

Commercial Real Estate Advisors

A marketing company licensed to broker real estate



BAYSHORE PROFESSIONAL CENTER

22655 Bayshore Road, Suite 140
Port Charlotte, Florida 33980

1,512 SF UNIT AVAILABLE FOR LEASE
\$21/SF NNN (NNN at \$8/SF)



Howard J. Corr CCIM

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CORR
COMMERCIAL ADVISORS
REAL ESTATE SERVICES

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18501 Murdock Cir Suite 300 | Port Charlotte FL, 33948

OFFICE | MEDICAL OFFICE | INDUSTRIAL | RETAIL | LAND | MULTIFAMILY

22655 Bayshore Road, Suite 140, Port Charlotte



AVAILABLE FOR LEASE

Unit #140 – 1,512 SF

Lease Price: \$21/SF (plus applicable sales tax) NNN (at \$8/SF)

Lease Term: 3 – 5 years

This medical office building is at the corner of Bayshore Road and Edgewater Drive (signalized intersection) - great visibility and location and close to the Punta Gorda market with easy access to the bridge. Suite 140 offers 1,512 SF at the lease price of \$21/SF NNN plus applicable sales tax (NNN at \$8/SF). Tenant to maintain a maintenance contract with HVAC company. Mail key deposit required (\$50). Credit and background check on all prospective tenants to be paid by Landlord.

EXECUTIVE SUMMARY



PROPERTY DETAILS

Address:	22655 Bayshore Road, Port Charlotte Florida 33980
Land size:	1.37 AC (59,727 SF)
Building Size:	12,957 SF
Available Units:	#140 @ 1,512 SF
Lease Price:	\$21.00/SF MG (plus applicable sales tax) NNN (@ \$8/SF)
Zoning:	CHMU – Charlotte Harbor Mixed Use
Year Built:	2006

SITE SUMMARY

Great visibility and location at the corner of Bayshore Road and Edgewater Drive (signalized intersection). Close to the Punta Gorda market with easy access to the bridge.

DEMOGRAPHIC STATISTICS

Proximity:	1 mile	3 miles	5 miles
Total Population:	5,033	34,796	97,843
Median Age:	58.6	55.7	60.0
Households:	2,285	15,415	44,918
Median Home Income:	\$49,939	\$56,636	\$64,941
Per Capita Income:	\$28,978	\$33,413	\$39,221



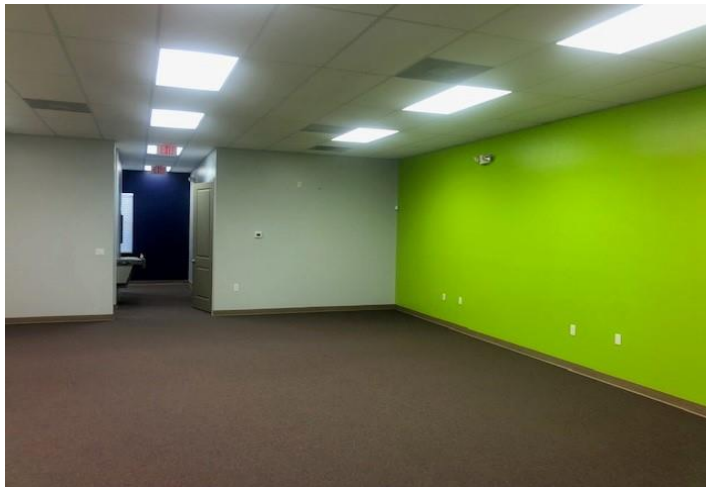
TRAFFIC VOLUME

Collection Street	Cross Street	Traffic Volume	Year	Mile Radius
Tamiami Trail	Edgewater Drive	44,500	2024	<1 mi
Tamiami Trail	Midway Boulevard	62,000	2024	3 mi
Tamiami Trail	Veterans Boulevard	40,000	2024	5 mi

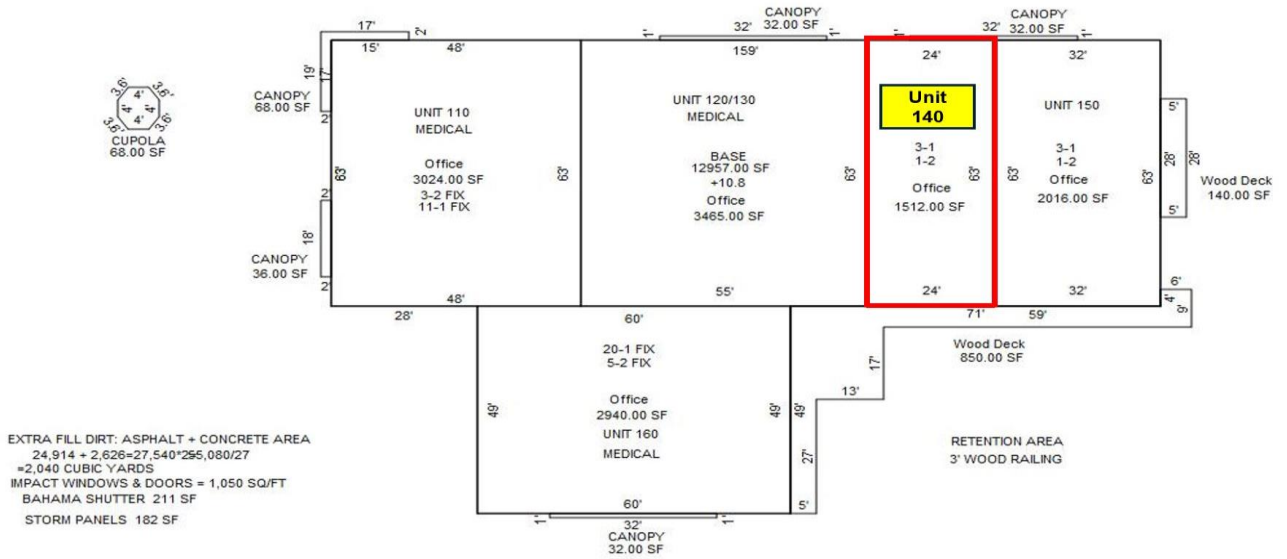


ADDITIONAL PHOTOS





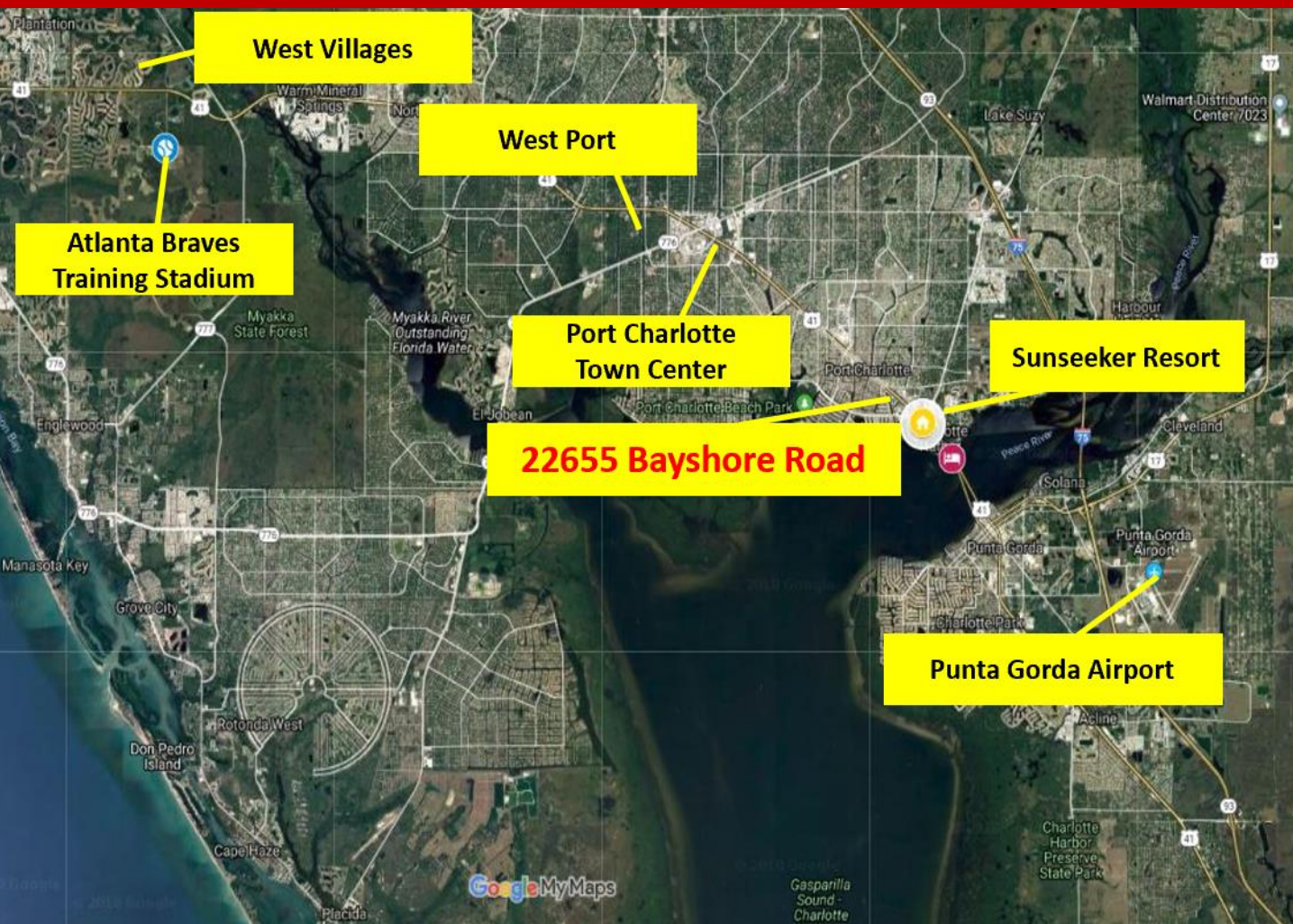
FLOOR PLAN



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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, just minutes from the Port Charlotte Town Center, has broken ground. 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.



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