

Commercial Real Estate Advisors

A marketing company licensed to broker real estate



**134 Anchor Road
Rotonda West, Florida 33947
FLEX SPACE (BUILDING #2 estimated delivery by Q4)
3,000 - 6,000 SF Available For Lease in Rotonda West
1.83 Acres IG-Zoned Commercial Land
14' Overhead Doors**

\$17/SF (NNN Lease)



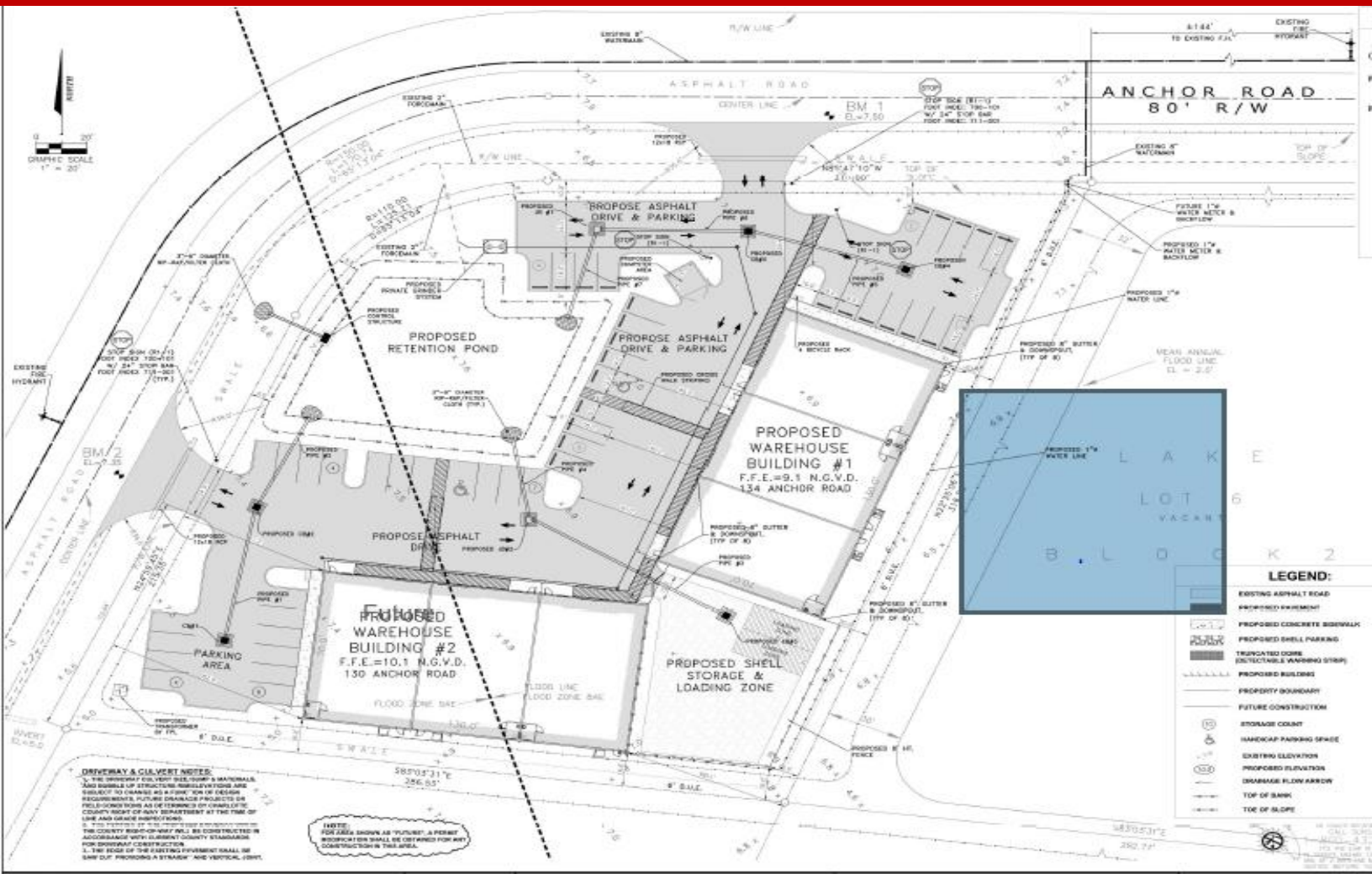
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134 Anchor Road Rotonda West FL 33947



AVAILABLE FOR LEASE

3,000 – 6,000 SF AVAILABLE (Q4 of 2024)

1.83 Acres (79,868 SF)

Lease Price: \$17/SF NNN

Up to 6,000 SF available in IG zoning TO BE BUILT in Rotonda West just off Gasparilla Road, estimated delivery by Q4. 3,000 – 6,000 SF with 14' OHDs and a lease rate of \$17/SF NNN (NNN charges to be determined).

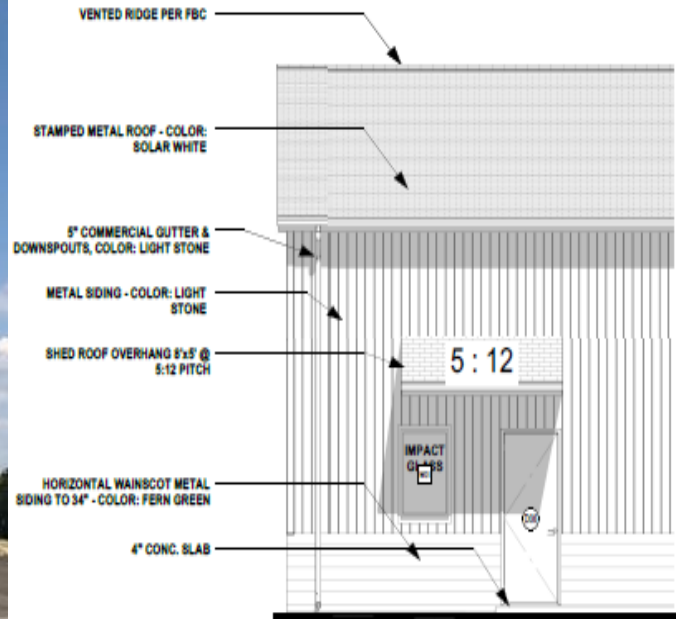


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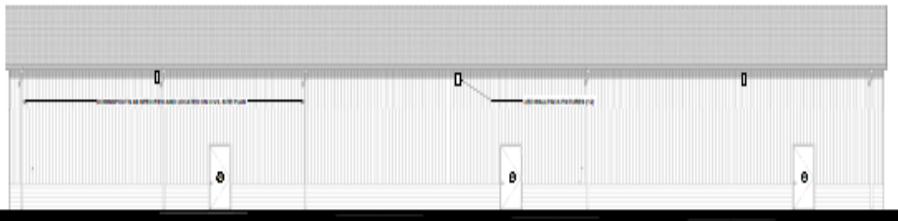
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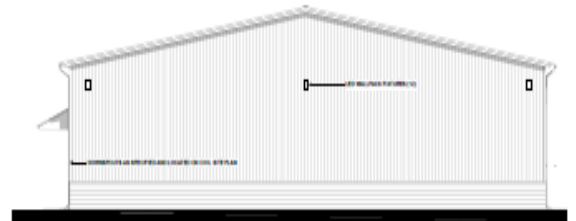
134 Anchor Road Rotonda West FL 33947



3 CORNER DETAIL
SCALE: 1/3" = 1'-0"



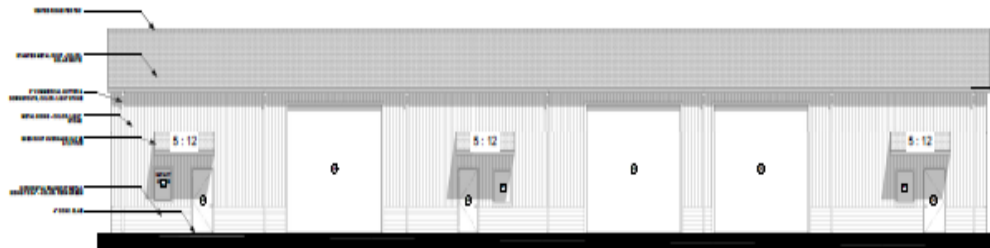
4 BACK ELEVATION
SCALE: 1/8" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



5 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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PROPERTY DETAILS

Address:	134 Anchor Road, Rotonda West FL 33947
Bldg Size	3,000 – 6,000 SF (two units)
Land Area	1.83 A (79,868 SF)
Lease Price	\$17.00/SF (NNN lease)
Zoning	IG – Industrial General

SITE SUMMARY

Up to 6,000 SF available in IG zoning TO BE BUILT in Rotonda West just off Gasparilla Road, estimated delivery by Q4. The building will contain 2 units available for lease with 14' overhead doors and a lease rate of \$17/SF NNN (NNN charges to be determined).

DEMOGRAPHIC STATISTICS

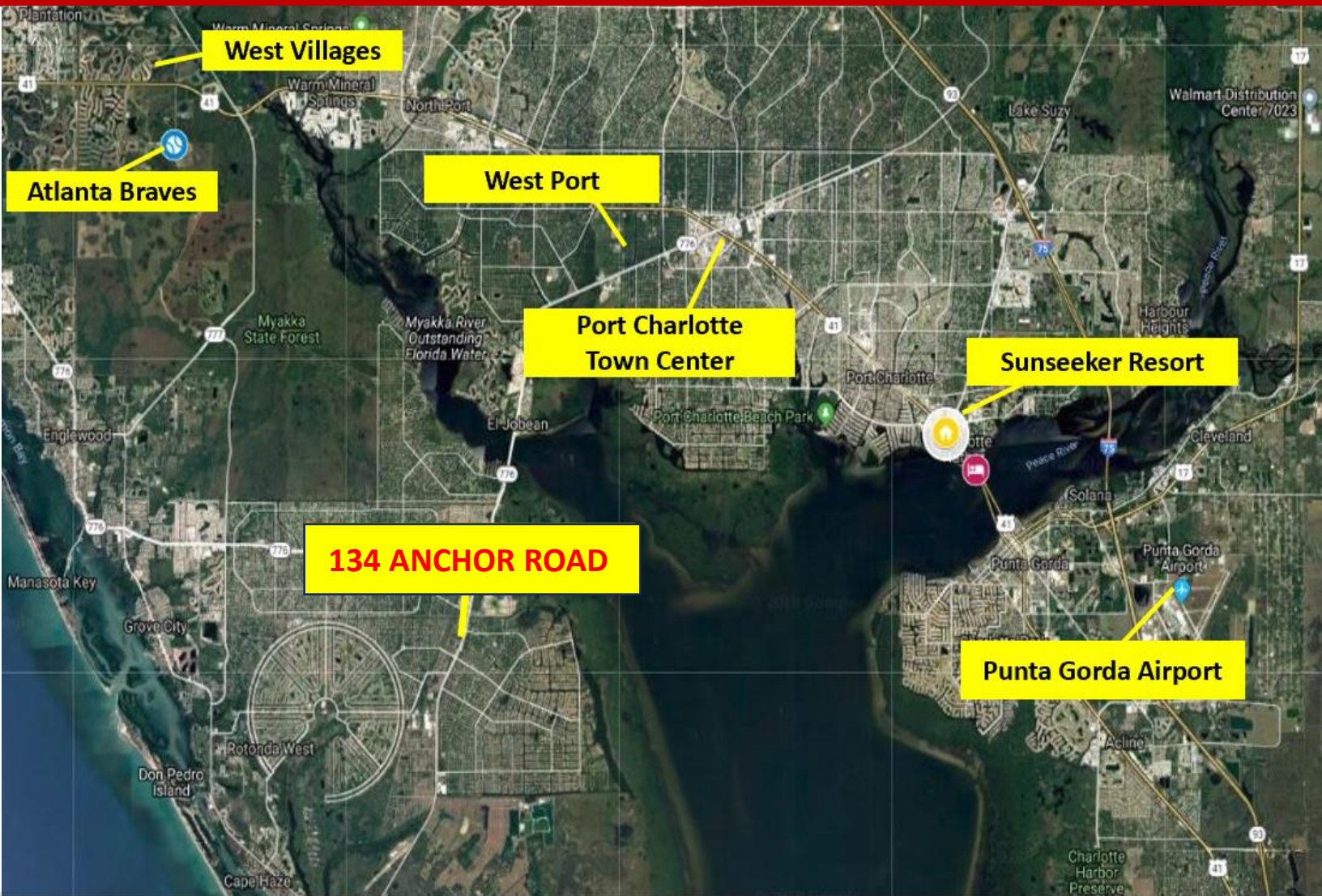
Proximity:	1 mile	3 miles	5 miles
Total Population:	1,559	20,153	37,876
Median Age:	65	61.7	62.5
Households:	658	9,185	17,900
Median Household Income:	\$67,912	\$61,497	\$58,746
Per Capita Income:	\$37,706	\$37,403	\$38,341



Site being prepared for 134 Anchor Road

TRAFFIC VOLUME

Collection Street	Cross Street	Traffic Vol	Year	Mile Radius
SR 776	Gasparilla Rd.	26,500	2023	1 mi
SR 776	Sunnybrook Blvd.	28,000	2023	3 mi
SR 776	Winchester Blvd.	34,000	2023	5 mi



Englewood:

Englewood offers some of the most unique Gulf front residences and commercial properties on Florida's west coast. Close to the growing communities of Port Charlotte and North Port, there are many advantages to this little spot near the water.

The quiet seaside beachfront community, with its white-sand beaches and old Florida charm, offers retail business and office professionals alike access to some of the most affluent residents of Sarasota County. It escaped major damage with Hurricane Charley, and Manasota Key continues to be one of Southwest Florida's undiscovered waterfront community treasures.





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.

