

Port Charlotte Flex Space

FOR LEASE

17218 TOLEDO BLADE BLVD, PORT CHARLOTTE, FL 33954

275' Frontage



- #8 - 1,800/SF Flex Space
- #9 - 1,000/SF Flex Space
- Warehouse with roll up door and AC
- \$18/SF NNN
- Large Pylon Sign
- Easy Ingress/Egress
- Great Visibility



Commercial Center 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!

#8 - 600/SF Office, 400/SF Warehouse with HVAC and 800/SF Warehouse and Two 10' Roll Up Doors

#9 - 1,000/SF Flex space - Warehouse has HVAC and Roll Up Door Large Pylon!



Google

Imagery ©2025 Airbus, Maxar Technologies



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Each office independently owned and operated.

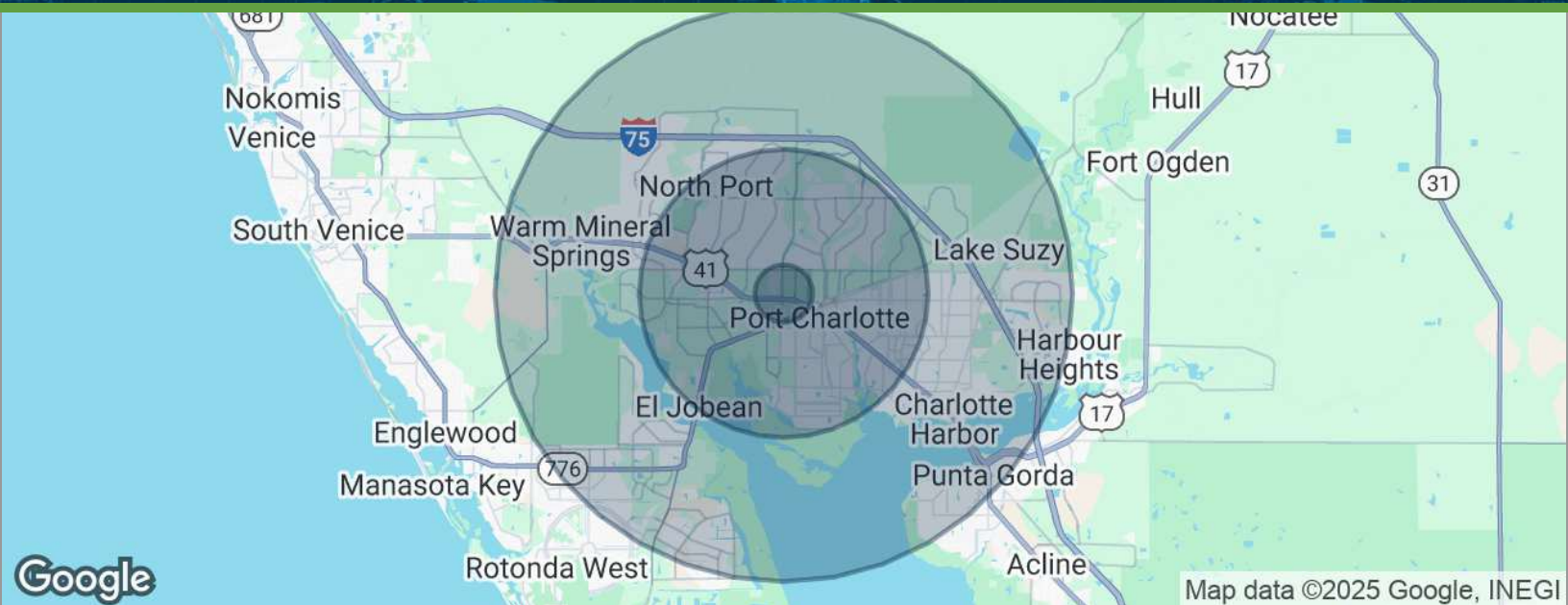
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www.SperryCGA.com

Port Charlotte Retail **FOR LEASE**

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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 2020 ACS - US Census



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