

Prime Leasing Opportunity

425 Cross St. Unit 116



FOR LEASE



Property Overview

Professional Condo for Lease. Excellent leasing opportunity at 425 Cross Street, Unit 116, in Punta Gorda. This professional office space offers a convenient location near Downtown Punta Gorda with easy access to US-41, area businesses, restaurants, government offices, and surrounding amenities. The space is well suited for professional and service-oriented users looking for a professional presence in the Punta Gorda market. Its central location provides convenient access for both clients and employees. This unit has a reception area and 5 offices (the 5th office could be a breakroom in the back). There is a shared conference room that is optional at an additional cost. Take advantage of this opportunity to establish or expand your business in a desirable Punta Gorda location. Schedule your private showing today!

Property Highlights

- Easy access to surrounding I-75 and US-41
- Prime location in Downtown Punta Gorda
- Centrally located within the Punta Gorda commercial district
- Shared conference room rate and availability to be negotiated with landlord
- Close to restaurants, banking, government offices, and downtown amenities
- Functional space ideal for a variety of professional users
- Convenient location near Punta Gorda Airport
- Near the Charlotte County Justice Center and government offices

Property Details

Rentable SF:	776
Price / SF:	\$22.00
CAM:	\$9.61
Floors:	1
Lot Size:	3,307 SF or 0.08 AC
Year Built:	1987
APN:	412307526000
Parking:	45 Spaces
Parking Ratio:	57.99
Zoning:	CC

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KELLER WILLIAMS PEACE RIVER

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

Each Office is Independently
Owned and Operated



Property Photos



Property Photos



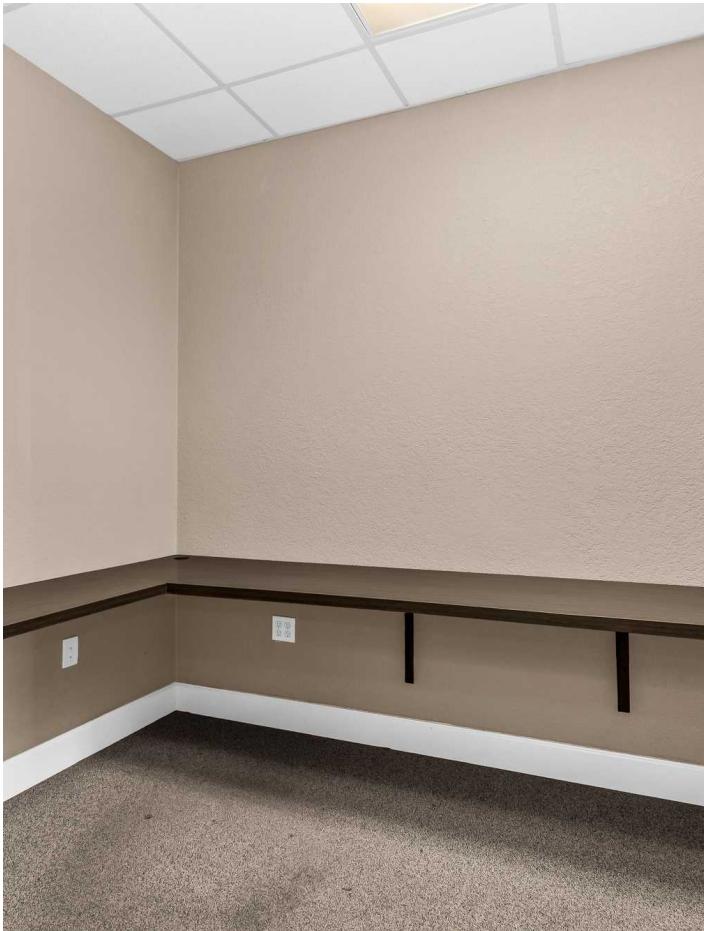
Property Photos



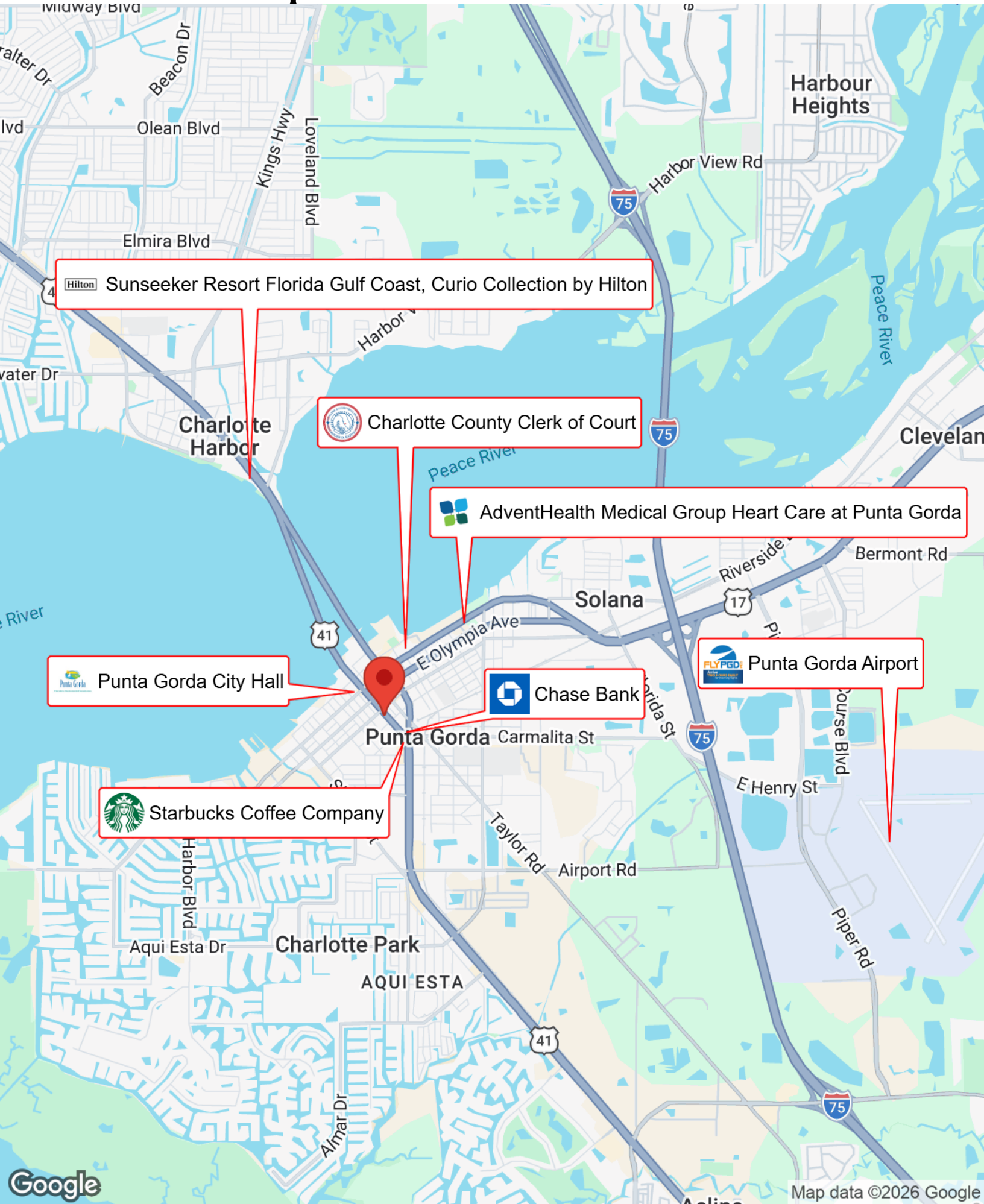
Property Photos



Property Photos



Business Map



 Sunseeker Resort Florida Gulf Coast, Curio Collection by Hilton

 Charlotte County Clerk of Court

 AdventHealth Medical Group Heart Care at Punta Gorda

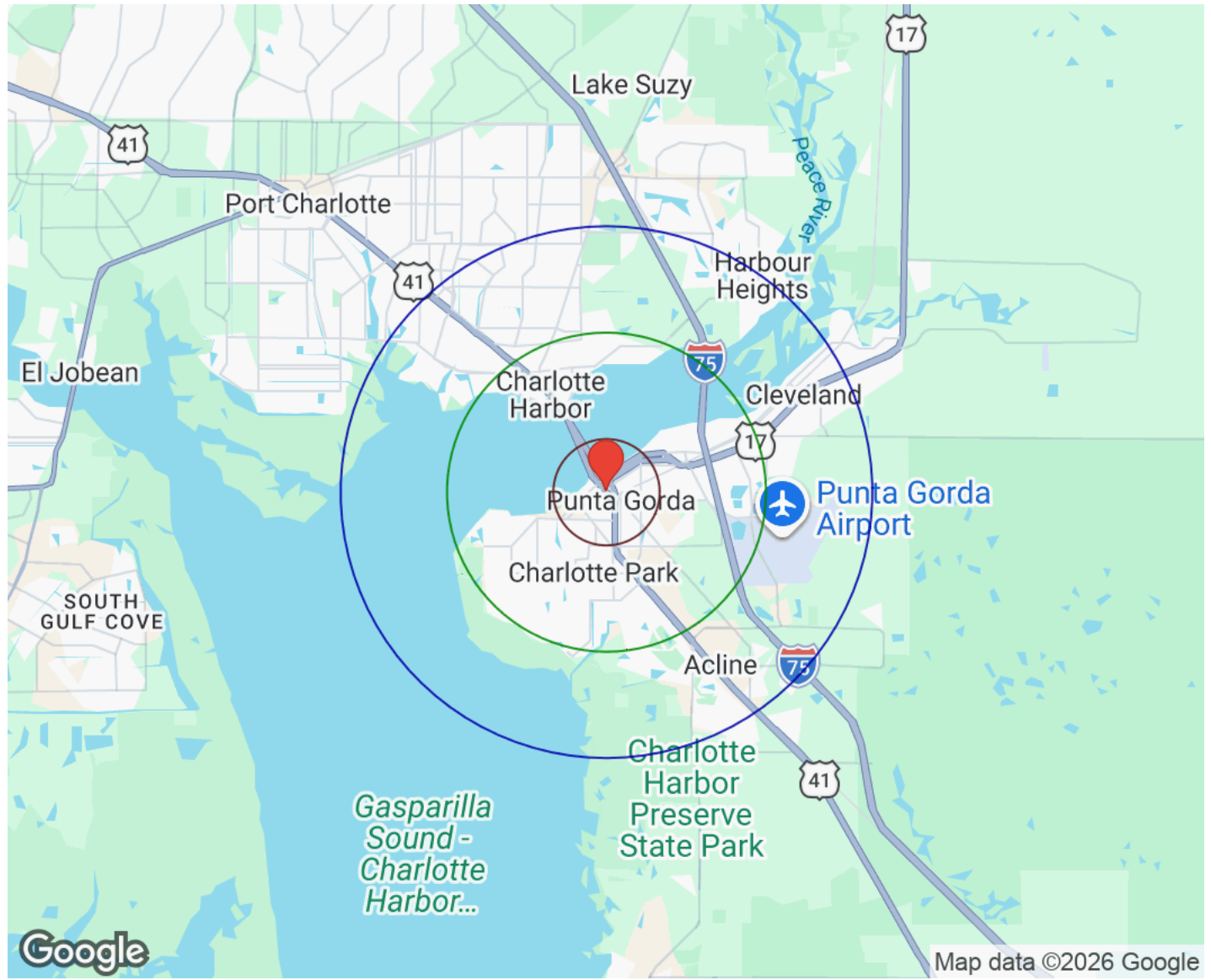
 Punta Gorda City Hall

 Starbucks Coffee Company

 Chase Bank

 Punta Gorda Airport

Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,836	12,525	28,615
Female	1,875	13,007	29,092
Total Population	3,710	25,532	57,706

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,078	21,268	46,736
Black	230	1,294	3,607
Am In/AK Nat	6	28	58
Hawaiian	N/A	3	12
Hispanic	284	2,155	5,269
Asian	50	368	1,050
Multiracial	59	386	912
Other	3	28	75

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,604	18,286	38,163
Occupied	1,909	13,407	28,287
Owner Occupied	1,235	10,070	21,513
Renter Occupied	674	3,337	6,774
Vacant	695	4,878	9,875

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	321	1,980	5,182
Ages 15 - 24	266	1,421	4,013
Ages 25 - 54	909	4,951	14,163
Ages 55 - 64	576	4,139	8,963
Ages 65+	1,640	13,041	25,389

Income	1 Mile	3 Miles	5 Miles
Median	\$69,559	\$79,838	\$71,723
Under \$15k	191	1,218	2,539
\$15k - \$25k	134	781	1,914
\$25k - \$35k	123	932	2,381
\$35k - \$50k	202	1,127	2,826
\$50k - \$75k	380	2,321	5,157
\$75k - \$100k	317	1,670	3,626
\$100k - \$150k	189	2,575	5,084
\$150k - \$200k	176	1,130	2,198
Over \$200k	197	1,652	2,563