

Commercial Real Estate Advisors

A marketing company licensed to broker real estate



**2525 Harbor Boulevard, Unit 101 and 103-B
Port Charlotte, Florida 33952**

**6,430 SF UNIT AVAILABLE FOR LEASE
Port Charlotte Medical Pavilion**



Howard J. Corr CCIM
Managing Broker
[O] 941-740-1215
[D] 941.815.2129
[E] H.Corr@CorrAdvisors.com

Heather Pack
Commercial Associate
[O] 941-740-1215
[D] 941-237-8070
[E] H.Pack@CorrAdvisors.com



Corr Commercial Advisors, LLC
18501 Murdock Cir Suite 300 | Port Charlotte FL, 33948



2525 Harbor Boulevard, Unit 101/103-B, Port Charlotte



6,430 SF AVAILABLE FOR LEASE

Lease Price: \$28.25/SF NNN (\$6.53/SF)

Rare opportunity in the heart of Port Charlotte's medical district, ideally positioned between the area's two major hospitals. This first-floor medical facility offers 6,430 square feet of highly versatile space and is well-suited for a wide range of medical and professional uses. The unit is lightly equipped, including existing furniture and an on-site X-ray machine, allowing for a streamlined transition for medical practices or related services. A spacious layout and prime location make this property an exceptional opportunity in a highly sought-after area. Schedule your viewing appointment today!



CORR
COMMERCIAL ADVISORS[®]
REAL ESTATE SERVICES

18501 Murdock Cir Suite 300
Port Charlotte FL, 33948

OFFICE 941.740.1215
CorrCommercialAdvisors.com



PROPERTY DETAILS

| | |
|--------------|--|
| Address: | 2525 Harbor Boulevard, Unit 101/103-B , Port Charlotte, FL 33952 |
| Unit Size: | 6,430 SF |
| Lease Price: | \$28.25 NNN (\$6.53/SF) |
| Zoning: | CG -Commercial General |

SITE SUMMARY

This first-floor medical facility offers 6,430 square feet of highly versatile space and is well-suited for a wide range of medical and professional uses.

DEMOGRAPHIC STATISTICS

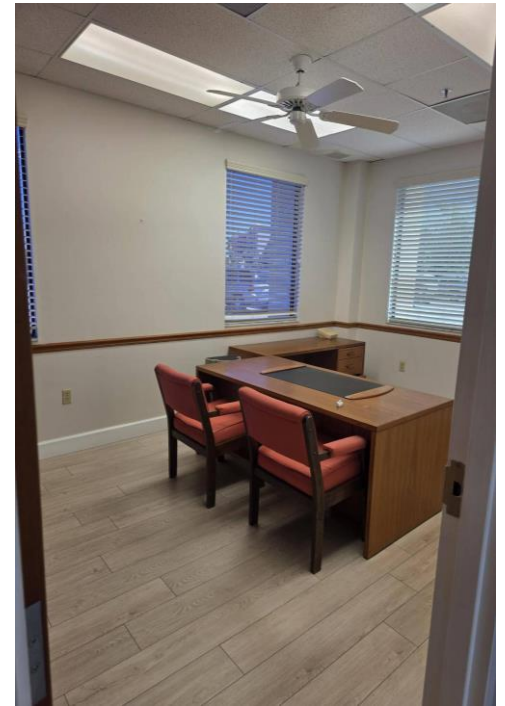
| Proximity: | 1 mile | 3 miles | 5 miles |
|---------------------|----------|----------|----------|
| Total Population: | 11,647 | 56,264 | 94,026 |
| Median Age: | 50.7 | 54.9 | 56.7 |
| Households: | 5,131 | 24,778 | 42,009 |
| Median Home Income: | \$45,580 | \$67,275 | \$70,075 |
| Per Capita Income: | \$26,571 | \$38,279 | \$41,465 |



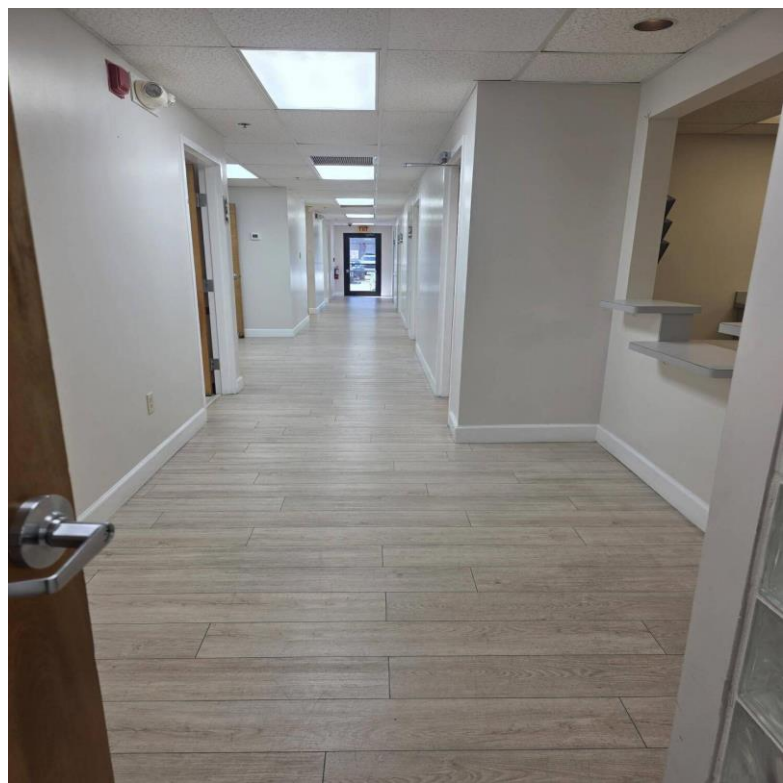
TRAFFIC VOLUME

| Collection Street | Cross Street | Traffic Volume | Year | Mile Radius |
|-------------------|----------------|----------------|------|-------------|
| Harbor Blvd. | Olean Blvd. | 46,000 | 2025 | At the site |
| Tamiami Trl. | Harborview Rd. | 49,000 | 2025 | 2.5 miles |
| Veterans Blvd. | Cochran Blvd. | 27,000 | 2025 | 3 miles |

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



CORR
COMMERCIAL ADVISORS[®]
REAL ESTATE SERVICES

18501 Murdock Cir Suite 300
Port Charlotte FL, 33948

OFFICE 941.740.1215
CorrCommercialAdvisors.com



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!



Howard J. Corr CCIM
Managing Broker
Direct - 941.815.2129
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.



CONFIDENTIALITY & DISCLAIMER STATEMENT

The information contained in this document is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Corr Commercial Advisors LLC and should not be made available to any other person or entity without the written consent of Corr Commercial Advisors LLC. This document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Corr Commercial Advisors LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition of the business prospects of any tenants, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Corr Commercial Advisors LLC has not verified, and will not verify, any of the information contained herein, nor has Corr Commercial Advisors LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Some or all the photographs contained within may have been altered from their original format. All potential buyers must take appropriate measures to verify all the information set forth herein.