



## PROPERTY DETAILS

**Sale Price: \$186,900**

Parcel	412306281001
Total Land Acreage	Approximately 0.42 AC
Total Land SF	18,690 SF
Price PSF	\$10.00
Frontage	East Marion Avenue
Traffic Counts	10,000 AADT
Current Zoning	NC
County	Charlotte

## PROPERTY HIGHLIGHTS

- Flexible commercial uses with NC zoning: Commercial, Mixed Use, Multifamily, or Office
- Directly located across from Bayfront Health of Punta Gorda
- Close to US-41 and I-75
- Proximity to numerous retail shops, restaurants, and offices
- Thriving community

For more information, please contact:

**GARY TASMAN**  
CEO & Principal Broker  
239.489.3600  
gtasman@cpswfl.com

**LANE BOY**  
Director  
239.489.3600  
lboy@cpswfl.com

5220 Summerlin Commons Blvd. Ste. 500  
Fort Myers, FL 33907  
239.489.3600  
www.cpswfl.com



## PROPERTY DETAILS

POPULATION	1 Miles	3 Miles	5 Miles
2020 Total Population:	2,378	22,914	68,610
2025 Population:	2,639	25,390	75,432
Pop Growth 2020-2025:	10.98%	10.81%	9.94%
Average Age:	49.50	54.50	53.50
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2020 Total Households:	1,141	11,055	32,010
HH Growth 2020-2025:	10.43%	10.28%	9.52%

For more information, please contact:

**GARY TASMAN**  
CEO & Principal Broker  
239.489.3600  
gtasman@cpswfl.com

**LANE BOY**  
Director  
239.489.3600  
lboy@cpswfl.com

5220 Summerlin Commons Blvd. Ste. 500  
Fort Myers, FL 33907  
239.489.3600  
www.cpswfl.com