

Commercial Real Estate Advisors

A marketing company licensed to broker real estate



**4265 Laura Street
Port Charlotte, Florida 33980**

**Commercial Building For Lease: 1,500 – 3,450 SF
\$20/SF (NNN Lease)**



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18501 Murdock Cir Suite 300 | Port Charlotte FL, 33948

4265 Laura Street, Port Charlotte



1,500 – 3,450 SF Available
Lease Rate: \$20/SF NNN

Medical or Professional Office (Mixed Use) Building for Lease Location: This prime medical office building is strategically positioned to provide unparalleled visibility for your business. Situated at the bustling intersection of US 41 and Edgewater, its location ensures maximum exposure. Additionally, it's just minutes away from the esteemed new Sunseeker Resort, enhancing its allure and accessibility. Features & Amenities: •Reception area designed to impress clients and visitors •Two separate entrances from the reception off the lobby for added convenience •Ample parking with two separate parking areas •Easy access ramp from parking to the building for enhanced accessibility •Building signage opportunity to enhance brand visibility •Hand washing sinks and storage cabinets in several offices for practicality •Some offices equipped with built-in desks for seamless workflow •Abundant natural light streaming into many of the offices, creating an inviting workspace. Location Benefits: Embrace the vibrant lifestyle of Southwest Florida while operating from this attractive location. Enjoy: •World-famous fishing spots •Nearby nature parks for outdoor enthusiasts •Award-winning golf courses for recreation and networking opportunities •Stunning beaches along the Gulf of Mexico, perfect for relaxation and leisure. Convenience: Conveniently located near I-75, with Sarasota and Fort Myers just a 30-minute drive away, this building offers proximity to key destinations. Furthermore, Charlotte County boasts attractions such as: •Historic downtown Punta Gorda, a charming cultural hub •The new Allegiant Sunseeker Resort, offering luxury amenities •Tampa Bay Rays Spring Training Sports Park for sports enthusiasts. Don't Miss Out: Seize the opportunity to establish your business in this exceptional building. Elevate your professional presence and make this remarkable space your new office location. Contact us today to schedule a viewing and secure your lease!



PROPERTY DETAILS

Address:	4265 Laura Street, Port Charlotte, Florida 33980
Available Space	1,500 – 3,450 SF
Land Area – SF:	14,093 SF
Lease Price:	\$20/SF NNN
Zoning:	CHMU – Charlotte Harbor Mixed Use

SITE SUMMARY

This prime medical office building is strategically positioned to provide unparalleled visibility for your business. Situated at the bustling intersection of US 41 and Edgewater, its location ensures maximum exposure.

Demographic Statistics

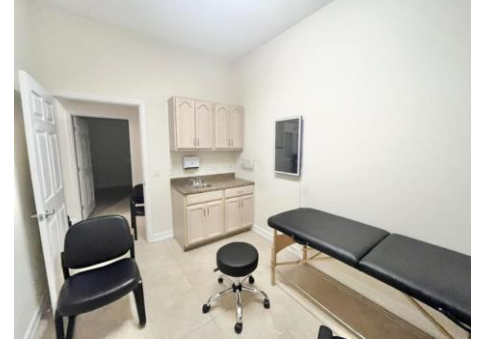
Proximity:	1 mile	3 miles	5 miles
Total Population:	5,464	35,230	97,058
Median Age:	61.6	58.3	60.1
Households:	2,432	15,813	44,670
Median Household Income:	\$47,556	\$50,870	\$57,118
Per Capita Income:	\$35,087	\$33,556	\$38,294



Traffic Volume

Collection Street	Cross Street	Traffic Volume	Year	Mile Radius
Tamiami Trail	Westchester Blvd.	44,500	2023	Within 1 mile
Tamiami Trail	Midway Blvd.	62,000	2023	3 miles
Tamiami Trail	Veterans Blvd.	40,000	2023	5 miles

ADDITIONAL PHOTOS





Found along Florida's welcoming Gulf Coast, Port Charlotte is located about halfway between Sarasota and Fort Myers, perfectly positioned to offer every manner of water-borne activities. Port Charlotte, with more than 165 miles of waterways, provides access to Charlotte Harbor and the Gulf of Mexico and many more miles of natural shoreline bordering Charlotte Harbor and the Peace and Myakka Rivers. But that's not all. Seven of the 21 golf courses located in Charlotte County are found in Port Charlotte. Charlotte Sports Park is home to spring training for the Tampa Bay Rays. Tippecanoe Environmental Park in Port Charlotte offers hiking trails and wildlife viewing through 380 acres of scrub and pine flat-woods.

The new planned community of West Port has broken ground and is just minutes from the Port Charlotte Town Center. The master planned community is creating excitement by developing 2,000 new homes and thousands of commercial square footage.

A portion of the Port Charlotte Town Center is being redeveloped and will include 500 apartments in two new developments. The Avery at Port Charlotte will be a five-story residential building on the El Jobean side of the mall and will include 250 apartments with a clubhouse, resort-style pool, fitness center, business space and bike racks. Another four story, 250-unit residential building will be developed closer to the Murdock Circle side of the mall.



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.



CONFIDENTIALITY & DISCLAIMER STATEMENT

The information contained in this document is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Corr Commercial Advisors LLC and should not be made available to any other person or entity without the written consent of Corr Commercial Advisors LLC. This document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Corr Commercial Advisors LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition of the business prospects of any tenants, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Corr Commercial Advisors, LLC has not verified, and will not verify, any of the information contained herein, nor has Corr Commercial Advisors LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Some or all the photographs contained within may have been altered from their original format. All potential buyers must take appropriate measures to verify all the information set forth herein.