

Commercial Real Estate Advisors

A marketing company licensed to broker real estate



**134 Anchor Road
Rotonda West, Florida 33947**

FLEX SPACE FOR LEASE

**Two 3,000 SF spaces or One 6,000 SF Available
1.83 Acres IG-Zoned Commercial Land
14' Overhead Doors**

LEASE RATE IMPROVEMENT!

\$18/SF (NNN Lease @ \$3/SF)



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

**134 ANCHOR ROAD
ROTONDA WEST FL 33947**



AVAILABLE FOR LEASE

TWO 3,000 SF SPACES OR ONE 6,000 SF AVAILABLE

1.83 Acres Land Area (79,868 SF)

Lease Price: **\$18/SF** NNN (NNN @ \$3/SF)

One of the warehouse's key strengths is its versatility in available square footage. Tenants can lease either 3,000 or 6,000 square feet, allowing for customization to suit specific operational needs. Whether you require a compact area for specialized inventory or a larger footprint for production, this facility can be tailored to meet your requirements. Property is zoned IG. 14' overhead doors and man doors as shown.

Leases are offered for terms of three to five years, providing stability and predictability with room for business growth. Base rent of \$18/SF features a 4% annual escalation, ensuring that operating costs remain transparent and manageable over the life of your lease. Estimated common area expenses are \$3/SF.



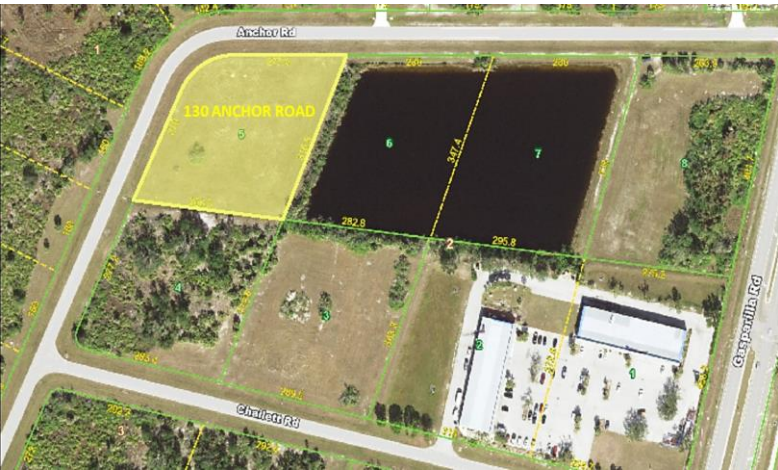
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EXECUTIVE SUMMARY



PROPERTY DETAILS

Address:	134 Anchor Road, Rotonda West FL 33947
Bldg Size	3,000 or 6,000 SF
Land Area	1.83 A (79,868 SF)
Lease Price	\$18.00/SF (NNN lease @ \$3/SF)
Zoning	IG – Industrial General

SITE SUMMARY

3,000 or 6,000 SF available for lease in IG zoning in Rotonda West just off Gasparilla Road with 14' overhead doors and a lease rate of \$18/SF NNN (NNN charges are \$3/SF).

DEMOGRAPHIC STATISTICS

Proximity:	1 mile	3 miles	5 miles
Total Population:	1,880	22,139	40,233
Median Age:	63.5	62.9	63.7
Households:	817	10,108	19,055
Median Household Income:	\$79,299	\$72,795	\$67,810
Per Capita Income:	\$40,683	\$41,554	\$41,098



TRAFFIC VOLUME

Collection Street	Cross Street	Traffic Vol	Year	Mile Radius
SR 776	Gasparilla Rd.	27,000	2024	1 mi
SR 776	Sunnybrook Blvd.	29,000	2024	3 mi
SR 776	Winchester Blvd.	34,500	2024	5 mi



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ADDITIONAL PHOTOS



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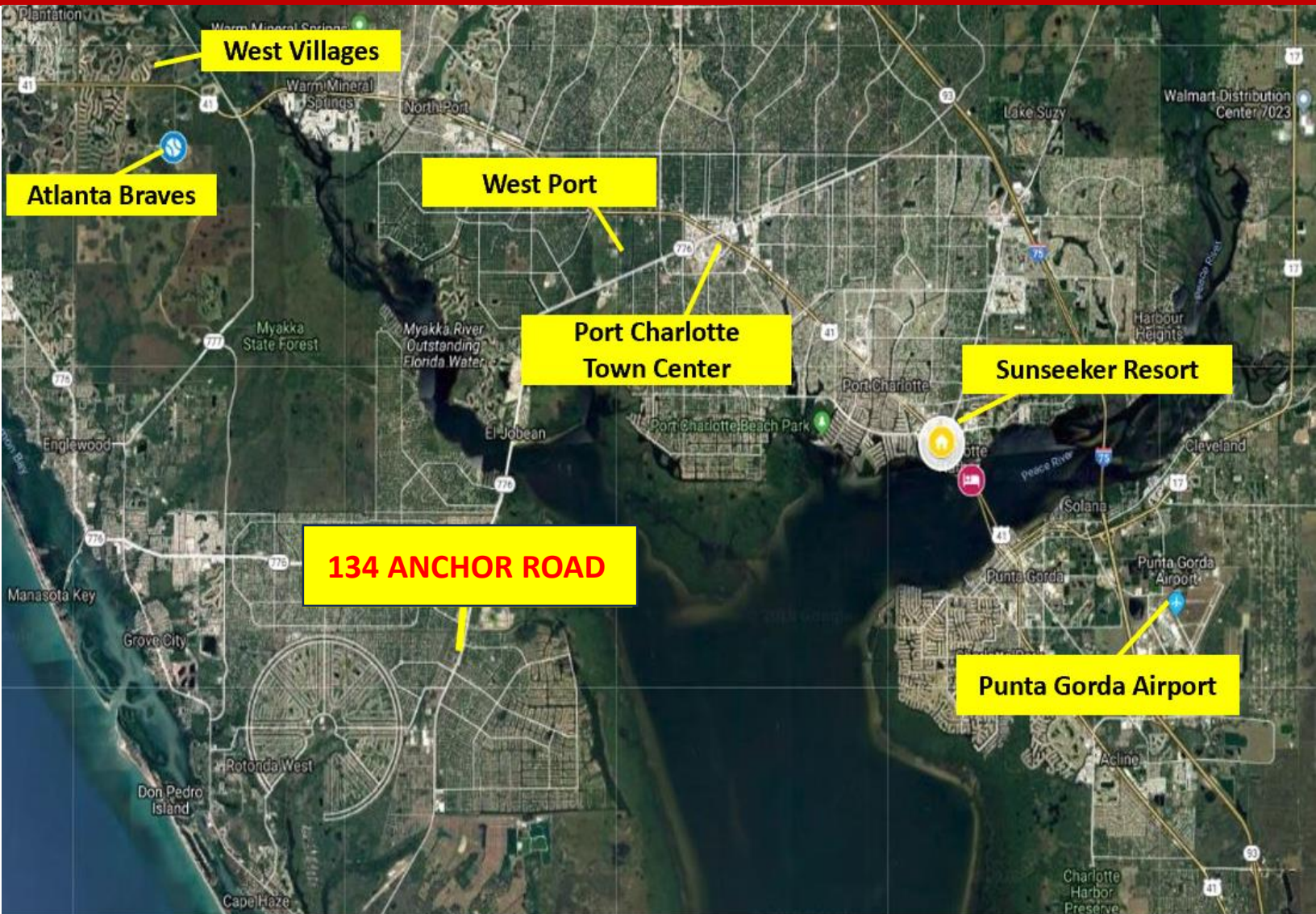
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IG – Industrial General zoning includes:

- Distribution and logistics centers
- Light manufacturing operations
- Storage and warehousing
- Service and repair businesses
- Showroom and retail support functions
- Research and development labs





Englewood:

Englewood offers some of the most unique Gulf front residences and commercial properties on Florida's west coast. Close to the growing communities of Port Charlotte and North Port, there are many advantages to this little spot near the water.

The quiet seaside beachfront community, with its white-sand beaches and old Florida charm, offers retail business and office professionals alike access to some of the most affluent residents of Sarasota County. It escaped major damage with Hurricane Charley, and Manasota Key continues to be one of Southwest Florida's undiscovered waterfront community treasures.



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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.



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