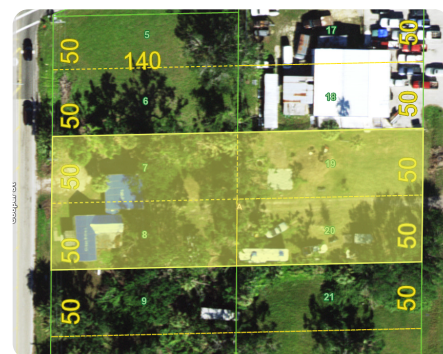
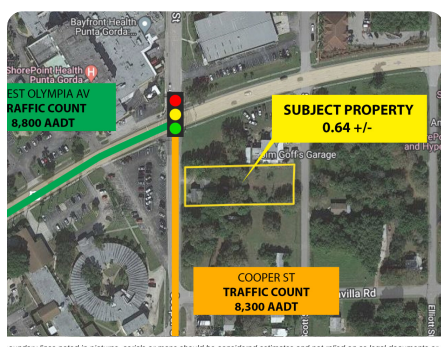


**SOLD**



## Great Commercial Development Opportunity in Downtown Punta Gorda

0.64 +/- Acres | Charlotte County, FL



### ADDRESS

324 Cooper Street  
Punta Gorda, FL 33950

### LOCATION

On I-75, take exit 164 for US-17 S toward Punta Gorda. Turn left onto US-17 S/Hwy 17 S/Duncan Rd. Turn left onto Cooper Street.

### PROPERTY SUMMARY

Premium mixed-use development opportunity in downtown Punta Gorda. Zoned NC, can build residential and/or commercial units. Property has two 100 foot street frontages with curb cuts on high traffic Cooper St (8300 AADT) and on Scott St. Adjacent to intersection (8800 AADT) and hospital. Property has potential for up to 12 density units. Adjacent land for sale for potential expansion. The duplex is a tear-down or fixer-upper. Unit B is 1br/1b, potential office. Survey and Phase 1 assessment completed in 2019 and available upon request. Mixed-use development plans available upon request (previously approved by City DRC, expired 2023).

[nationalland.com/listing/commercial-development-opportunity-in-downtown-punta-gorda](https://nationalland.com/listing/commercial-development-opportunity-in-downtown-punta-gorda)



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