

# Commercial Real Estate Brokerage

*A marketing company licensed to broker real estate*



## Investment Opportunity: Fully Leased Medical/Office Building

19700 Cochran Boulevard  
Port Charlotte, Florida 33948

**PRICE REDUCTION!! \$5,250,000**



**Howard J. Corr CCIM**

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REAL ESTATE SERVICES

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18501 Murdock Cir Suite 300 | Port Charlotte FL, 33948

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



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Port Charlotte, FL 33948



## AVAILABLE FOR SALE

**PRICE REDUCTION: \$5,250,000**

This approximately 12,000 SF Medical/Office building has undergone a complete remodeling and is now fully leased with tenants from the medical, real estate, and financial sectors. This prime investment property is offered with new leases at higher than market rents and is trading at nearly a 7% cap rate. The majority of the building will be occupied by the seller under a ten-year lease agreement at \$35.00/SF with annual escalations.

A substantial renovation costing nearly \$2 million has been completed on the main section of the building. This renovated space will now house a primary care medical practice and an urgent care facility, enhancing the building's value and appeal.

Located conveniently on Cochran Boulevard, at the hard corner of Peachland and Cochran Boulevard, this property offers maximum exposure and easy access. This strategic location is ideal for attracting both foot traffic and patients who require urgent and primary care services.



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# EXECUTIVE SUMMARY



## PROPERTY DETAILS

|                       |  |
|-----------------------|--|
| Address:              | 19700 Cochran Boulevard<br>Port Charlotte, Florida 33948 |
| Sale Price:           | <b>\$5,250,000</b>                                       |
| Building Size Size:   | 11,980 SF (heated)/12,645 SF (total)                     |
| Land Area:            | 1.40 acres   |
| Year Built/Renovated: | 2006/2024  |
| Zoning:               | II (Industrial Intensive)                                |

## SITE SUMMARY

This investment property is being offered with new leases at higher than market rents and is trading at nearly a 7% cap rate. The majority of the building will be occupied by the seller with a ten-year lease at \$35.00/SF with annual escalations. A nearly \$2M renovation to the main part of the building is complete and will now house a primary care medical practice and an urgent care facility.

## TRAFFIC VOLUME

| Collection Street | Cross Street   | Traffic Vol | Year | Distance |
|-------------------|----------------|-------------|------|----------|
| Veterans Blvd     | Peachland Blvd | 17,500      | 2023 | 0        |
| Veterans Blvd     | Murdock Circle | 36,500      | 2023 | .5 mile  |
| Tamiami Trl       | Midway Blvd    | 62,000      | 2023 | 2 miles  |
| El Jobean Rd      | Flamingo Blvd  | 31,500      | 2023 | 3 miles  |

## DEMOGRAPHIC STATISTICS

| Proximity:          | 1 mile   | 3 miles  | 5 miles  |
|---------------------|----------|----------|----------|
| Total Population:   | 3,431    | 42,744   | 102,177  |
| Median Age:         | 65.9     | 50.7     | 49.9     |
| Households:         | 1,818    | 17,880   | 42,228   |
| Median Home Income: | \$55,328 | \$56,356 | \$60,941 |
| Per Capita Income:  | \$37,832 | \$32,155 | \$34,765 |



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# ADDITIONAL PHOTOS



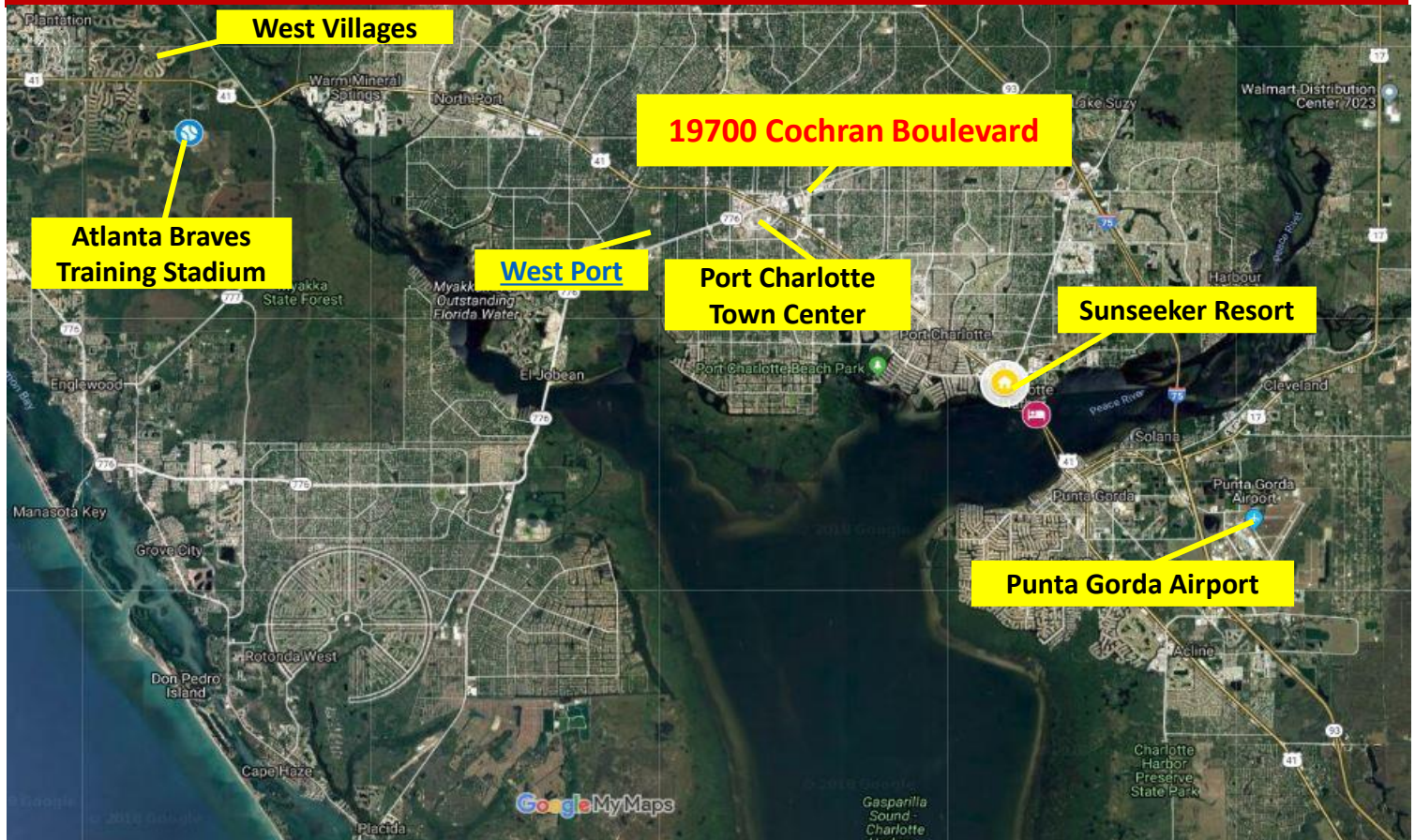
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# AERIAL MAP



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 flatwoods.

The new planned community of [West Port](#) 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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# ABOUT CORR COMMERCIAL ADVISORS



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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# CONFIDENTIALITY & DISCLAIMER STATEMENT



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