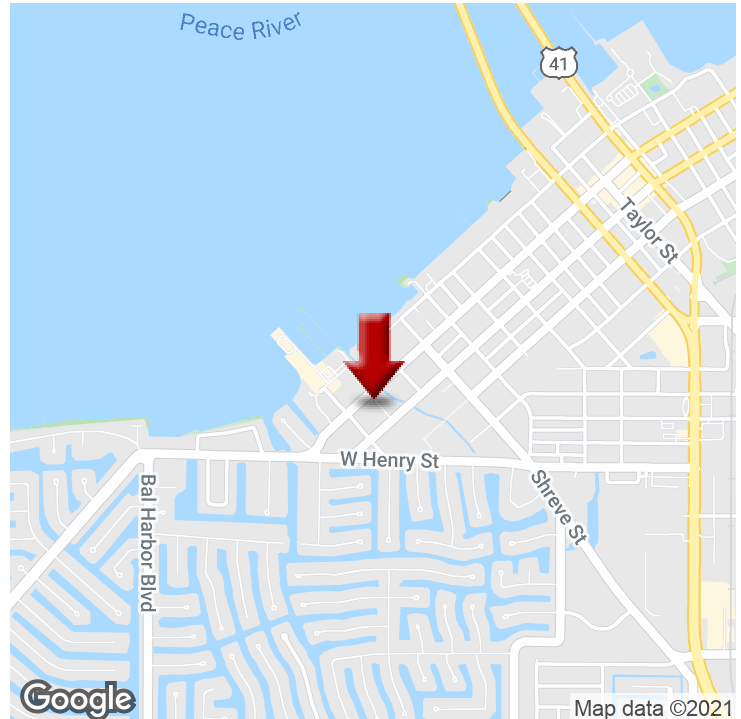


# HARBOR PLACE PROFESSIONAL CENTER

1107 W Marion Ave, Punta Gorda, FL 33950



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,600,000
<b>NUMBER OF UNITS:</b>	5
<b>CAP RATE:</b>	6.74%
<b>NOI:</b>	\$175,223
<b>AVAILABLE SF:</b>	3,224 SF
<b>LOT SIZE:</b>	2.02 Acres
<b>BUILDING SIZE:</b>	19,757 SF
<b>ZONING:</b>	PD-NC - Planned Development, Neighborhood Center District
<b>MARKET:</b>	Punta Gorda
<b>PRICE / SF:</b>	\$131.60

## PROPERTY OVERVIEW

NNN Investment Property located in beautiful Punta Gorda.

Cap rate with 84% occupancy is 6.74%. Cap rate is just over 8.78% with full occupancy, at market rates. Current occupancy of 84% is with 4 of the 5 units leased. NNN pass through & CAM is estimated to be \$4.45. An appraisal of the property was recently completed.

This location is ideally situated in Punta Gorda and is within walking distance to Fisherman's Village for shopping and dining or to historic downtown filled with restaurants, shops and entertainment. Tourists and residents can grab a free bike from Fisherman's Village and enjoy the bike trails. Farmers Markets on both Saturdays and Sundays are within walking distance. The waterfront is a short walk away where amazing sunsets can be enjoyed! A walking/biking trail runs the length of the waterfront, winds through the town and by this property.

Punta Gorda is on I-75 -midway between Sarasota and Naples on the Gulf Coast. Historic Punta Gorda features streets lined with huge royal palms, old Florida-era homes with wide verandas, cobblestone streets and a beautiful waterfront park along the historic district that lets you soak in the feeling of Old Florida.

This Office/Retail building is located between W. Marion Ave and W Olympia Ave, across from Fisherman's Village and close to the Visual Arts Center.

**KW COMMERCIAL**  
1675 W. Marion Ave.,  
Suite 112  
Punta Gorda, FL 33950

**JIM QUINN**  
Broker, Operating Principal  
O: 941.875.9060  
C: 941.457.1380  
jquinn@kw.com

Each Keller Williams Realty Office is Independently Owned and Operated

**OFFICE / RETAIL BUILDING FOR SALE**

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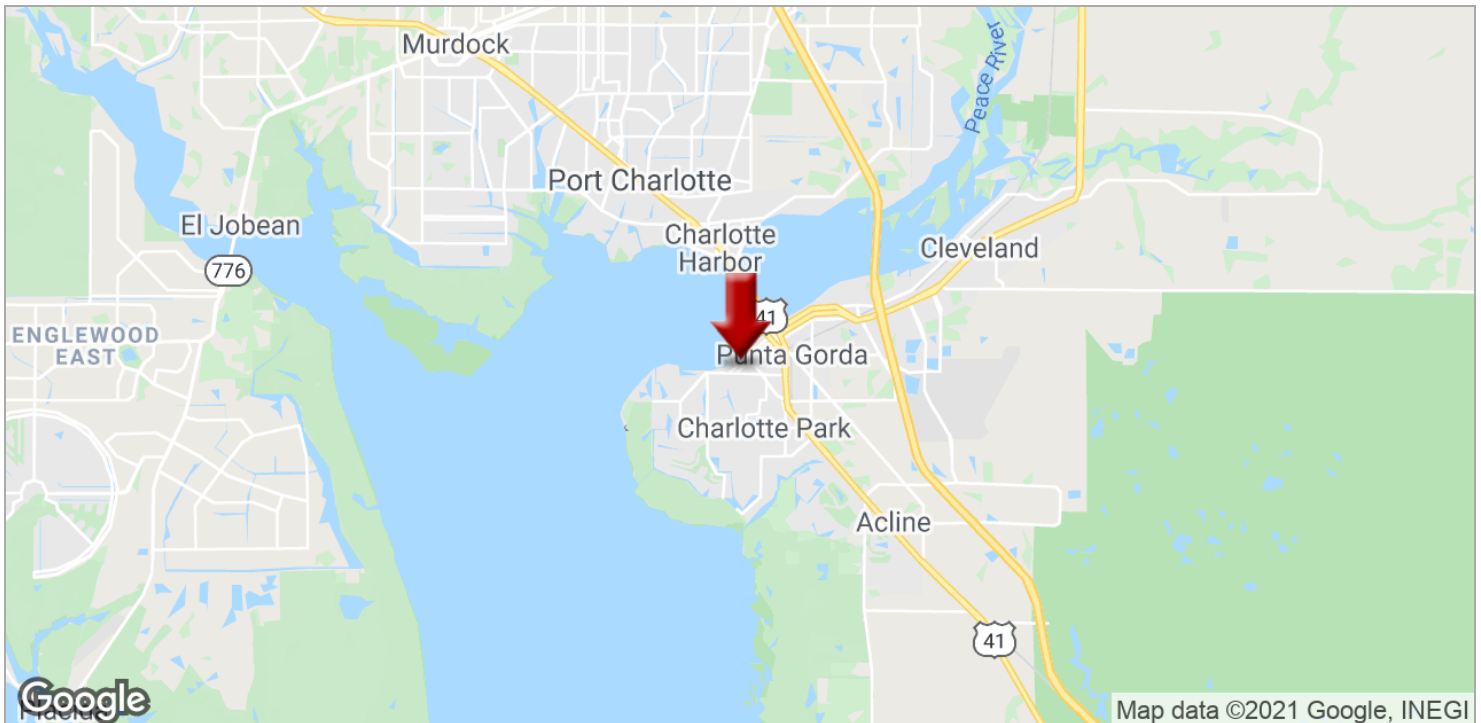
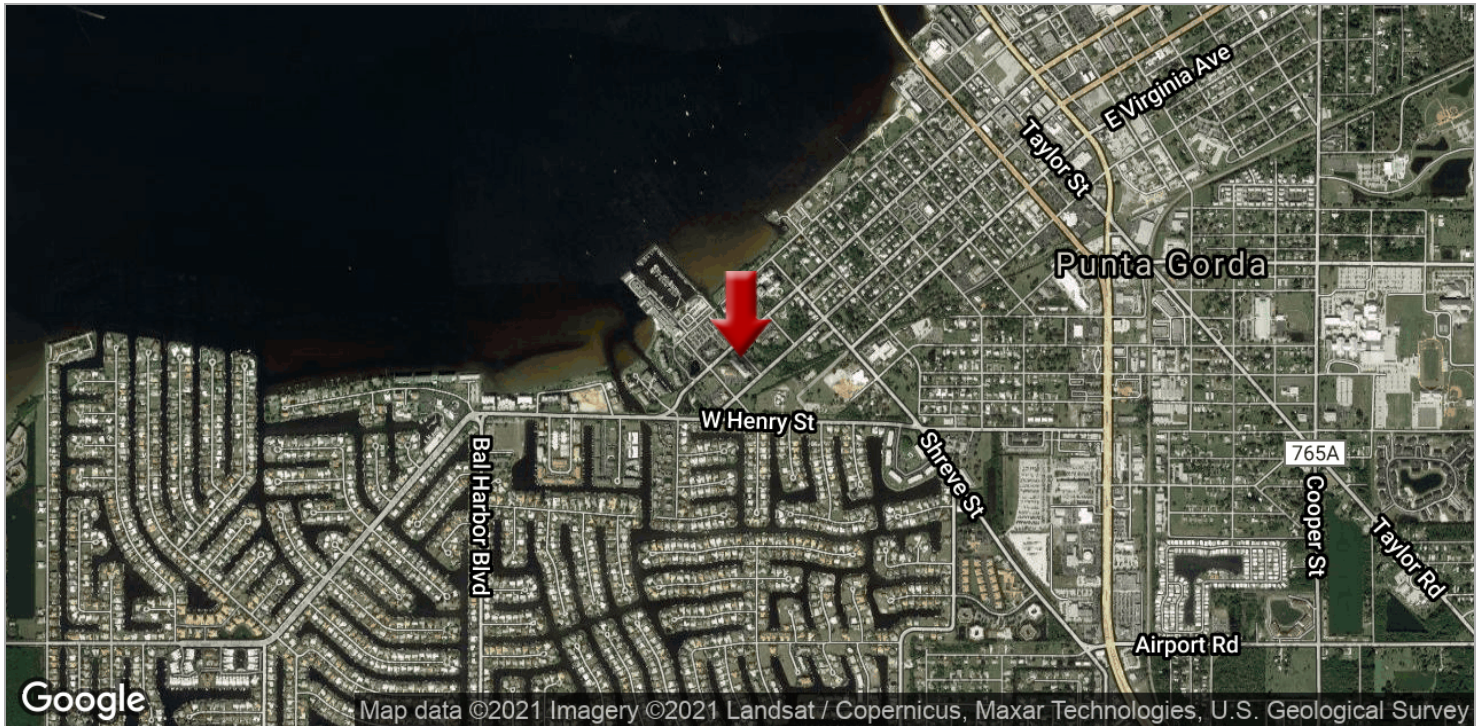
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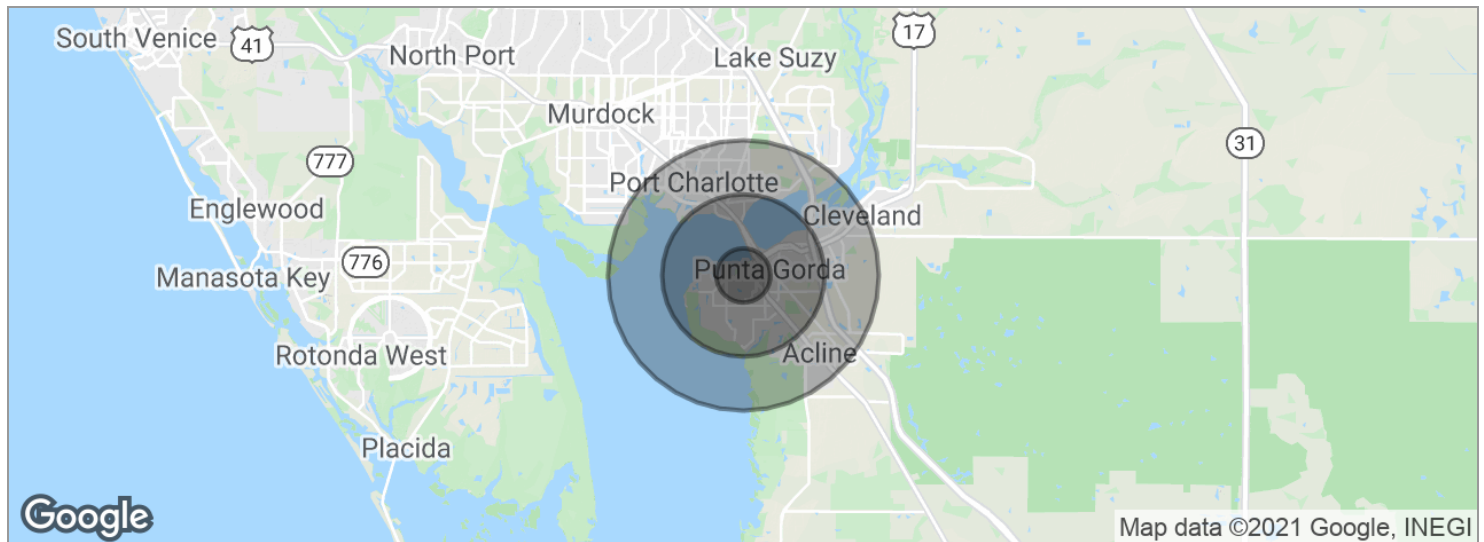
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,937	17,032	40,741
Median age	62.6	59.8	55.4
Median age (male)	62.7	59.2	54.7
Median age (Female)	62.6	60.2	55.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,057	8,391	18,935
# of persons per HH	1.9	2.0	2.2
Average HH income	\$84,942	\$73,574	\$61,350
Average house value	\$336,638	\$378,471	\$348,103

*\* Demographic data derived from 2010 US Census*

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