

# Commercial Real Estate Advisors

*A marketing company licensed to broker real estate*



**Charlotte County Center  
18501 Murdock Circle  
Port Charlotte, Florida 33948**

**Executive Office Suites For Lease  
\$20/SF plus \$9.04/SF NNN**



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18501 Murdock Cir Suite 300 | Port Charlotte FL, 33948



# 18501 Murdock Circle, Port Charlotte



**800 – 5,319 SF Available**  
**Lease Rate: \$20/SF NNN**  
**Lease Term: 36 - 60 months**

The location of this office building is so desired by the community, they built a Starbucks next to it. This Class “A” full-service office building features several amenities which include incredible floor-to-ceiling window views of Port Charlotte, on-site property manager and maintenance staff, security cameras, two elevators with keypad elevator security, and janitorial services nightly. NNN (full service) lease includes utilities, maintenance and janitorial services as well as standard NNN pass throughs. Only available space here is a drive thru unit with building size of 800 sf and an outparcel with a negotiable land lease for build out or build to suit using existing building footprint. Approximately 2,700 SF office space coming soon on the top 6th floor with incredible views. Pending is a divisible office up to 5,319 SF. Pending premium office space located at the 1st floor and potential building signage opportunities (with conditions\*). Your company name on the tallest building in the county!! Offered for lease at \$20/ SF plus \$9.04/SF NNN. We have the conference room available by the hour or half day basis for those who just need a meeting place for their customers or their team to help rebuild our strong community. Reach out today. The location, amenities and quality will impress your customers/clients as well as stimulate and motivate your employees. Property fronts the busy corner of Tamiami Trail (US-41) and Murdock Circle. The building is directly across the street from the County Administration Complex and is surrounded by an adjoining regional shopping mall, retail strip malls and several bustling restaurants.



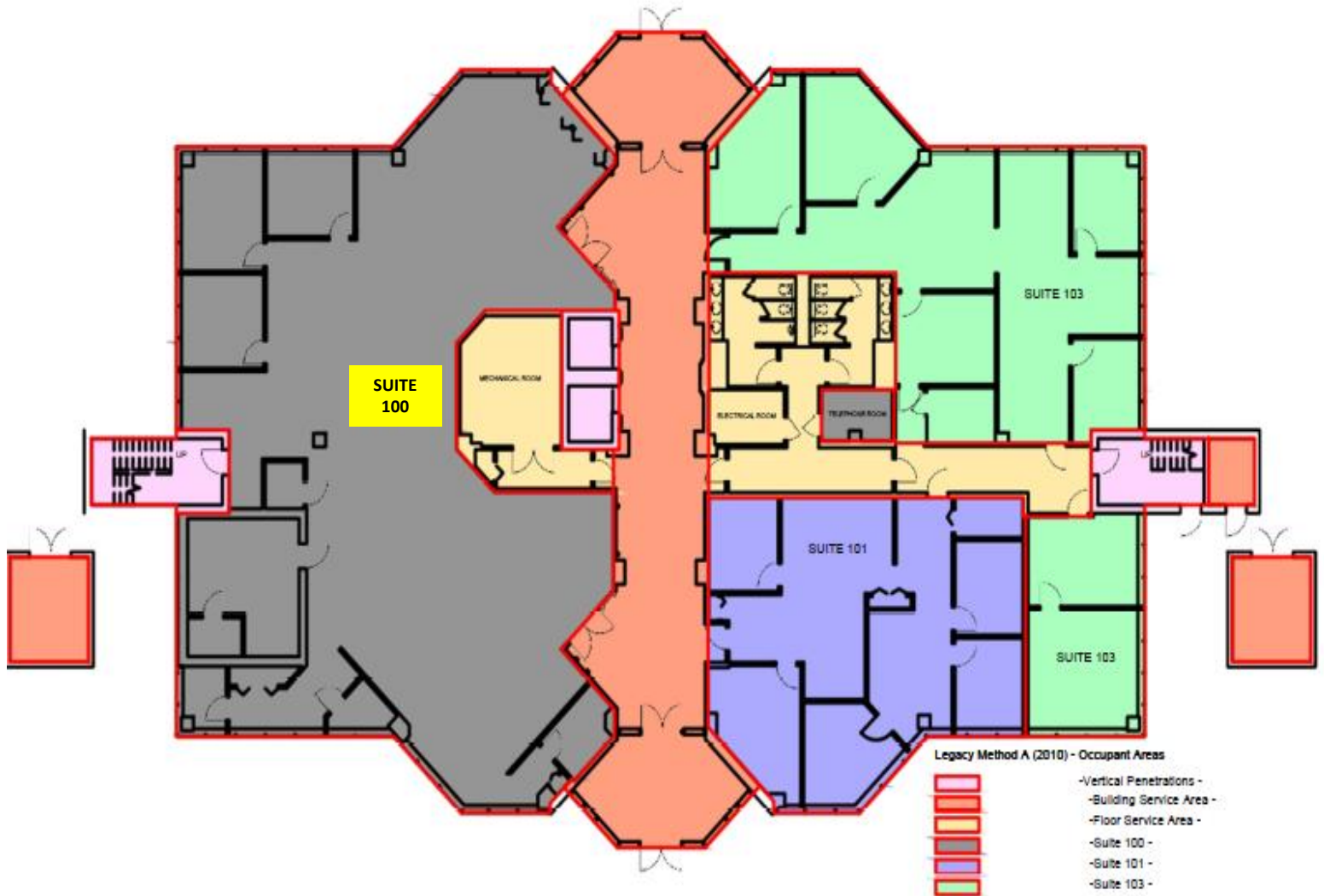
**CORR**

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# Floor Plan – Suite 100

## 5,319 SF (can be divided)



Suite #	SF	Rental Rate	Service Type	Description
100	5,319 (can be divided)	\$20/SF/YR	NNN (Full Service)	Former location of SunTrust Bank. 800 SF drive-thru also available as Build-To-Suit. Directly in front at the main entrance. *Building signage rights for a long-term good-credit tenant.



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# Floor Plan – Drive Thru 800 SF – Build-To-Suit



Suite #	SF	Rental Rate	Service Type	Description
Drive Thru	800 SF	\$20/SF/YR	NNN	800 SF Drive Thru available as Build-To-Suit (negotiable).



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## PROPERTY DETAILS

Address:	18501 Murdock Circle, Port Charlotte, Florida 33948
Available Suites:	Suite 100: 5,319 SF (can be divided) Drive Thru: 800 SF 6 <sup>th</sup> Floor (coming soon): 2,700 SF
Land Area – SF:	53,000 SF
Lease Price:	\$20/SF NNN (NNN @ \$9.04/SF)
Zoning:	CG – Commercial General

## SITE SUMMARY

Property fronts the busy corner of Tamiami Trail (US-41) and Murdock Circle. The building is directly across the street from the County Administration Complex and is surrounded by the adjoining regional shopping mall, retail strip malls and several bustling restaurants. \$20 per square foot NNN.

## DEMOGRAPHIC STATISTICS

Proximity:	1 mile	3 miles	5 miles
Total Population:	4,089	40,107	97,649
Median Age:	60.0	51.5	50.3
Households:	1,831	17,011	40,265
Median Household Income:	\$47,515	\$55,929	\$60,245
Per Capita Income:	\$30,997	\$32,846	\$34,441



## TRAFFIC VOLUME

Collection Street	Cross Street	Traffic Volume	Year	Mile Radius
Tamiami Trail	Murdock Circle	40,000	2023	At the site
Tamiami Trail	Cochran Boulevard	58,500	2023	1 mile
Tamiami Trail	Port Charlotte Blvd.	46,000	2023	3 miles





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

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