

MANUFACTURING & DISTRIBUTION FACILITY

8261 BURNT STORE RD, PUNTA GORDA, FL 33950



FOR SALE \$1,400,000



Margeaux McCarthy
CRE Advisor
O: 401.688.0822
m.mccarthy@remax.net



Hunter McCarthy
CRE Advisor
941.421.9569
hunter.mccarthy@remax.net

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PROPERTY SUMMARY



METRICS

ASKING PRICE:	\$1,400,000
PLOT SIZE	0.60 ACRE
AVAILABLE SF:	7,736 SF
TYPE:	WAREHOUSE & OFFICE
YEAR BUILT:	1985
CEILING HEIGHT:	17' IN WAREHOUSE 12' CLEAR HEIGHT

PROPERTY HIGHLIGHTS

- CG zoning with approved Special Exception for light manufacturing (July 2025)
- 0.60-acre site
- 6,952 SF fully air-conditioned warehouse
- 784 SF finished office suite with shower
- Epoxy broadcast flake flooring system throughout warehouse
- Mezzanine for added storage or office
- (1) rear 12' x 12' automatic roll-up door
- (2) interior 12' x 10' automatic roll-up doors
- Gated access with rear concrete block security wall
- Premium cabinetry and fixtures
- Minutes to Punta Gorda Airport and surrounding commercial growth
- Nearby Punta Gorda Station / Jones Loop Crossing development bringing national brands including Panera Bread, Chipotle Mexican Grill, Starbucks, and Chick-fil-A

PROPERTY DESCRIPTION

Located in Punta Gorda, just minutes from Punta Gorda Airport, 8261 Burnt Store Road offers a rare opportunity to acquire a secured, state-of-the-art flex/light manufacturing facility on 0.60 acres. The property is zoned CG with a Special Exception approved in July 2025 allowing enclosed light manufacturing and assembly. The site features gated access and a concrete block wall enclosing the rear perimeter for added security. The building includes 7,736 SF featuring a 784 SF office suite with a reception area, conference room, three private offices, and a bathroom with shower, providing a polished front-of-house environment.

The fully air-conditioned 6,952 SF warehouse is built to a high standard with military-grade cabinetry and fixtures, a premium epoxy broadcast flake flooring system, a mezzanine for additional storage or potential office expansion, one rear automatic 12' x 12' roll-up door, and two interior 12' x 10' roll-up doors. Designed for clean operations and efficient workflow, this turnkey facility is ideally suited for light manufacturing, assembly, specialty contractors, or owner-user operations seeking proximity to airport-driven growth along the Burnt Store Road corridor.



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WAREHOUSE PHOTOS



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OFFICE PHOTOS



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AREA OVERVIEW

LOCATION DESCRIPTION

8261 Burnt Store Road is strategically positioned in Punta Gorda along one of Charlotte County's fastest-growing commercial corridors, offering convenient access to Punta Gorda Airport and the expanding Burnt Store Road trade area. Just a short drive east, Jones Loop Road is rapidly transforming into Punta Gorda's newest retail and service hub, with major mixed-use developments bringing national brands such as **Panera Bread, Chipotle Mexican Grill, Starbucks, and Chick-fil-A** to the immediate area. This wave of retail, dining, and medical development is being driven by strong residential growth throughout the Burnt Store corridor and surrounding communities, increasing daytime population and demand for commercial services. Combined with ongoing airport expansion and infrastructure improvements, the location provides a compelling backdrop for light manufacturing, contractor, and flex users seeking visibility, accessibility, and long-term growth upside in a rapidly maturing Southwest Florida market.

12,362 TOTAL RESIDENTIAL UNITS

Approved • Permitted • Under Construction

- ✓ Master planned communities
- ✓ National builders active
- ✓ Long term residential pipeline
- ✓ Significant population growth underway

MAJOR COMMUNITIES BREAKDOWN

- 🏠 Turnleaf • 1,474 units
- 🏠 Starling at Esplanade • 1,440 units
- 🏠 Heritage Landing • 2,476 units
- 🏠 Lennar Willow • 1,689 units
- 🏠 Coral Creek • 999 units
- 🏠 Firelight • 1,000 units
- 🏠 Mark Linder • 894 units

+ Additional projects bringing total to to **12,362**

* Data compiled from local development approvals and builder announcements

TRAFFIC COUNTS DRIVING COMMERCIAL DEMAND

I-75 84,600 AADT

I-75 65,000 AADT

US-41 31,500 AADT

JONES LOOP RD 25,000 AADT

15,800 AADT



- Jones Loop Road emerging retail hub
- Medical, dining and service growth
- Retail following rooftops
- Light industrial and flex demand rising

RESIDENTIAL DEVELOPMENT HIGHLIGHTS

- Turnleaf - 1,474 units | A lifestyle-focused single-family neighborhood planned by GreenPointe.
- Starling - 1,440 units | Taylor Morrison's amenity-rich master plan with resort style features.
- Heritage Landing - 2,475 units | Lennar-led large community with golf and family-oriented living.
- Lennar Willow - 1,689 units | Lennar's residential phase in the Burnt Store expansion delivering homes at scale.
- Coral Creek - 999 units | Master-plan residential development aligning with county growth targets.
- Firelight - 1,000 units | Large PD focused on traditional single-family homes near major corridors.
- Mark Linder - 894 units | Residential PD supporting eastern expansion of the Burnt Store pipeline.
- Sea Cove - 150 units | D.R. Horton community with neighborhood amenities and modern layouts.
- Seagrass - 224 units | D.R. Horton's gated community with recreation and open space features.
- South Charlotte Property - 999 units | Planned residential acreage poised for future new home construction.
- Burnt Store Preserve - 219 units | Smaller community supported by the Burnt Store Area Plan framework.
- Simple Life - 230 units | Approved single-family development with clean site planning.
- Parkside - 297 units | Mid-sized residential PD offering neighborhood living opportunities.
- Heritage Station - 130 units | Complementary neighborhood to the larger Heritage Landing scheme.
- Bend at Alligator Creek - 89 units | Boutique residential enclave within the Burnt Store area.
- Knights Landing - 53 units | Permitted small subdivision adding local housing options.

SOUTH PUNTA GORDA GROWTH REPORT



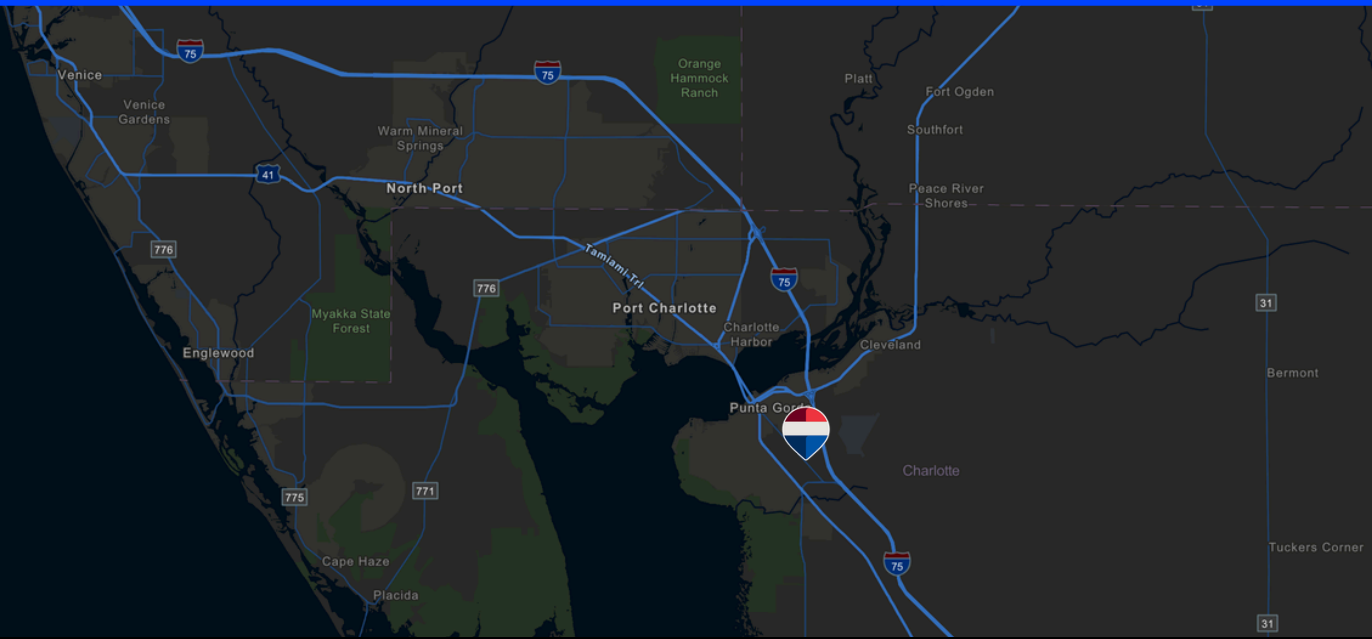
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CRE Advisor
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LOCATION MAP



RETAILER MAP



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 CRE Advisor
 O: 401.688.0822
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MANUFACTURING AND DISTRIBUTION FACILITY BY PUNTA GORDA AIRPORT

8261 BURNT STORE RD
PUNTA GORDA, FL 33950

CONTACT

Hunter McCarthy
Commercial Advisor
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