

# Two Units To Choose From Too!

17218 TOLEDO BLADE BLVD, PORT CHARLOTTE, FL 33954

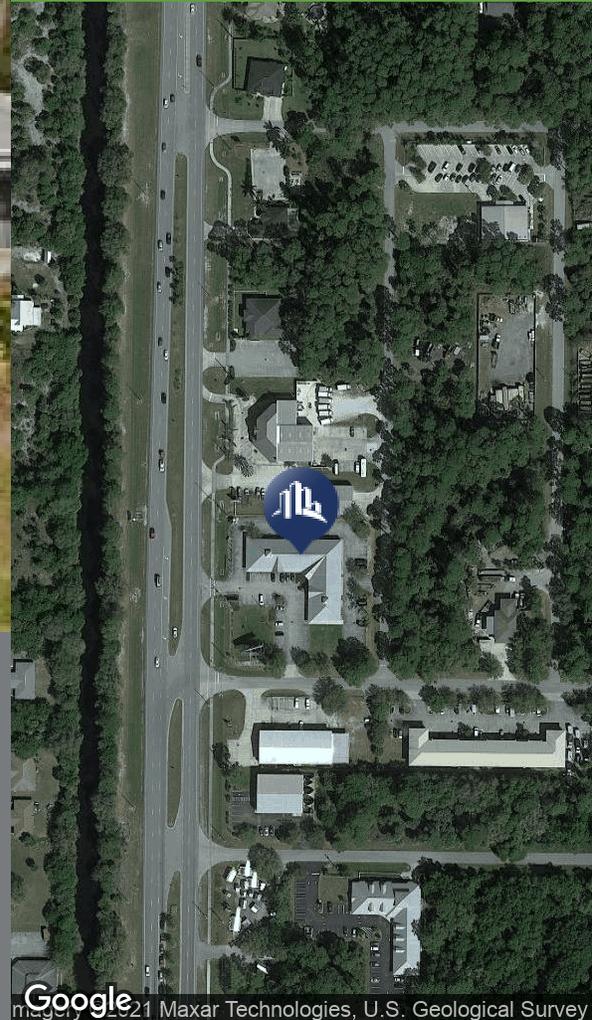
# FOR LEASE

US 41 Real Retail



## CALL THERESA TODAY!

- Unit 1 - 500/sf - \$14/sf
- Unit 4 - 1,000/sf - \$12/sf
- NNN
- Large Pylon Sign!
- Parking!
- Easy Ingress/Egress
- Great Visibility!
- Well-Kept & Uncluttered!
- !Habla Espanol!



## CALL THERESA TODAY!

The latest 41 retail plaza in the heart of Port Charlotte! Toledo Blade Blvd intersects with US 41 and sits just N of State Rd 776 (El Jobean). Traffic counts at the corner boast 37k! There are two units to choose from too! Very manageable in size, unit 1 is 500/sf and faces Toledo Blade Blvd. Unit 4 is 1,000/sf with standard retail up front and a private area in the back. It's time to relocate your business out of your house and into real retail! Large Pylon! Competitive pricing! Call Theresa today! !Habla Espanol!



### Theresa Blauch-Mitchell, CCIM

1922 VICTORIA AVE STE A FT MYERS, FL 33901

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Each office independently owned and operated.

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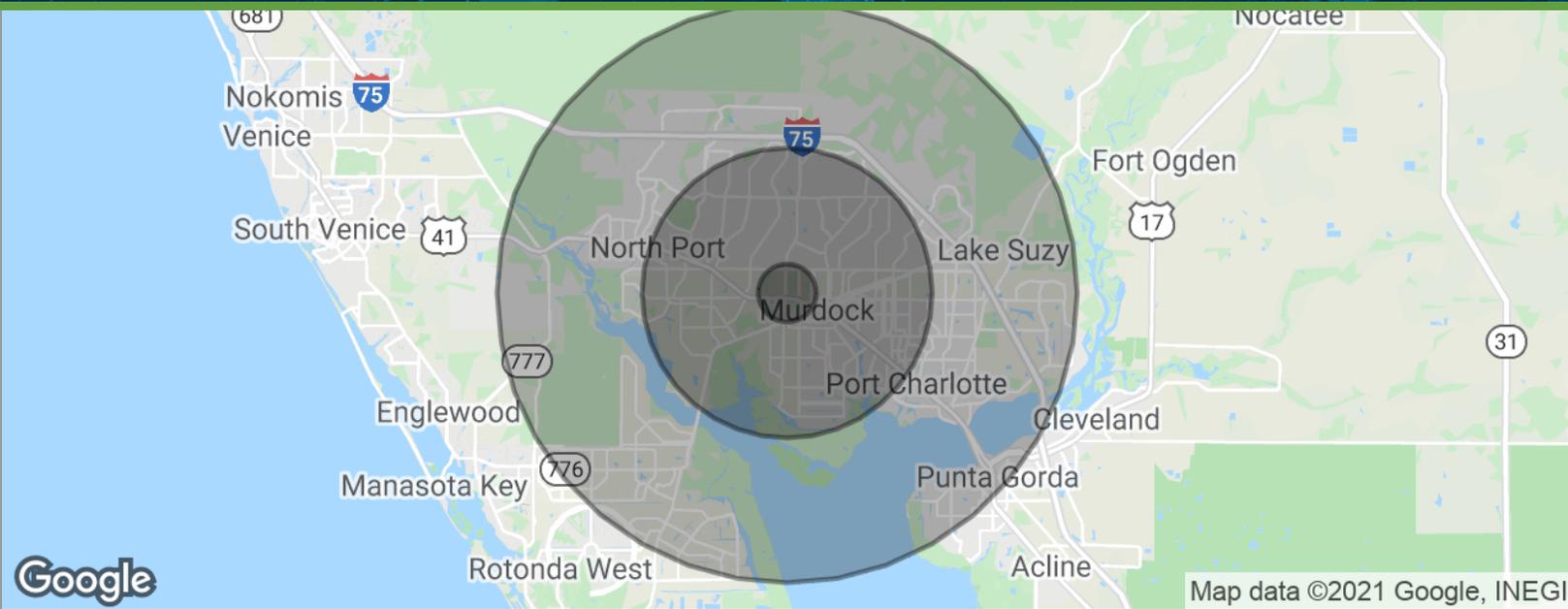
[www.SperryCGA.com](http://www.SperryCGA.com)

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Retail Property



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,477	63,477	163,962
Median age	53.6	47.6	49.1
Median age (Male)	51.8	45.4	47.5
Median age (Female)	54.9	49.0	50.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	682	26,961	70,695
# of persons per HH	2.2	2.4	2.3
Average HH income	\$57,017	\$54,813	\$55,511
Average house value	\$216,423	\$198,380	\$212,990

\* Demographic data derived from 2010 US Census



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