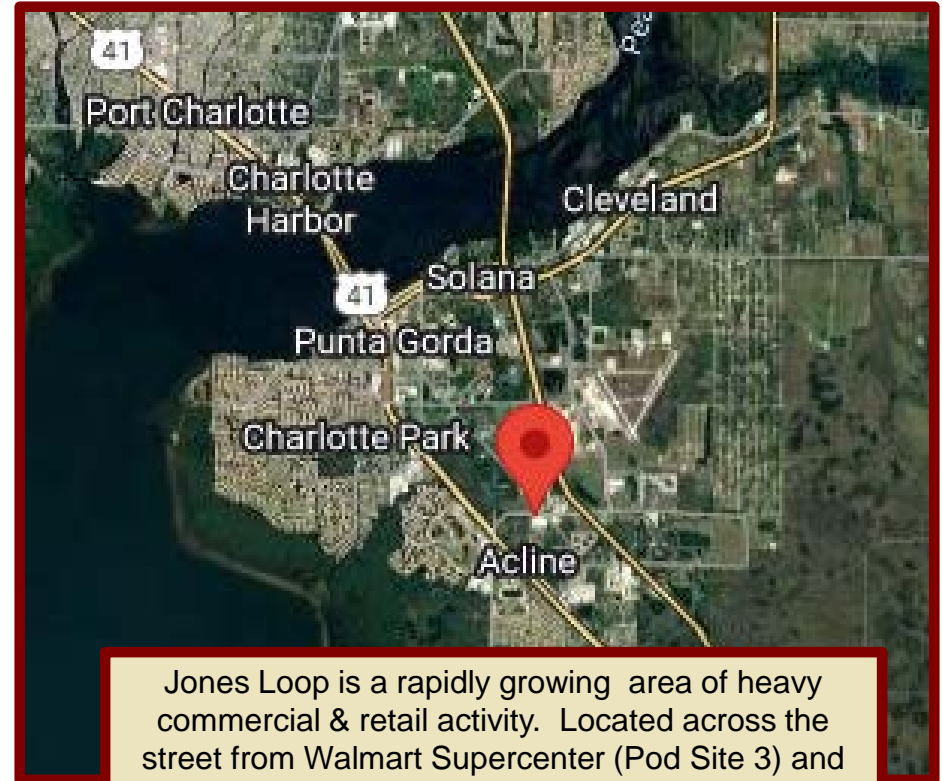
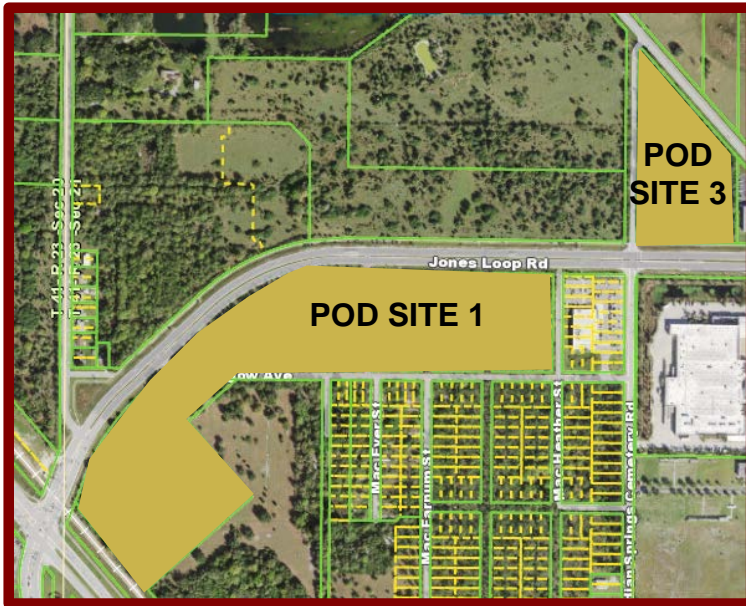




Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

Available Land
Pod Sites 1 & 3
Jones Loop Road
Punta Gorda FL 33950



Jones Loop is a rapidly growing area of heavy commercial & retail activity. Located across the street from Walmart Supercenter (Pod Site 3) and Adjacent to Aldi's (Pods Site 1) . Punta Gorda Airport and US-41 are just minutes away.

Joseph M. Draghi In Collaboration with **Danny Nix, Jr., CCIM**

Licensed Real Estate Broker

Licensed in New York, New Hampshire, Connecticut,
Massachusetts, Vermont & Florida

607-838-3263 – jdraghi@greatdaneproperties.com

6151 Blackjack Court N, Punta Gorda, FL 33982





2021 Demographics

	1 Mile	3 Miles	5 Miles
Population	2,085	17,193	36,636
# of Households	648	8,078	17,697
Median HH Income	\$56,229	\$48,292	\$57,179



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Twin Villa Development

POD SITE 3

297 Apartments

POD SITE 2 (Under Contract)

Jones Loop Rd 22,000 AADT

POD SITE 1 (30.3 Acres)



New 224 Single Family Unit Development

Tamiami Trail 15,500 AADT

Burnt Store Marketplace



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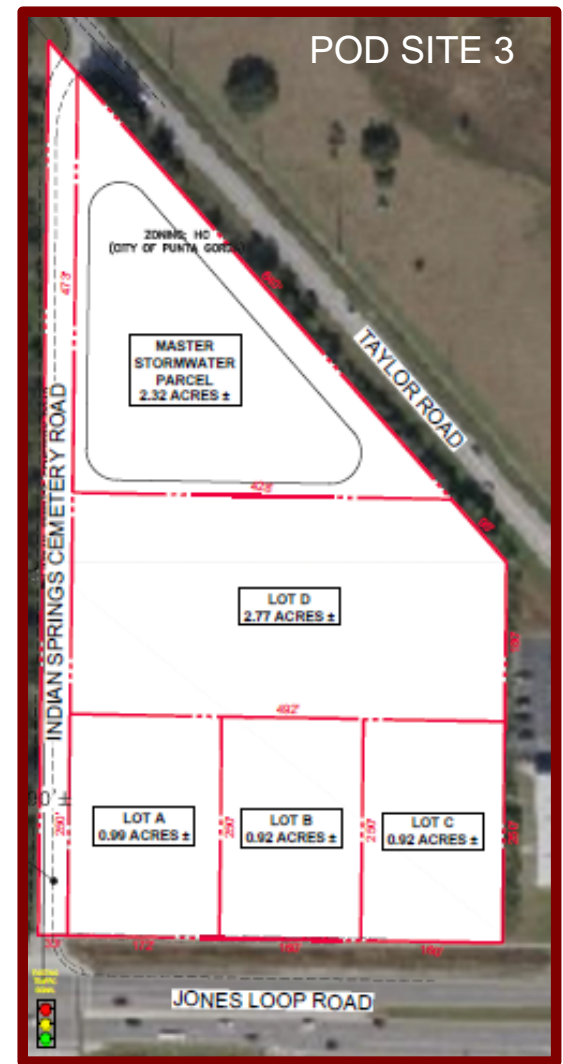
POD SITE 1

Total Area 30.3 Acres

POD SITE 3

Total Area 8.67 Acres

- Lot A – 0.99 Acres
 - Lot B – 0.92 Acres
 - Lot C – 0.92 Acres
 - Lot D – 2.77 Acres
 - Stormwater Parcel 2.32 Acres
- Charlotte/Lee County Economic Development reports 6,422 housing units are currently in planning within a 6 mile radius of Jones Loop Road
 - Allegiant Travel Company's Sunseeker Resort, Florida's newest luxury resort offers 785 guestrooms and is just 11 miles north
 - Located within the US 41/Tamiami Trail main retail corridor and easy access to I-75 which is less than a mile away



The information contained herein was obtained from sources we consider reliable; however no representation or warranty is made to its accuracy and is submitted subject to errors, omissions, prior sales, and withdrawal from the market or change in price; or changes to the subject property's condition, layout, square footage and development plans without notice. Seller/Landlord and Broker make no representation as to the environmental condition of the property or suitability for use, and recommend Purchasers/Lessors independent investigation.



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