



**COLDWELL  
BANKER  
COMMERCIAL**

SUNSTAR REALTY

FOR LEASE

CBCWORLDWIDE.COM

## 517 TAMIAMI TRAIL

N/A

517 Tamiami Trail  
Punta Gorda, FL 33950

AVAILABLE SPACE  
Fully Leased

### FEATURES

- High Visibility with Excellent Exposure
- Frontage on US 41/Tamiami, Taylor St and Charlotte Ave
- Located in Punta Gorda Historic District
- 2 Miles West of I-75, Exit 164 - Duncan Rd
- 4 Miles NW of PGD Airport

### AREA

Punta Gorda is located conveniently between Tampa and Naples with quick transportation via Interstate 75. This site is located 2 miles W of I-75 Exit 164- Duncan Rd and just 4 miles NW of PGD Airport.



### OFFICE

Ray Brunner  
415 608 1942  
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Alfredo Sanchez  
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Alsanchez517@gmail.com

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**COLDWELL BANKER COMMERCIAL**  
**SUNSTAR REALTY**  
19700 Cochran Blvd, Port Charlotte, FL 33948  
941.255.3497



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## 517 TAMIAMI TRAIL

517 Tamiami Trail, Punta Gorda, FL 33950

[Property Overview](#)

[Additional Photos](#)

[Plans](#)

[Location Map](#)

[Demographics Map & Report](#)

[Advisor Bio 1 - RB](#)

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## OFFERING SUMMARY

|                |              |
|----------------|--------------|
| Available SF:  | Fully Leased |
| Lease Rate:    | N/A          |
| Lot Size:      | 1.07 Acres   |
| Year Built:    | 2004         |
| Building Size: | 6,574 SF     |
| Zoning:        | CC           |

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## PROPERTY OVERVIEW

Located within the city of Punta Gorda in the Harbor Neurosurgical Associates building is a 1,500 sf medical office unit, previously a Physical Therapy unit. Within the historic downtown district, this property provides frontage on US 41/Tamiami Trail, Taylor St, and Charlotte Ave. Highly visible location allowing the best exposure for the future tenant.

Punta Gorda is located conveniently between Tampa and Naples with quick transportation via Interstate 75. This site is located 2 miles W of I-75 Exit 164-Duncan Rd and just 4 miles NW of PGD Airport. PGD Airport has increased passengers 21% since 2017 totaling over 1.5 million passengers traveling through Punta Gorda in 2018.

## PROPERTY HIGHLIGHTS

- High Visibility with Excellent Exposure
- Frontage on US 41/Tamiami, Taylor St and Charlotte Ave
- Located in Punta Gorda Historic District
- 2 Miles West of I-75, Exit 164 - Duncan Rd
- 4 Miles NW of PGD Airport

## OTHER RESOURCES

[VIDEO](#)





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|              |              |             |            |
|--------------|--------------|-------------|------------|
| Lease Type:  | -            | Lease Term: | Negotiable |
| Total Space: | Fully Leased | Lease Rate: | N/A        |

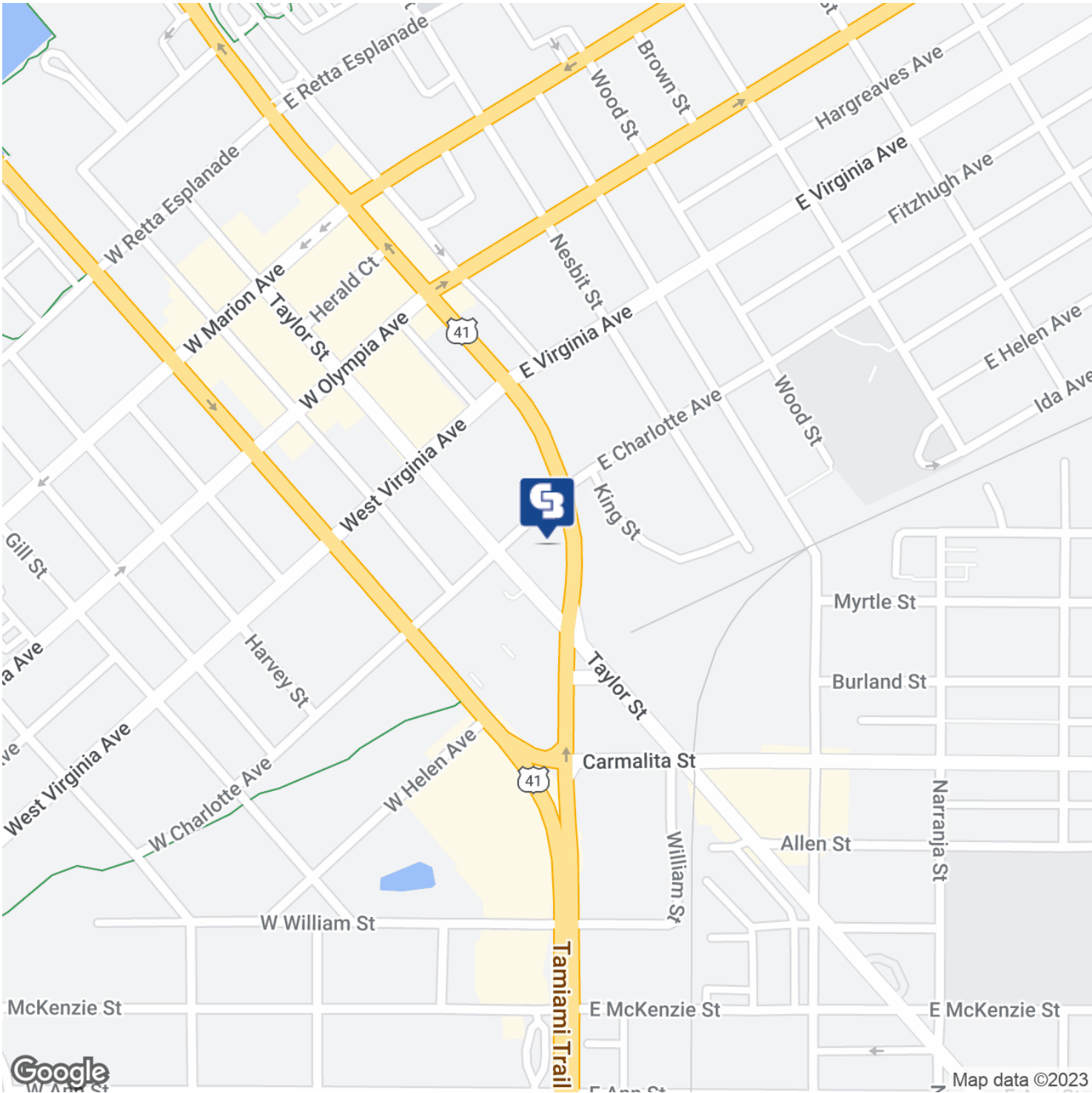
| SUITE | TENANT | SIZE | TYPE | RATE | DESCRIPTION |
|-------|--------|------|------|------|-------------|
|-------|--------|------|------|------|-------------|



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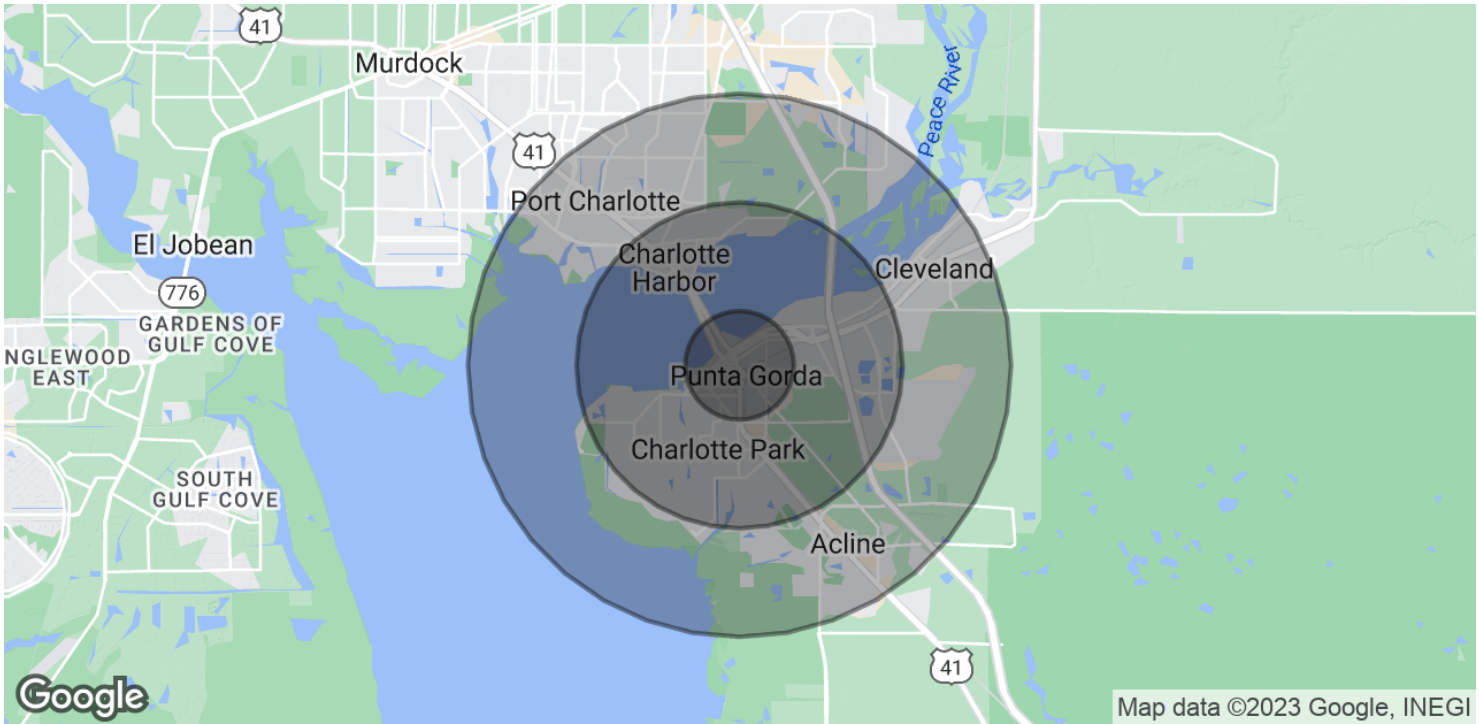




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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 2,634  | 17,249  | 43,742  |
| Average age          | 54.2   | 58.8    | 55.5    |
| Average age (Male)   | 52.8   | 58.1    | 54.9    |
| Average age (Female) | 55.3   | 59.3    | 55.9    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 1,251     | 8,443     | 20,276    |
| # of persons per HH | 2.1       | 2.0       | 2.2       |
| Average HH income   | \$60,326  | \$68,799  | \$60,531  |
| Average house value | \$247,170 | \$360,568 | \$324,747 |

\* Demographic data derived from 2020 ACS - US Census

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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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