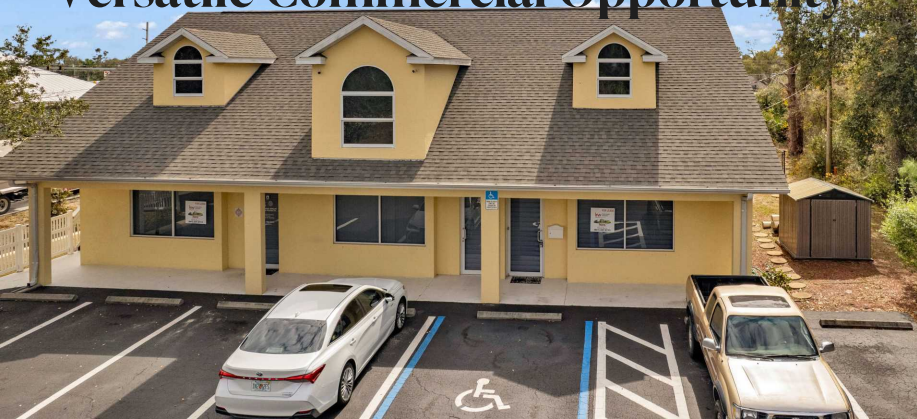


493 Barger Drive

Versatile Commercial Opportunity



FOR LEASE



Property Overview

Professional Office Space for Lease. Two units on the first floor are 780 sq ft each of well-maintained space in a convenient Port Charlotte location just off US-41. This layout is ideal for professional office users. The spaces are clean, bright, and move-in ready. The property offers excellent accessibility for clients and employees with strong surrounding commercial activity and proximity to a major highway.

Property Highlights

- Move in Ready
- Close proximity to US41/ Tamiami Trail
- Has 2 Units , 780 sqft each available
- Convenient Location area in Port Charlotte
- 4-5 Parking Spaces
- Easy Access for Clients and Employees
- Busy Commercial Corridor

Property Details

Building SF:	3,300
Rentable SF:	780 each unit
Price / SF:	\$18.00 psf
CAM:	\$6.35
Floors:	1
Lot Size:	0.30 Acres
Year Built:	2008
Parking:	16 spaces
Parking Ratio:	4.85
Zoning:	CG

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📍 BK3307013, Florida

KELLER WILLIAMS PEACE RIVER

1675 W. Marion Ave, Suite 112

Punta Gorda, FL 33950

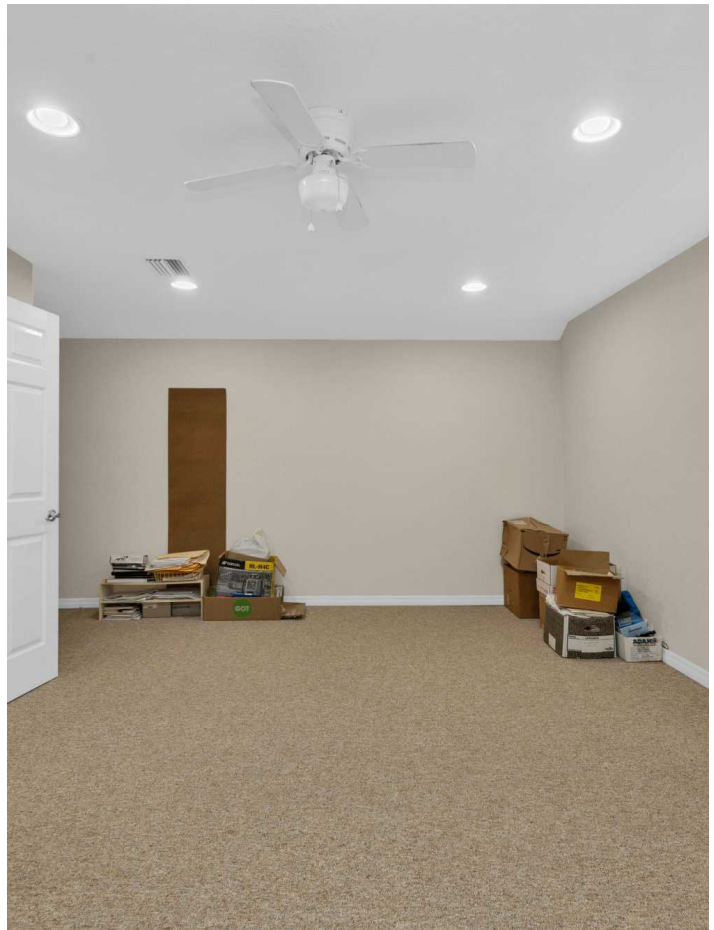
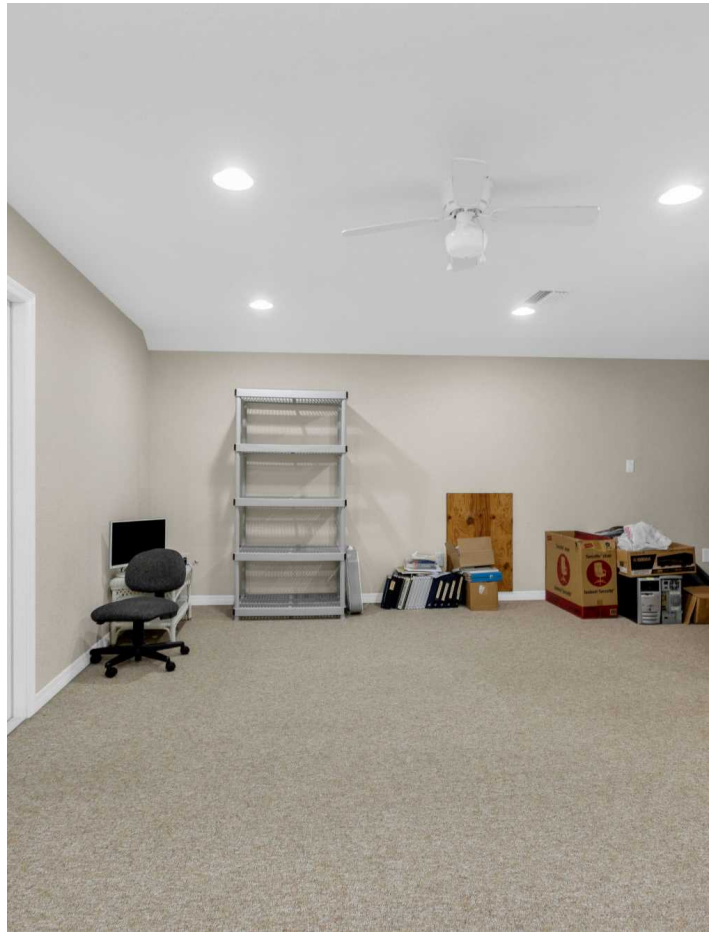
Each Office is Independently
Owned and Operated



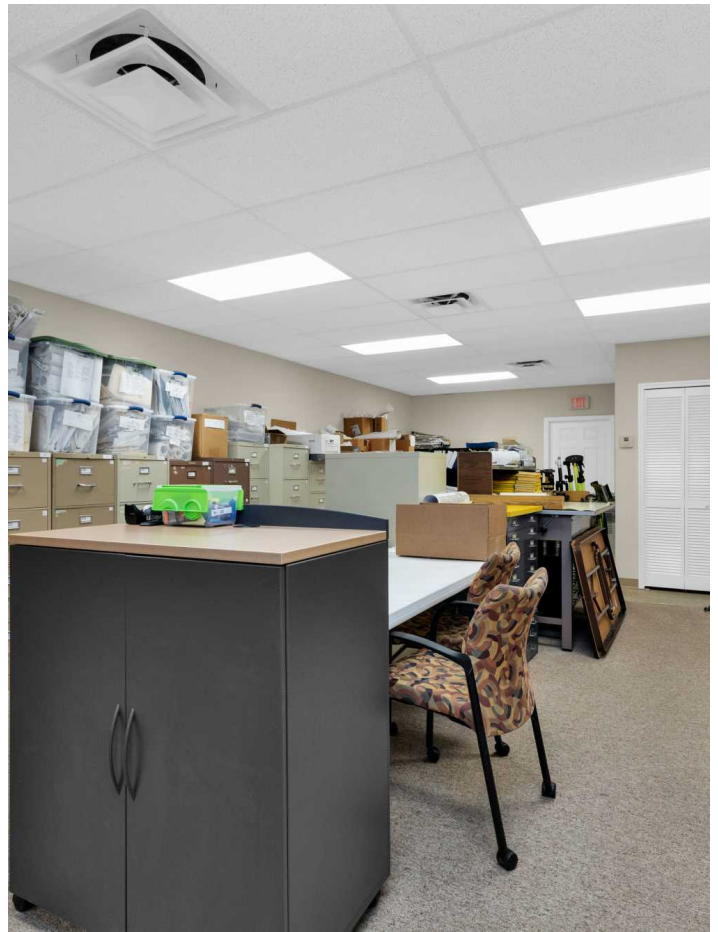
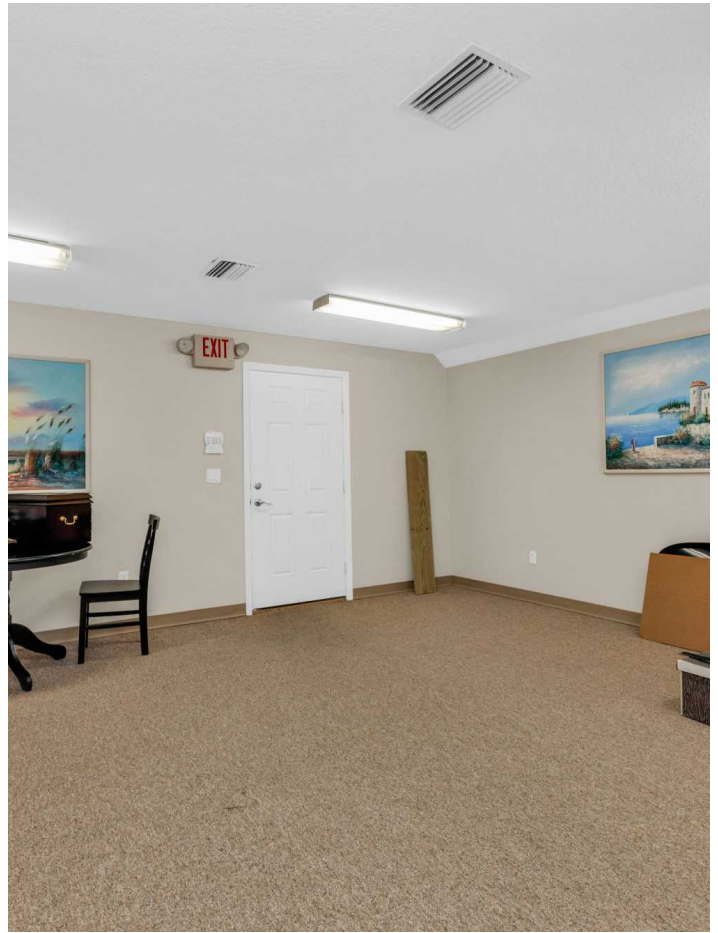
Property Photos



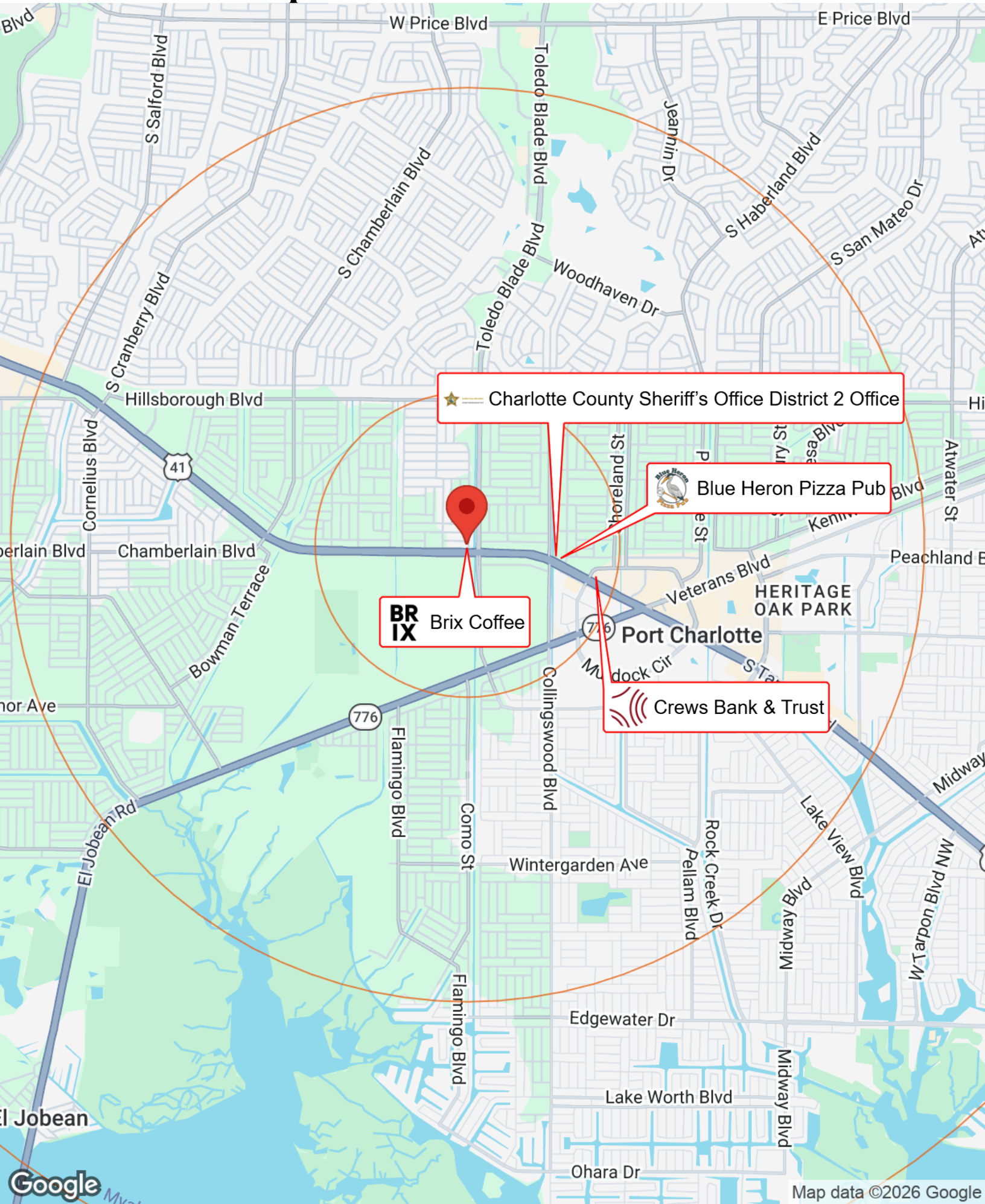
Property Photos



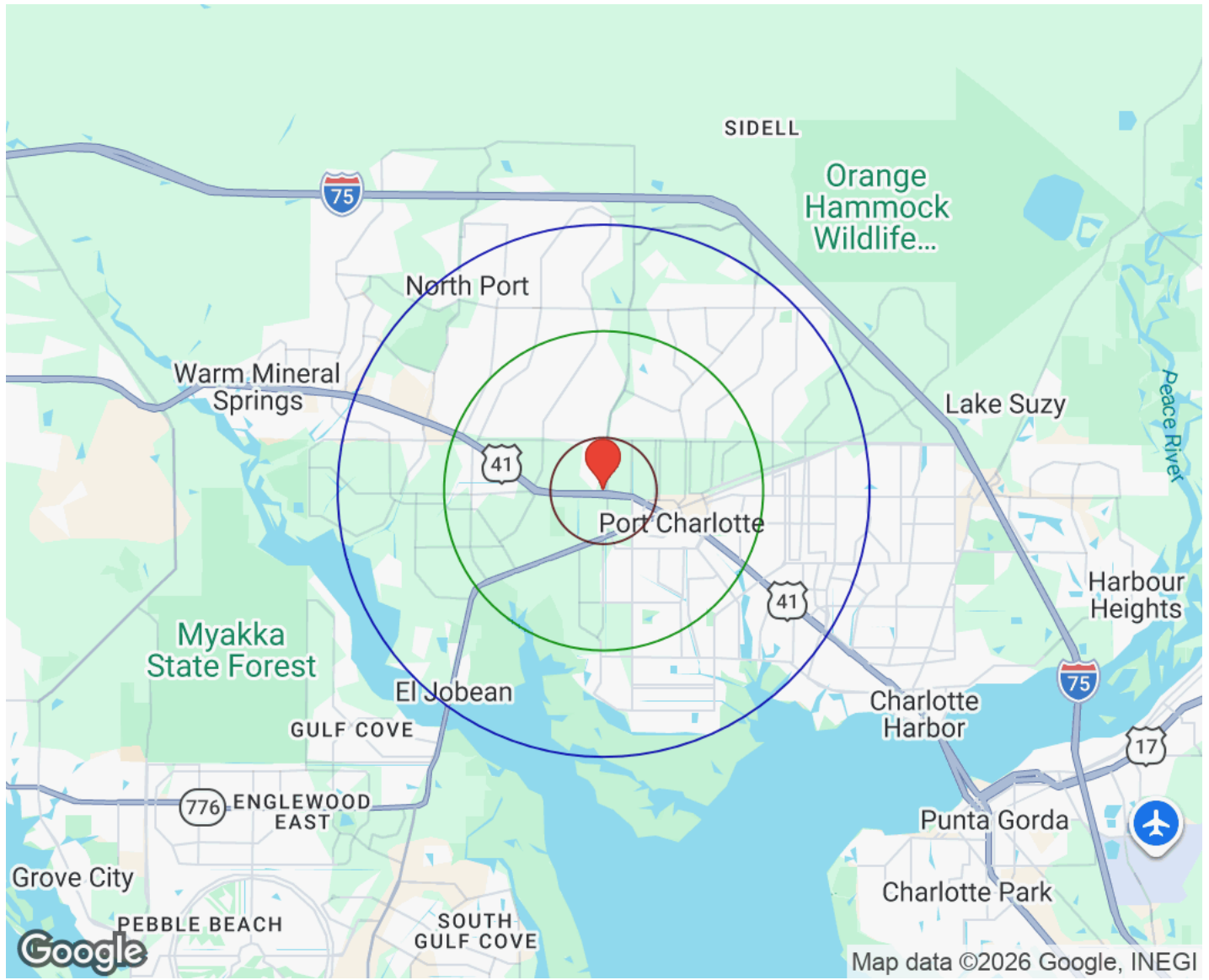
Property Photos



Business Map



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	943	17,272	50,303
Female	971	17,513	51,392
Total Population	1,913	34,785	101,695

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,507	26,805	78,834
Black	119	2,727	7,536
Am In/AK Nat	1	24	92
Hawaiian	1	10	31
Hispanic	231	3,931	11,431
Asian	31	682	1,902
Multiracial	21	564	1,729
Other	1	45	153

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,107	18,841	55,696
Occupied	881	14,793	43,390
Owner Occupied	662	11,430	33,687
Renter Occupied	219	3,363	9,703
Vacant	226	4,048	12,307

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	240	4,528	12,929
Ages 15 - 24	161	3,378	9,644
Ages 25 - 54	631	11,547	32,860
Ages 55 - 64	342	5,198	14,949
Ages 65+	540	10,135	31,313

Income	1 Mile	3 Miles	5 Miles
Median	\$79,405	\$72,988	\$75,344
Under \$15k	19	661	2,283
\$15k - \$25k	64	931	2,687
\$25k - \$35k	39	1,047	2,752
\$35k - \$50k	152	1,749	4,769
\$50k - \$75k	140	3,241	9,108
\$75k - \$100k	140	2,245	6,878
\$100k - \$150k	122	2,689	8,436
\$150k - \$200k	116	1,261	3,287
Over \$200k	87	966	3,189



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