

# Commercial Real Estate Brokerage

*A marketing company licensed to broker real estate*



Mixed Use Store and Office or Store and Residential or  
Residential Combination  
Zoned TPG-NT (City of Punta Gorda)  
**415 COOPER STREET, PUNTA GORDA, FLORIDA 33950**  
**\$ 999,500**

Loyal Ritter

Broker Associate

Corr Commercial Advisors LLC

18501 Murdock Circle Suite 300

Port Charlotte, Florida 33948

Direct 941-830-3618

[L.Ritter@CorrAdvisors.com](mailto:L.Ritter@CorrAdvisors.com)



A percentage of my income goes to support an orphanage in Port-au-Prince, Haiti.

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



415 Cooper Street  
Punta Gorda, Florida 33950



AVAILABLE FOR SALE **\$999,500** LAND AREA: 47,055 SF (1.08 A)

This property has more opportunities for development than most 1+ acres of mixed-use land. Currently this property has 1 well-known **restaurant**, 1 **home**, 1 **home and/or office**, 1 **workshop**, 1 **storage building** and still has room to expand.

The potential rental income is an investor's dream. Continue to receive income until you are ready to develop or add additional income streams to the existing property.

Advent Health purchased 4 acres across the street in 2/2025. Hmmm, I wonder if Advent plans to develop, and how would this affect 415 Cooper????

Call Loyal at 941-830-3618 for more information.



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# EXECUTIVE SUMMARY



House 417 Cooper - 1,200 Sq. Ft.

## PROPERTY DETAILS

Address:	415 Cooper Street, Punta Gorda, Florida 33950
Land Area:	47,055 SF (1.08 A)
Sale Price:	\$999,500
Zoning:	TPG-NT (City of Punta Gorda)
Municode	<a href="https://www.ci.punta-gorda.fl.us/home/showpublisheddocument/1467/638475866350870000">https://www.ci.punta-gorda.fl.us/home/showpublisheddocument/1467/638475866350870000</a>

## SITE SUMMARY

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## TRAFFIC VOLUME

Collection Street	Cross Street	Traffic Vol	Year	Distance
Tamiami Trl	E Olympia Avenue	16,500	2025	<1 mile
Tamiami Trl	Gilchrist Bridge	25,000	2025	1 mile
Tamiami Trl	Edgewater Drive	44,500	2025	3 miles
Tuckers Grade	I-75	59,500	2025	5 miles

## DEMOGRAPHIC STATISTICS

Proximity:	1 mile	3 miles	5 miles
Total Population:	2,479	20,782	64,972
Median Age:	56.7	65.4	63.2
Households:	1,174	10,749	31,472
Median Home Income:	\$51,887	\$71,208	\$74,516
Per Capita Income:	\$37,028	\$51,134	\$49,236



House/Office 705 S. Virginia - 2,900 Sq. Ft.



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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!



## **Howard J. Corr CCIM**

Managing Broker

[D] 941.815.2129

[E] H.Corr@CorrAdvisors.com

## **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



## CONFIDENTIALITY & DISCLAIMER STATEMENT

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