



**COLDWELL
BANKER
COMMERCIAL**

SUNSTAR REALTY

FOR SALE

CBCWORLDWIDE.COM

QUIGLEY EYE CENTER BUILDING

\$1,000,000

2529 Tamiami Trail
Punta Gorda, FL 33950



OFFICE

Ray Brunner
415 608 1942
raybrunner@me.com

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SUNSTAR REALTY**

19700 Cochran Blvd, Port Charlotte, FL 33948
941.255.3497



SALE

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OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	0.66 Acres
Year Built:	2002
Building Size:	5,622 SF
Renovated:	2003
Zoning:	HC
Market:	Punta Gorda
Submarket:	Port Charlotte
Traffic Count:	26,500
Price / SF:	\$177.87

PROPERTY OVERVIEW

Impressive freestanding professional office building in Punta Gorda. Current site of Quigley Eye Center. Equipped with 8 offices, a large conference room, two training rooms, kitchen, 4 restrooms, and reception area. Ample parking with 24 spaces. Excellent location with 100' of frontage on US 41 S / Tamiami Trail. Located between Airport Rd and Aqui Esta in Punta Gorda's Highway Corridor District.

PROPERTY HIGHLIGHTS

- Excellent Visibility
- 100' Frontage on US 41
- AADT 26,500
- Ample Parking

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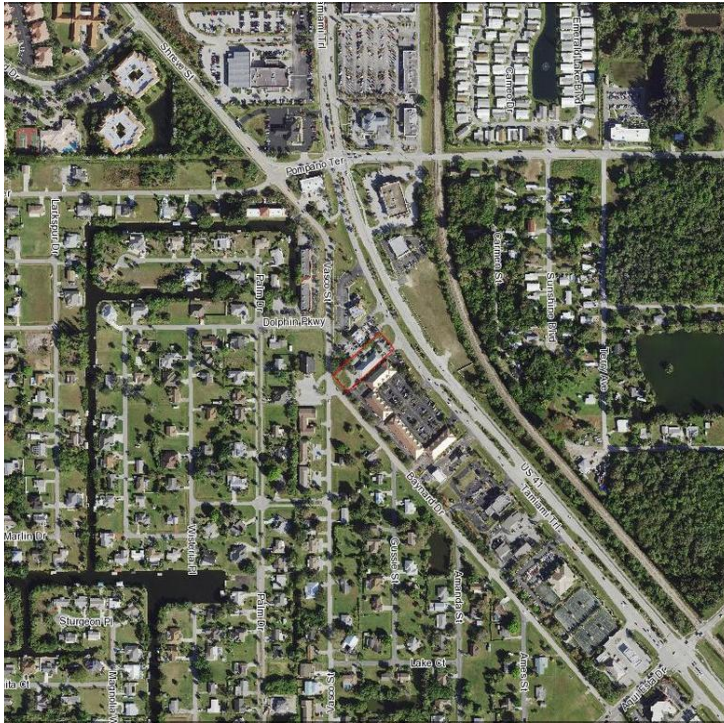
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Executive Summary - Call Outs

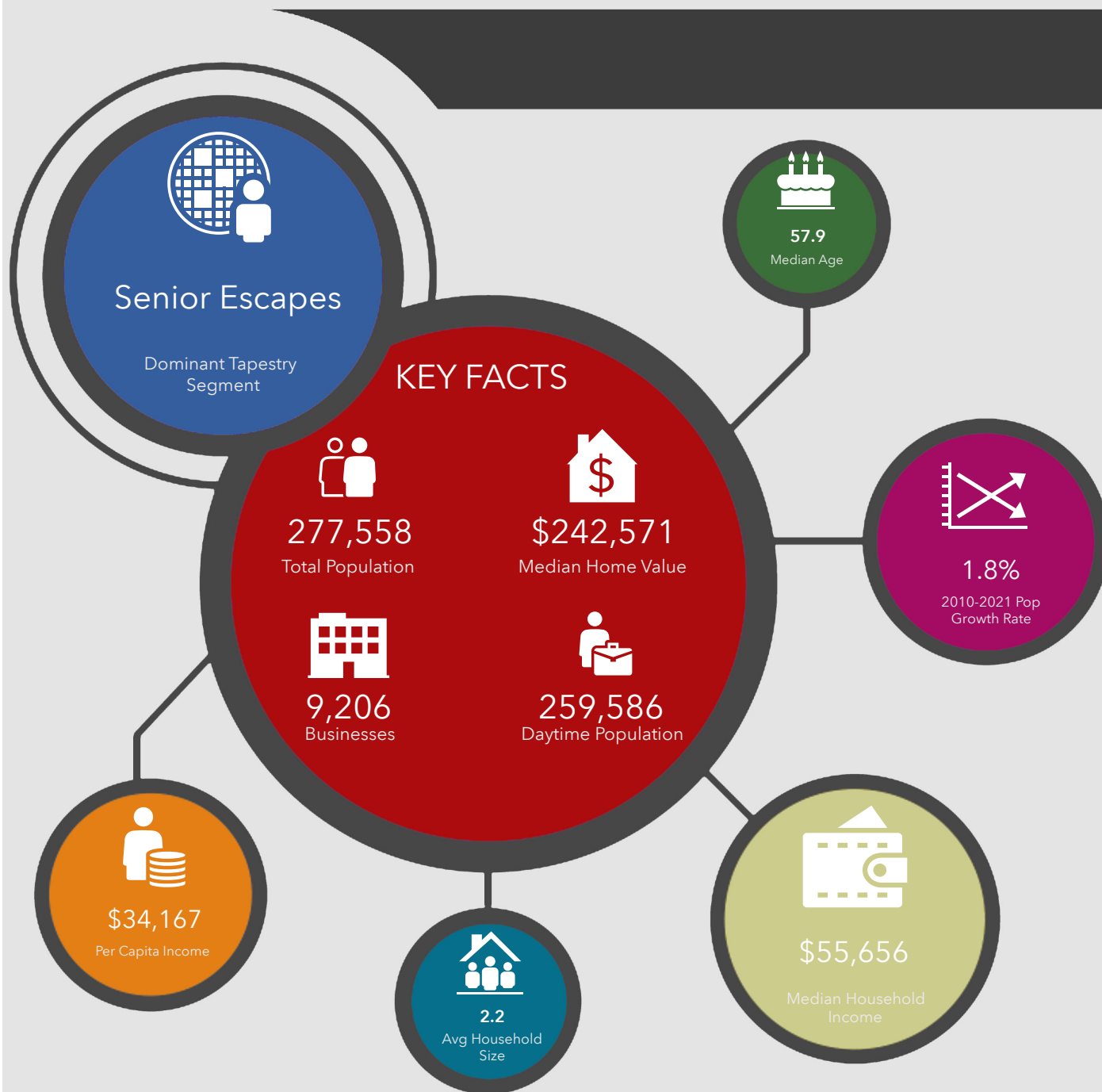
2529 Tamiami Trl, Port Charlotte, Florida, 33952 (15 miles)

Ring: 15 mile radius

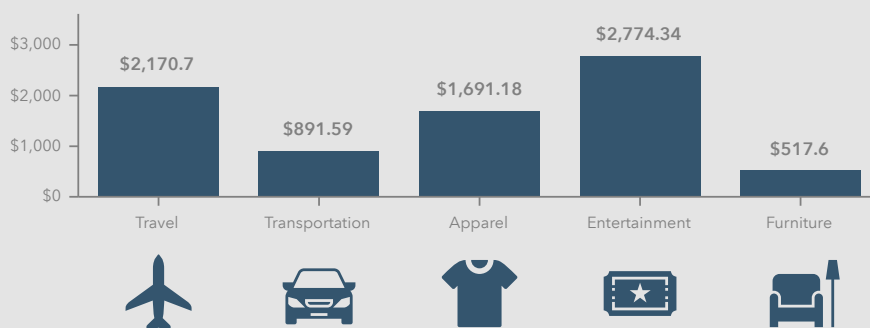
Prepared by Ray Brunner

Latitude: 26.99407

Longitude: -82.11574



KEY SPENDING FACTS



This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle. The vintage of the data is 2021, 2026.

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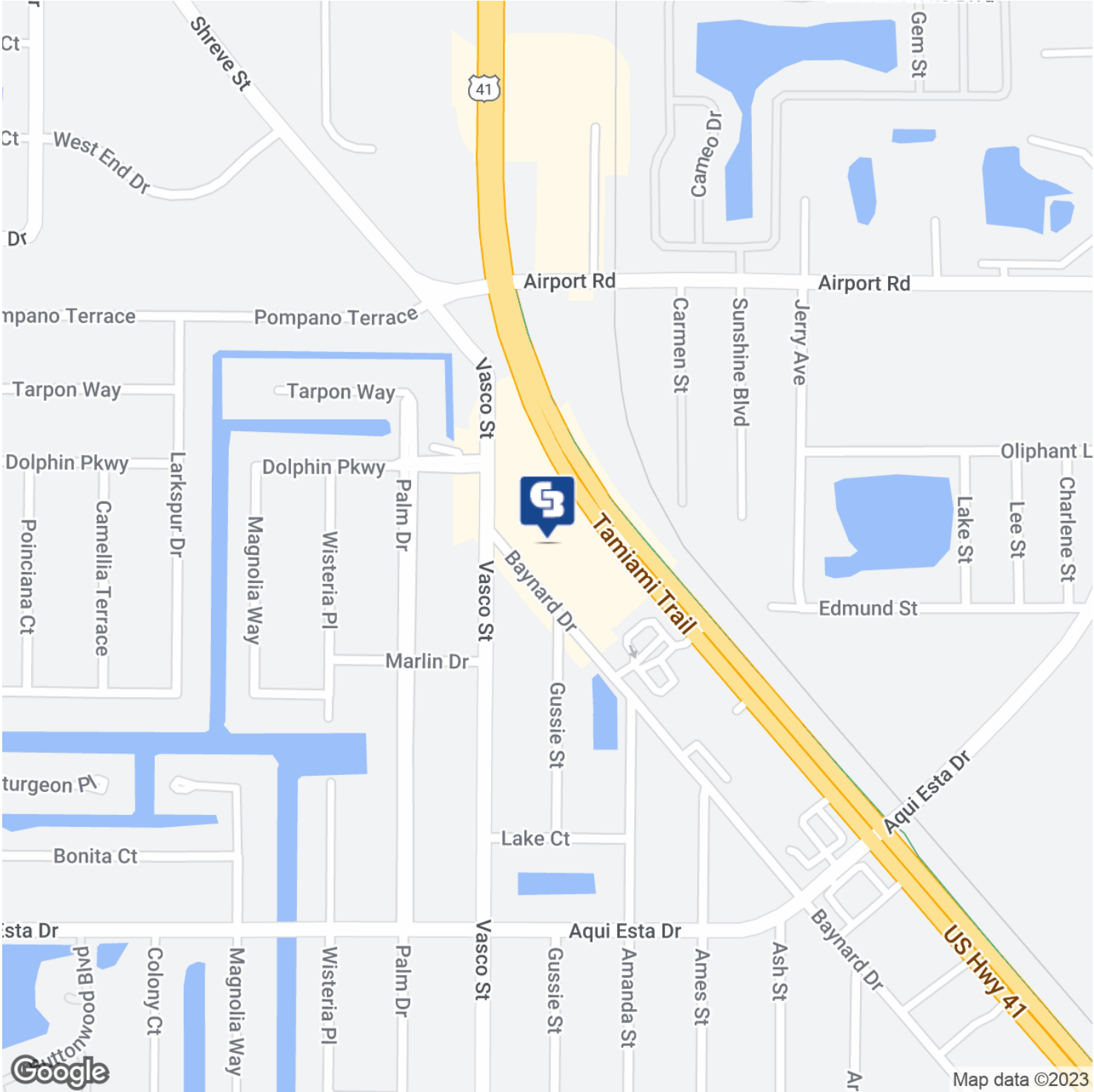
Spending facts are average annual dollars per household



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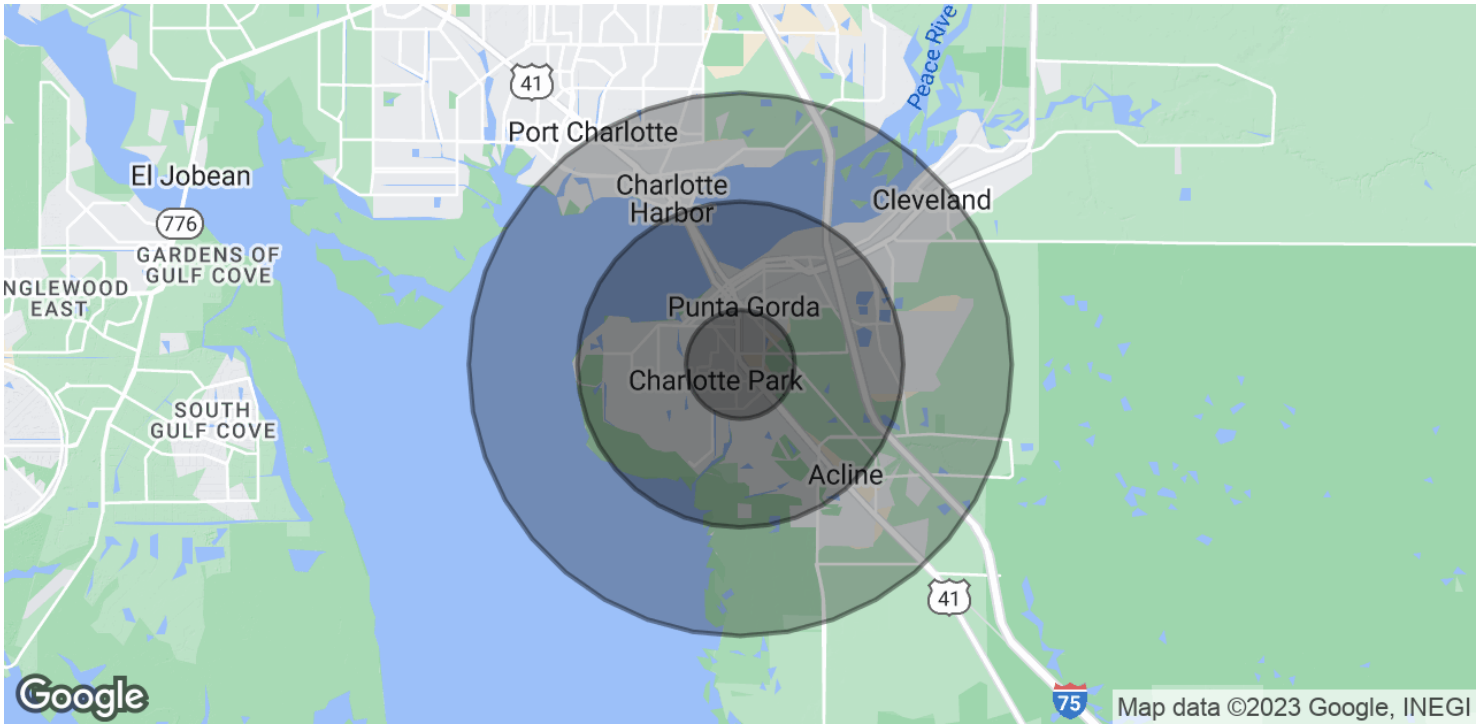
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,176	17,512	30,766
Average Age	58.1	59.2	57.7
Average Age (Male)	57.3	58.8	57.2
Average Age (Female)	58.7	59.5	58.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,575	8,507	14,515
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$71,012	\$76,765	\$66,248
Average House Value	\$298,334	\$378,366	\$351,042

* Demographic data derived from 2020 ACS - US Census

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DISCLAIMER

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RAY BRUNNER

Commercial Broker

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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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