

28080

MERCHANTILE AVENUE
PUNTA GORDA, FL 33982



INVESTMENT OPPORTUNITY
FULLY LEASED FLEX BUILDING
LEASED FOR 5-YEARS WITH 3% ANNUAL ESCALATIONS

PROPERTY OVERVIEW

FINANCIAL INFORMATION

TENANT NAME	ITG Communications, LLC
LEASE TERM	Five (5) Years
LEASE EXPIRATION	September 30, 2030
CURRENT RENT	\$21,000 / Month NNN
ANNUAL ESCALATIONS	Three Percent (3%)
ANNUAL INCOME	\$252,000
CAP RATE	5.2%

- Fully Leased Industrial Flex Building
- 11,900 SF Situated on 3.64± Acres
- Large Fenced Outdoor Storage Area
- Four (4) Grade-Level Doors
- 25' Clear Height
- Built in 2025
- Zoned ECAP



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SALE INFORMATION

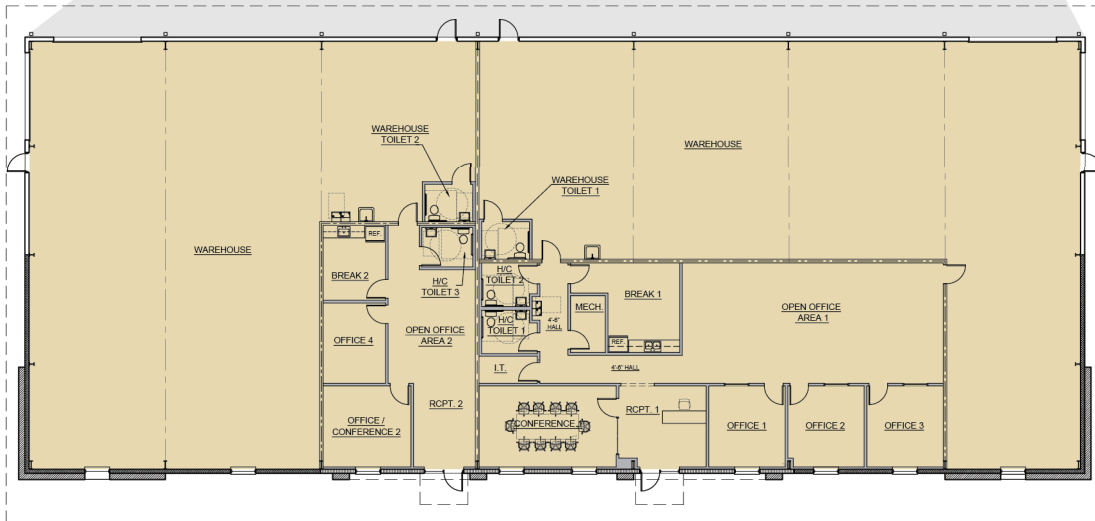
BUILDING SIZE (SF)	11,900
LAND SIZE (AC)	3.64±
GRADE-LEVEL DOORS	FOUR (4)
CLEAR HEIGHT	25'
YEAR BUILT	2025
ZONING	ECAP
SALE PRICE	\$5,000,000

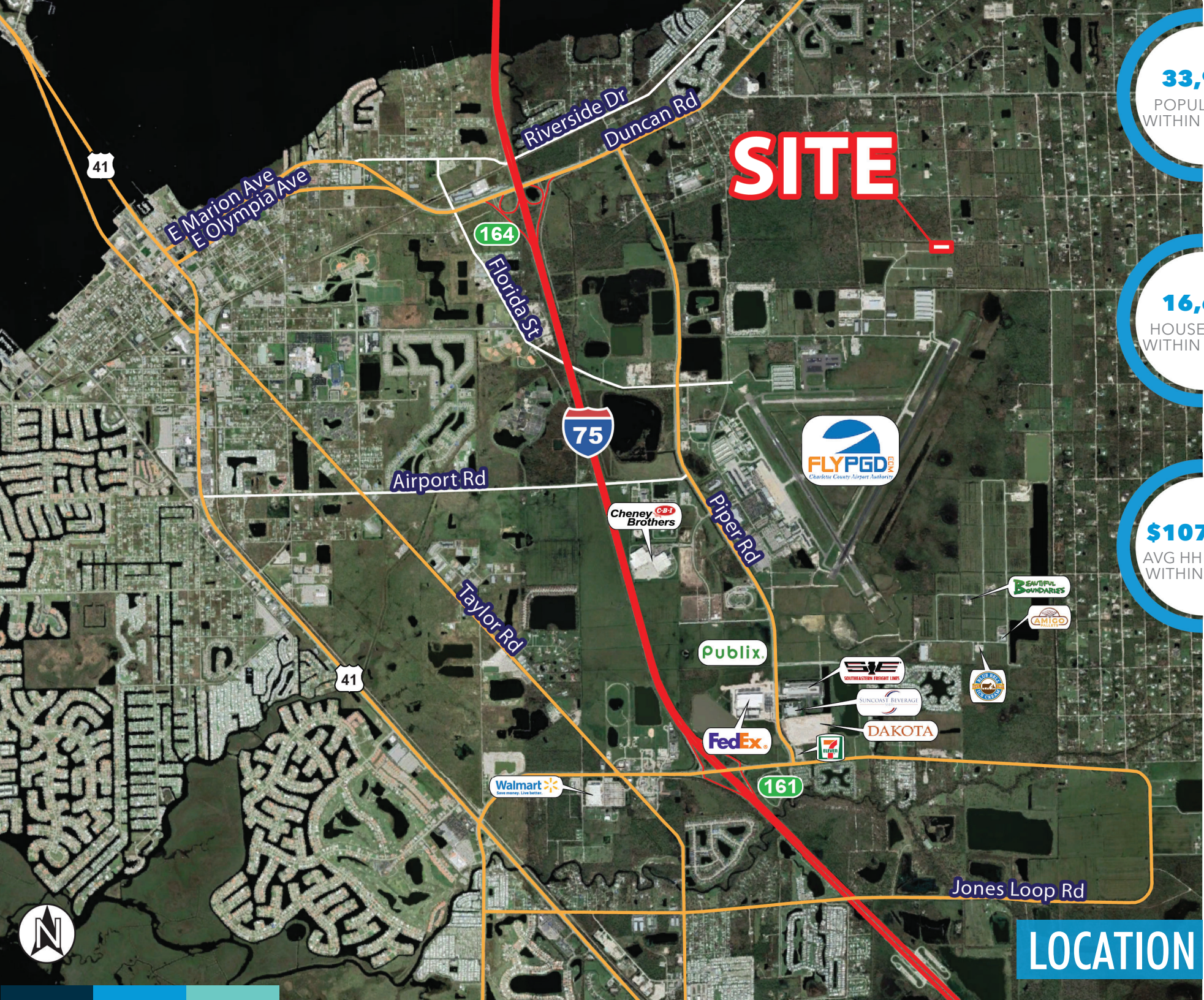


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33,962

POPULATION
WITHIN 5 MILES

16,624

HOUSEHOLDS
WITHIN 5 MILES

\$107,492

AVG HH INCOME
WITHIN 5 MILES

LOCATION MAP

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EXCLUSIVE LEASING AGENTS:

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08/13/26