

Commercial Real Estate Advisors

A marketing company licensed to broker real estate



**18151 Murdock Circle
Port Charlotte, Florida 33948**

**Free-Standing Retail/Commercial Building For Lease
1,906 SF
\$15.75/SF NNN**



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18151 Murdock Circle, Port Charlotte



1,906 SF UNIT AVAILABLE FOR LEASE

Lease Price: \$15.75/SF NNN

This free-standing retail/commercial building is located at the southern entrance of the Port Charlotte Town Center (across from Charlotte Technical College on Murdock Circle) and is being offered for lease at \$15.75/SF NNN plus applicable sales tax. CAM charge is \$1,187.84 per month plus applicable sales tax. This location has abundant exposure for your business and features 19 parking spaces, drive through, ADA restrooms, enclosed patio and open patio, private office on the second floor with a restroom and private entrance, and 200+ amp electric service. Future tenant will need approval from the mall for the use going into this location. Exciting opportunity as the Port Charlotte Town center is scheduled for redevelopment bringing a unique experience of landscapes, mixed use and 500 residential units. Previous uses include restaurant and vape store.



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EXECUTIVE SUMMARY



PROPERTY DETAILS

Address:	18151 Murdock Circle, Port Charlotte, Florida 33948
Unit Size:	1,906 SF
Lease Price:	\$15.75/ SF NNN
CAM	\$1,187.84/month
Zoning:	CG -Commercial General
Year Built:	2007

SITE SUMMARY

This free-standing building is located as an out-parcel at the southern entrance of the Port Charlotte Town Center (across from Charlotte Technical College on Murdock Circle) and is being offered for lease at \$15.75/SF NNN plus applicable sales tax. CAM charge is \$1,187.84 per month plus applicable sales tax. Future tenant will need approval from the mall for the use going into this location.

DEMOGRAPHIC STATISTICS

Proximity:	1 mile	3 miles	5 miles
Total Population:	3,729	38,481	98,415
Median Age:	52.1	53.6	51.9
Households:	1,445	16,319	40,967
Median HH Income:	\$52,354	\$65,277	\$68,229
Per Capita Income:	\$28,502	\$36,400	\$36,392



TRAFFIC VOLUME

Collection Street	Cross Street	Traffic Vol	Year	Mile Radius
Murdock Circle	Tamiami Trail	49,000	2024	.5 mile
Tamiami Trail	Olean Blvd.	46,000	2024	3 miles
Tamiami Trail	Harborview Rd.	44,500	2024	5 miles



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PHOTOGRAPHS



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Found along Florida's welcoming Gulf coast, Port Charlotte is in Charlotte County and shares city borders with North Port and Punta Gorda. With a positive employment rate of 2.36%, Port Charlotte is a growing opportunity for the workforce. The Punta Gorda Interstate Airport Park, a 4,300-acre global opportunity, offers not only access but also large-scale site selection and flexibility.

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

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