

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

Managing Broker

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REAL ESTATE SERVICES

941.740.1215

18501 Murdock Cir Suite 300 | Port Charlotte FL, 33948



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



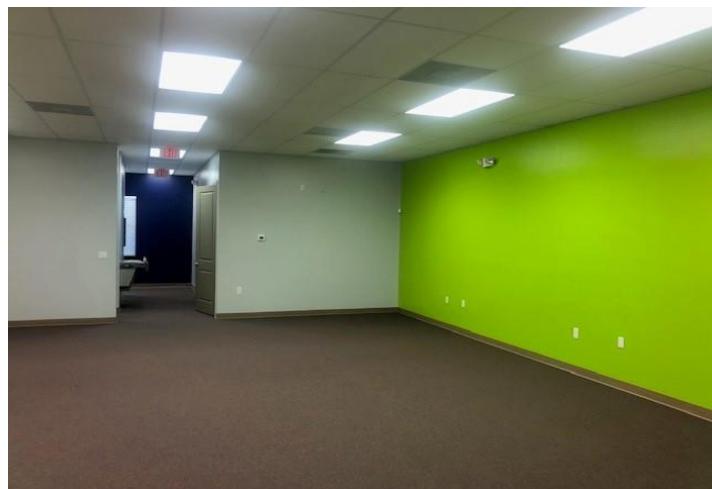
TRAFFIC VOLUME

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

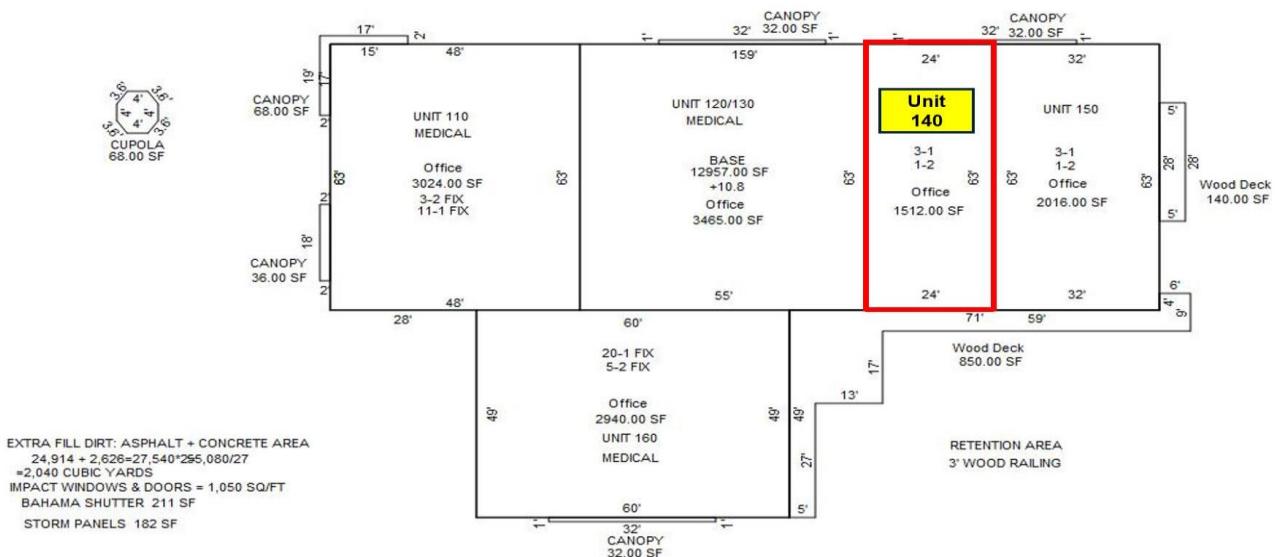
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



FLOOR PLAN



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West Port: What truly sets Port Charlotte apart is its unique blend of small-town charm and big-city opportunity. Residents are drawn not just by the natural beauty and recreational bounty, but also by a strong sense of community that is evident in every corner of the town. Festivals, farmers' markets, and cultural events bring people together, forging bonds and traditions that make Port Charlotte more than just a place to live — it is a place to belong. West Port is poised to dramatically reshape the local housing landscape by adding 3,500+ new residences, catering to a diverse array of residents, from retirees seeking tranquility to growing families desiring space and modern amenities. Alongside residential development, West Port promises thousands of square feet of new commercial space, making it a potential hub for shopping, dining, and services—further enriching daily life for locals.

Centennial Park: Centennial Park, built in 2003, is 103.3 acres within the Murdock Village CRA and funded by 1998 Sales Tax, 2002 Sales Tax, Parks and Rec Impact Fees and by the Florida Recreation Development Assistance Program. The park is home to the Snowbird Classic College Baseball Tournament in March and features a challenging 18-hole Disc Golf course.

West Port Marketplace: Publix-anchored shopping center, projected delivery early 2027. Located at the northeast corner of El Jobean Road and Flamingo Boulevard, with 39,000 AADT on El Jobean Road. Flamingo Boulevard will be extended north to connect to US 41 and serves the West Port community, with 3,500 new residences to be built within a mile of the shopping center.

Huntington Project: Initial construction is planned for two 5,000-sf multi-tenant quick serve restaurant tenants.



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.



CONFIDENTIALITY & DISCLAIMER STATEMENT

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