broker
Life Member of Mensa
Member of the Presidents Association of the American Management Association
ICSC Member

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