



FOR SALE | RETAIL SPACE

4701 TAYLOR RD

4701 Taylor Rd, Punta Gorda, FL 33950

2421 SHREVE ST
Punta Gorda, FL 33950
nixandassociates.com

DANNY NIX JR.
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EXECUTIVE SUMMARY

4701 TAYLOR RD

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OFFERING SUMMARY

Sale Price:	\$2,250,000
Lot Size:	1.77 Acres
Year Built:	1988
Building Size:	10,200
Zoning:	CG
Market:	Southwest Florida
Submarket:	Punta Gorda
Traffic Count:	19,300
Price / SF:	\$220.59

PROPERTY OVERVIEW

PRIME LOCATION for retail development or continued industrial/warehouse use! Located at the red light intersection of Taylor Road and Jones Loop, near I-75 and Punta Gorda Airport. Surrounding businesses are Walmart, Subway, Pilot gas station with Arby's, new Holiday Inn Express, and Wawa. Traffic count of 19,300. This listing also includes parcel #412321252003, and #412321252004

Check with city about city water and sewer hook up - All information comes from users and sources that are believed to be reliable, but should be verified for accuracy. Subject to errors and omissions

PROPERTY HIGHLIGHTS

- Across street from Wawa
- Public Utilities
- .5 miles to I75
- 2.5 miles to PGD Airport
- AADT 18,600 (FDOT Florida Traffic Online 2017)

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PROPERTY DETAILS

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SALE PRICE

\$2,250,000

LOCATION INFORMATION

Building Name	4701 Taylor Rd
Street Address	4701 Taylor Rd
City, State, Zip	Punta Gorda, FL 33950
County/Township	Charlotte/41
Market	Southwest Florida
Submarket	Punta Gorda
Cross Streets	Jones Loop Rd and Taylor Rd
Range	23
Section	21
Side Of Street	Northeast
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	US Highway 41
Nearest Airport	Punta Gorda Airport

BUILDING INFORMATION

Building Size	10,200 SF
Price / SF	\$220.59
Year Built	1988
Tenancy	Single
Load Factor	Yes
Free Standing	Yes

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Street Retail
Zoning	CG
Lot Size	1.77 Acres
APN#	412321252002, 412321252003, 412321252004
Submarket	Punta Gorda
Corner Property	Yes
Traffic Count	19,300
Waterfront	Yes
MLS ID#	C7415620

PARKING & TRANSPORTATION

Street Parking	Yes
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UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes

ADDITIONAL PHOTOS

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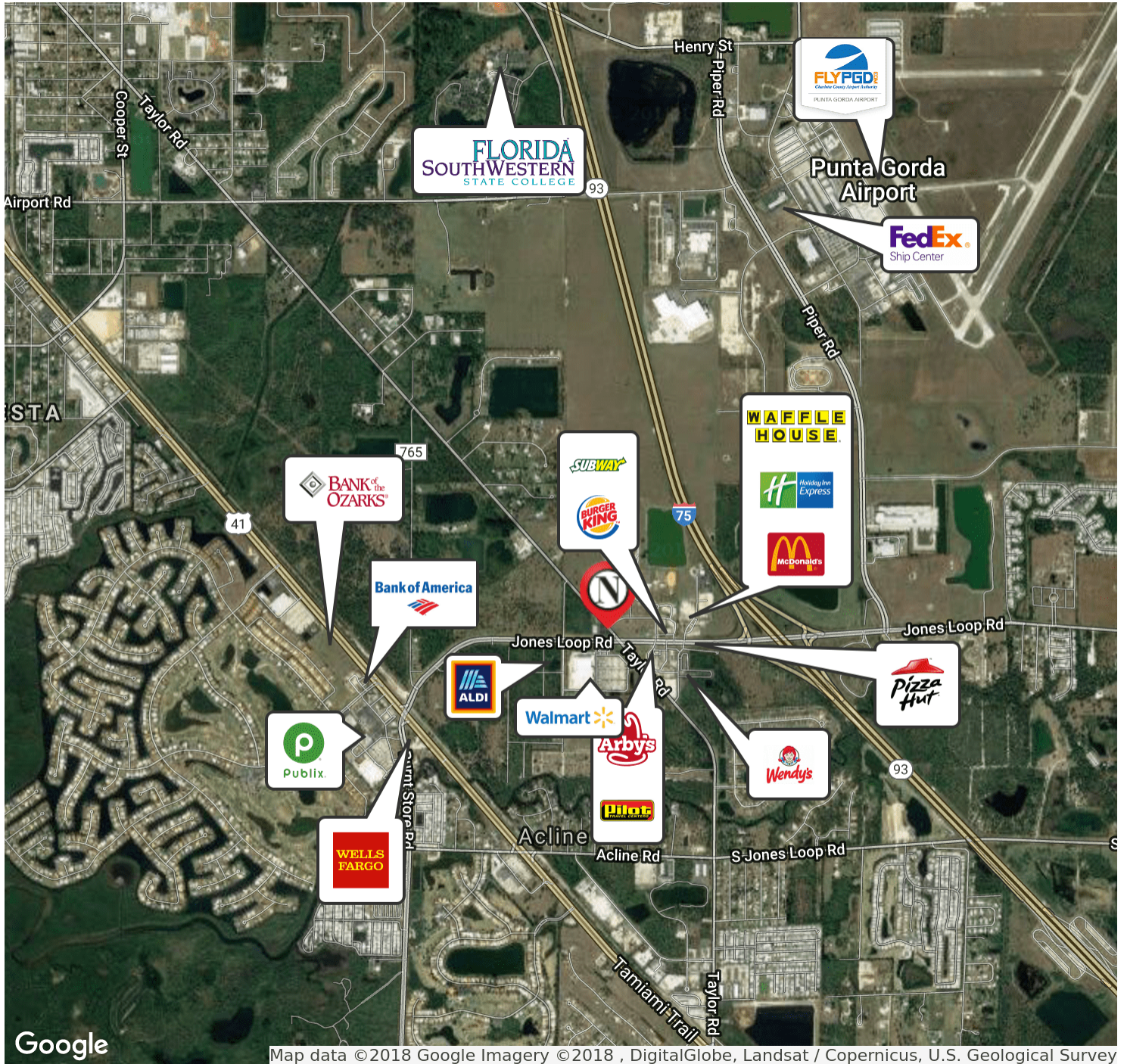
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RETAILER MAP

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LOCATION MAPS

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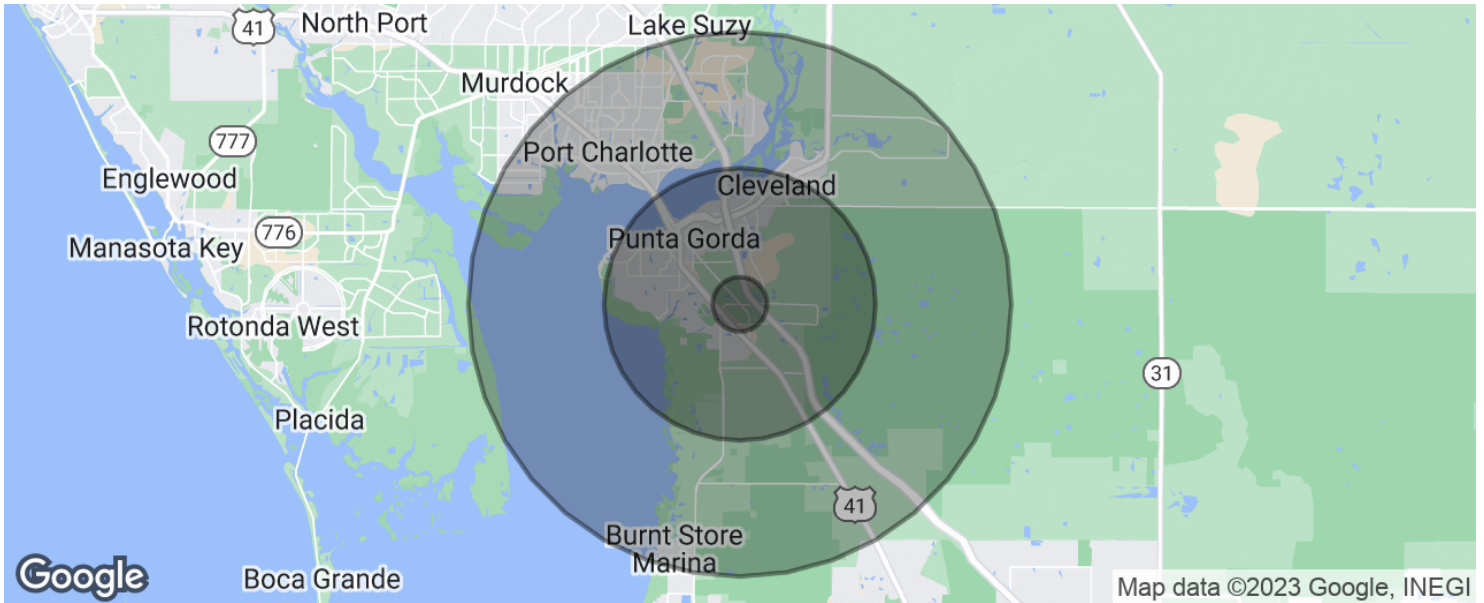
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	866	24,534	94,666
Median age	54.7	57.3	53.3
Median age (Male)	54.0	56.7	52.3
Median age (Female)	55.5	57.8	53.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	356	11,427	43,115
# of persons per HH	2.4	2.1	2.2
Average HH income	\$56,495	\$69,884	\$57,774
Average house value	\$203,333	\$322,629	\$260,138

TRAFFIC COUNTS

Jones Loop Rd and Taylor Rd	19,300/day
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* Demographic data derived from 2020 ACS - US Census

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