

Commercial Real Estate Brokerage

A marketing company licensed to broker real estate



**12,000 SF Professional Office Building on 1.40 Acres
For Sale
19700 Cochran Boulevard
Port Charlotte, Florida 33948**



\$2,700,000

Howard J. Corr CCIM
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OFFICE | MEDICAL OFFICE | INDUSTRIAL | RETAIL | LAND | MULTIFAMILY

19700 Cochran Boulevard
Port Charlotte, FL 33948



AVAILABLE FOR SALE

\$2,700,000

Land Area: 1.40 acres

Beautiful professional office building (with a new metal roof) in a highly desirable location on Cochran Boulevard at the corner of Veterans Boulevard and at the hard corner of Cochran Boulevard and Peachland. Situated at the entrance to the Home Depot, this approximately 12,000 SF building is currently an office building with plenty of parking on over an acre of land surrounding the building with an entrance at the side and the rear of the property. There is plenty of activity in the area with national commercial businesses along Cochran between Tamiami Trail and Veterans Boulevard and more under construction on Cochran Boulevard. Don't miss out on your opportunity to be a part of it all!



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EXECUTIVE SUMMARY



PROPERTY DETAILS	
Address:	19700 Cochran Boulevard, Port Charlotte, Florida 33948
Land Area:	1.40 acres
Sale Price:	\$2,700,000
Building Size:	12,645 SF
Year Built:	2006
Zoning:	II (Industrial Intensive)

SITE SUMMARY

Beautiful professional office building (with a new metal roof) in a highly desirable location on Cochran Boulevard at the corner of Veterans Boulevard and at the hard corner of Cochran Boulevard and Peachland with a monument sign on Cochran Boulevard. Situated at the entrance to the Home Depot, this approximately 12,000 SF building is currently an office building with plenty of parking on over an acre of land surrounding the building with an entrance at the side and the rear of the property.



Demographic Statistics

Proximity:	1 mile	3 miles	5 miles
Total Population:	3,431	42,744	102,177
Median Age:	65.9	50.7	49.9
Households:	1,818	17,880	42,228
Median Home Income:	\$55,328	\$56,356	\$60,941
Per Capita Income:	\$37,832	\$32,155	\$34,765

Traffic Volume

Collection Street	Cross Street	Traffic Vol	Year	Distance
Veterans Blvd	Peachland Blvd	17,500	2023	0
Veterans Blvd	Murdock Circle	36,500	2023	.5 mile
Tamiami Trl	Midway Blvd	62,000	2023	2 miles
El Jobean Rd	Flamingo Blvd	31,500	2023	3 miles



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FLOOR PLAN



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ABOUT CORR COMMERCIAL ADVISORS



Corr Commercial Advisors was built on the values the Corr name instituted almost 70 years ago. Built on entrepreneurship, integrity, creativity, and excellence, Corr Commercial Advisors, LLC was established, serving communities from Sarasota to Fort Myers in the southwest Florida region. Corr Commercial Advisors is your only choice in commercial real estate.

Howard J. Corr CCIM, Managing Broker of CCA, is determined to set the example and lead the way of how commercial real estate is conducted in SWFL. The concept of listing your property and waiting for it to sell is a thing of the past. CCA is a marketing company with a broker's license that is accountable, collaborative, and knowledgeable, prepared to be your full-service real estate and property management brokerage. With CCA, a team of committed and enthusiastic professionals not only understands the business but has been a pivotal part of its growth and development over the last several decades and will completely manage your real estate transaction. Over the last 35+ years, Corr has had the opportunity to own and manage several real estate companies including CCA. Corr was a partner in the development company responsible for creating a 6,000-acre community known as Apollo Beach, Florida. This included the development, management and operation of infrastructure, utilities and 55 miles of interconnecting waterways with direct access to Tampa Bay. Corr Commercial Advisors, LLC is committed to delivering unparalleled service, knowledge, and experience to SWFL. If you are looking to conduct a real estate transaction or need property management, choosing CCA will be one of the most important decisions you will make. Thank you for entrusting us with your real estate needs!



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MISSION STATEMENT

The mission of Corr Commercial Advisors is to provide custom-designed commercial real estate solutions which exceed the expectations of our clients.

EXPECTATIONS

Today's transactions involve specific skills for managing and solving multifaceted real estate challenges. We meet these challenges head-on by remaining current and knowledgeable of the markets we serve. We commit ourselves and resources to provide professional quality service to address the specific needs of our clients.

CERTIFICATIONS

Howard Corr attained his CCIM designation in 1985. A CCIM, Certified Commercial Investment Member, is a recognized expert in the commercial and investment real estate industry. CCIMs have completed a designation curriculum that covers essential skill sets including ethics, interest-based negotiation, financial analysis, market analysis, user decision analysis, and investment analysis for commercial investment real estate. CCIMs have completed a portfolio demonstrating the depth of their commercial real estate experience. Finally, they have demonstrated their proficiency in the CCIM skill sets by successfully completing a comprehensive examination. Only then is the designated candidate awarded the coveted CCIM pin.



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