

Commercial Real Estate Advisors

A marketing company licensed to broker real estate



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

**800 SF Office/Medical Space Available 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 SF Available
Lease Rate: \$20/SF NNN
Lease Term: 3 – 10 years

This solid, fully occupied office building located in the core of Murdock's Central Professional District now has its outparcel containing the drive thru unit for lease as-is or a build to suit. The fact that a Starbucks next to it suggests that it's in a desirable and high traffic location. Its 0% vacancy rate and demonstration of withstanding hurricanes like Ian and speaks to its longevity and stability, durability and structural integrity. Some key features and amenities of this office building include: *On-site property manager and maintenance staff to address any building-related concerns promptly. *Janitorial services provided nightly to maintain a clean and professional atmosphere. *NNN (Triple Net) full-service lease, which includes utilities, maintenance, access to a 1,500 SF conference room, and janitorial services. It does not include data services. *The option for an 800 square foot Drive Thru space as Build To Suit. * Signage rights for the drive thru space which faces the entrance to the mall. *The lease rate is offered at a range of \$20 per square foot, plus an additional \$9.04 per square foot for the NNN full-service lease. (TI would be calculated in this over the term of the lease) *The location of this office building is highly advantageous as it fronts the busy corner of Tamiami Trail (US-41) and Murdock Circle. Additionally, it is situated directly across the street from the County Administration Complex and is surrounded by an adjoining Starbucks, a regional shopping mall, retail strip malls, and several bustling restaurants. These amenities and the quality of the building are likely to impress your customers and clients while also providing a stimulating and motivating environment for your employees.



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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 is or Build-To-Suit (negotiable).



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PROPERTY DETAILS

Address:	18501 Murdock Circle, Port Charlotte, Florida 33948
Available Space:	Drive Thru: 800 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.



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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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