

Commercial Real Estate Brokerage

A marketing company licensed to broker real estate



OMI-Zoned Parcel For Sale South of El Jobean Road
10,062 SF

1997 Redmond Street, Port Charlotte, FL 33948

PRICE REDUCED TO \$54,900



Howard J. Corr CCIM

Managing Broker

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CORR
COMMERCIAL ADVISORS[®]
REAL ESTATE SERVICES

941.740.1215

18501 Murdock Cir Suite 300 | Port Charlotte FL, 33948

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

1997 Redmond Street
Port Charlotte, FL 33948



AVAILABLE FOR SALE

\$54,900

LAND AREA: 10,062 SF

PRICE REDUCTION! The property is located approximately 1-2 blocks off of Hwy 776/EI Jobean Road in Port Charlotte. This is an area of great growth and potential. It is zoned OMI (Office, Medical, Institutional) which includes the following uses: Dance Studios, Day Care Center, Assisted Living, Drug Store, Pain Management Clinic, Place of Worship, and some types of schools, plus many other uses. The property may be able to have a single-family home or a duplex built on it as of its current status. Please verify with Charlotte County. The location is close to the Ball Park, Shopping, and Restaurants. Offered for sale at \$54,900.

https://library.municode.com/fl/charlotte_county/codes/code_of_ordinances?nodeId=PTIILADEGRMA_CH3-9ZO_ARTIIDIRE_S3-9-39OFMEINOM



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EXECUTIVE SUMMARY



PROPERTY DETAILS

Address:	1997 Redmond Street Port Charlotte, Florida 33948
Land Area:	10,062 SF
Sale Price:	\$54,900
Zoning:	OMI
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SITE SUMMARY

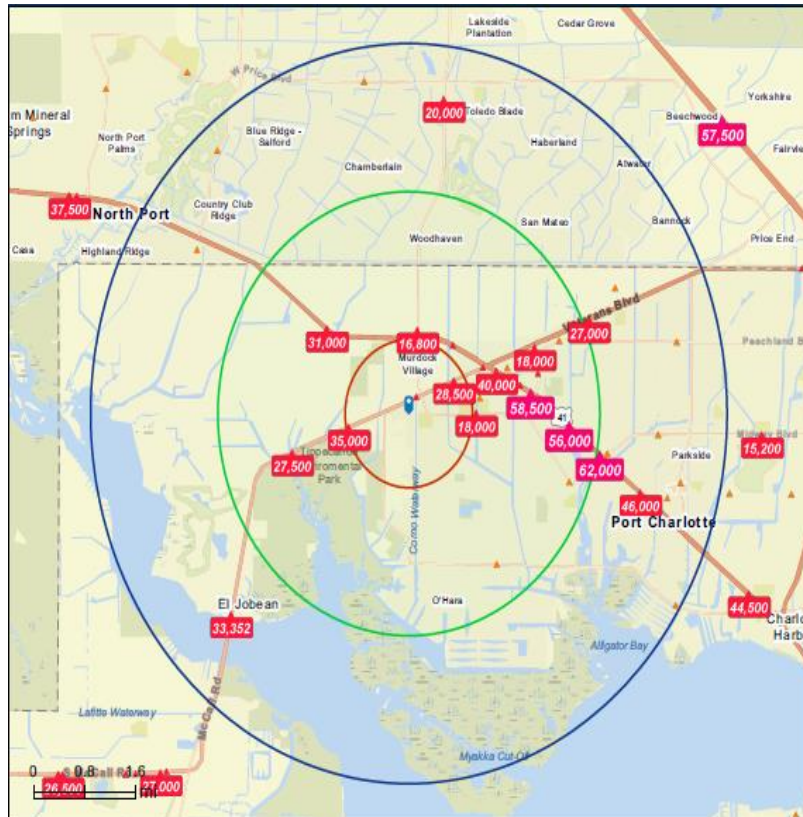
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TRAFFIC VOLUME

Collection Street	Cross Street	Traffic Vol	Year	Distance
Tamiami Trl	Toledo Blade Blvd	16,800	2024	1 mile
El Jobean Rd	Centennial Blvd	35,000	2024	1 mile
Veterans Blvd	Atwater St	27,000	2024	3 miles
Tamiami Trl	Biscayne Dr	37,500	2024	6.5 miles

DEMOGRAPHIC STATISTICS

Proximity:	1 mile	3 miles	5 miles
Total Population:	2,552	27,801	87,284
Median Age:	52.1	55.3	53.3
Households:	983	11,805	36,708
Median Home Income:	\$54,302	\$66,144	\$67,540
Per Capita Income:	\$27,813	\$36,784	\$36,746



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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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