



**COLDWELL  
BANKER  
COMMERCIAL**

SUNSTAR REALTY

FOR SALE

## 517 TAMiami TRAIL

\$2,450,000

517 Tamiami Trail  
Punta Gorda, FL 33950

AVAILABLE SPACE  
6,574 SF

### FEATURES

- 6,500 SF Medical Building
- 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 access via I-75. Located 2 miles West of I-75 off Exit 164-Duncan Rd.



### OFFICE

Ray Brunner  
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SALE

# 517 TAMIAMI TRAIL

517 Tamiami Trail, Punta Gorda, FL 33950

[Property Overview](#)

[Additional Photos](#)

[Additional Photos](#)

[Location Map](#)

[Demographics Map & Report](#)

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## OFFERING SUMMARY

Sale Price:	\$2,450,000
Lot Size:	1.07 Acres
Year Built:	2004
Building Size:	6,574 SF
Zoning:	CC
Price / SF:	\$372.68

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## PROPERTY OVERVIEW

This 6,500 SF medical building is located in Historic Downtown Punta Gorda with frontage and access on three streets: US 41 / Tamiami Trail, Taylor Street & Charlotte Avenue. HIGHLY VISIBLE LOCATION with excellent exposure for new owner. Just 4 miles northwest of Punta Gorda Airport (PGD), with over 1.5 million passengers traveling through Punta Gorda, annually.

## PROPERTY HIGHLIGHTS

- 6,500 SF Medical Building
- 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
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## OTHER RESOURCES

[VIDEO](#)

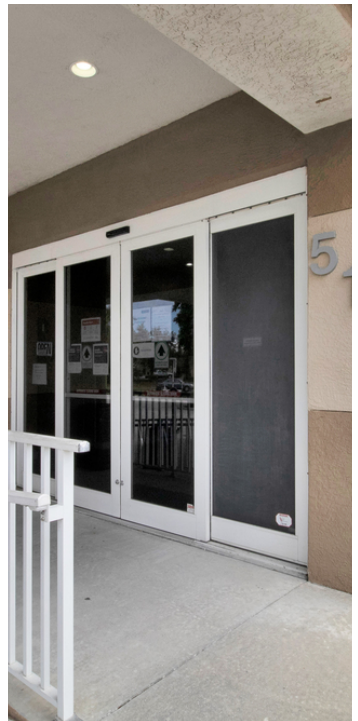




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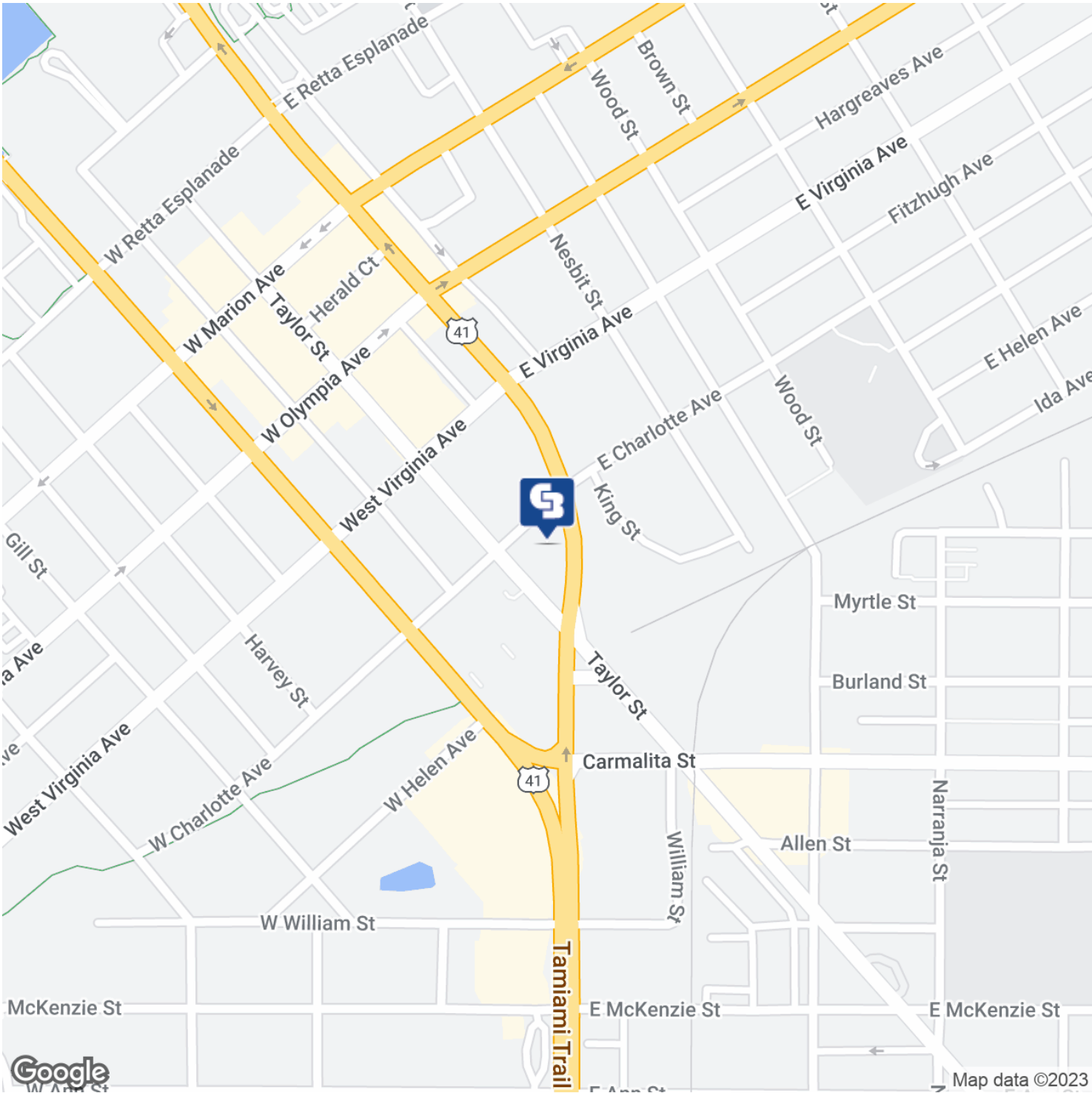
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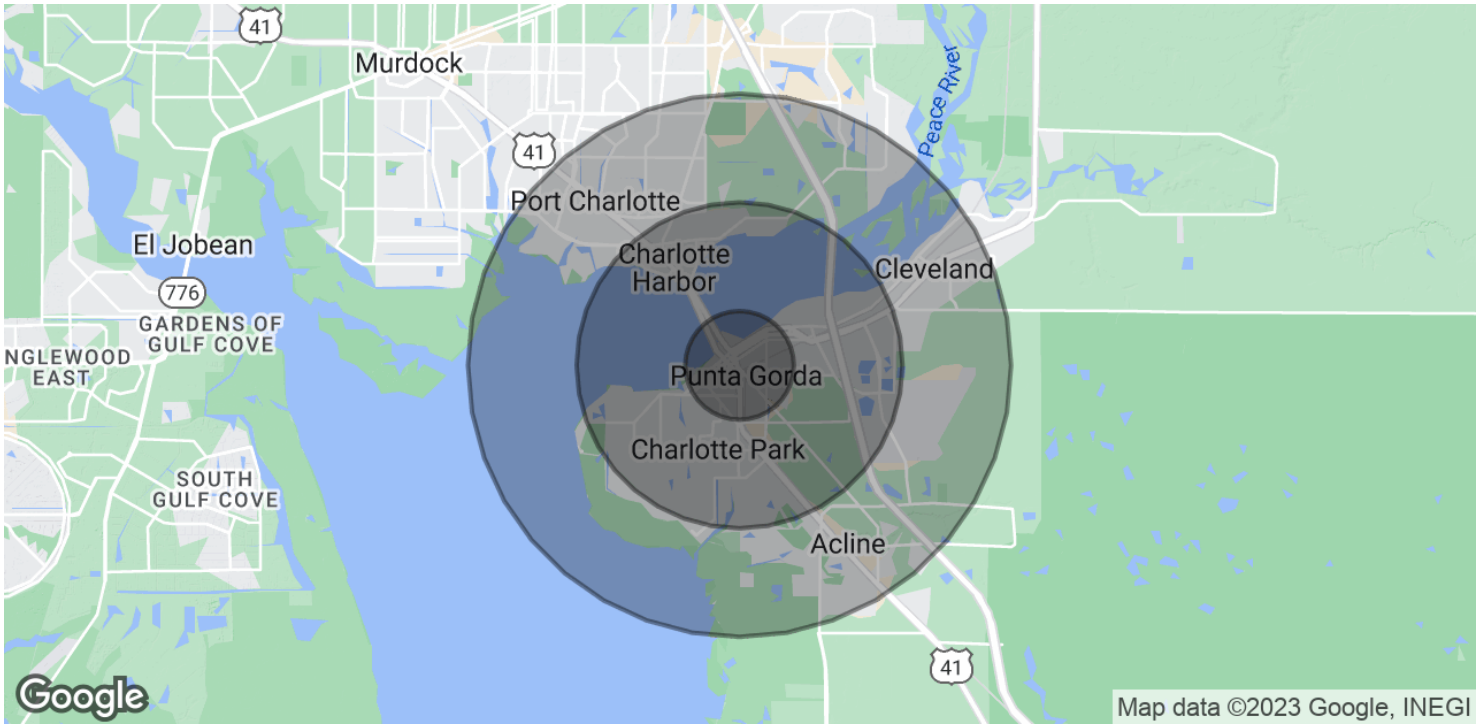




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,634	17,249	43,742
Average Age	54.2	58.8	55.5
Average Age (Male)	52.8	58.1	54.9
Average Age (Female)	55.3	59.3	55.9

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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