

Commercial Real Estate Advisors

A marketing company licensed to broker real estate



1225 Tamiami Trail, Port Charlotte FL , 33953



Howard J. Corr CCIM
Managing Broker
[D] 941.815.2129
[E] H.Corr@CorrAdvisors.com



CORR
COMMERCIAL ADVISORS
REAL ESTATE SERVICES

941.740.1215

18501 Murdock Cir Suite 300 | Port Charlotte FL, 33948

OFFICE | MEDICAL | INDUSTRIAL | RETAIL | LAND | MULTIFAMILY

1225 Tamiami Trail



AVAILABLE FOR SALE

Unit A-4

1,000 SF

Pricing – \$109,000

Successful diner on US-41 in Port Charlotte, close to mall, retail, commercial area and restaurants, located at approximately the mid-point between Punta Gorda and North Port and adjacent to the busy intersection of Tamiami Trail and El Jobean. This location is also near where Murdock Village will be built which should increase vehicle count on US-41. Restaurant equipment and ongoing business are also available. This space is 1,000 square feet with an entry door and storefront window up front and a large overhead door and exit door in the rear of the unit, the overhead door is blocked at this time to accommodate restaurant equipment but can be restored to use. There is an approximately 725 square foot storage loft on a second level that is not included in the Charlotte County Property Appraiser Real Property Record measurements.



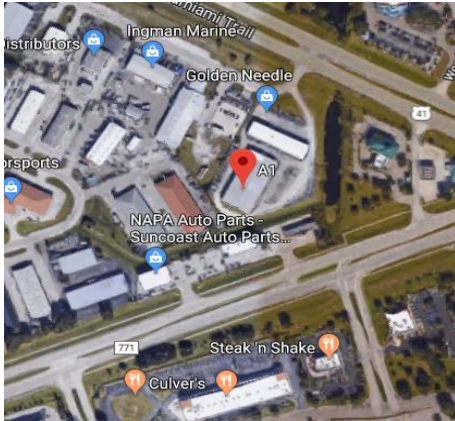
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Executive Summary



PROPERTY DETAILS

Address:	1225 Tamiami Tr, Port Charlotte FL 33953
Land size:	N/A
Building Size:	10,000 SF
Sale Price:	\$109,000
Zoning:	IL

SITE SUMMARY

Successful diner on US-41 in Port Charlotte, close to mall, retail, commercial area and restaurants, located at approximately the mid-point between Punta Gorda and North Port and adjacent to the busy intersection of Tamiami Trail and El Jobean. .

Demographic Statistics

Proximity:	1 mile	3 miles	5 miles
Total Population:	8,566	51,885	80,170
Median Age:	51.3	51.3	51.3
Households:	3,953	22,510	34,712
Median Home Income:	\$38,576	\$42,128	\$45,201
Per Capita Income:	\$24,017	\$25,303	\$26,772



Traffic Volume

Collection Street	Cross Street	Traffic Vol	Year	Mile Radius
Tamiami	Toledo Blade	34,000	2019	1 mi
Tamiami	Veterans	43,500	2019	1 mi
Tamiami	Chamberlain	26,000	2019	3 mi



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Aerial Map



Found along Florida's welcoming Gulf Coast, Port Charlotte is located about halfway between Sarasota and Fort Myers, perfectly positioned to offer every manner of water-borne activities. Port Charlotte more than 165 miles of waterways, providing access to Charlotte Harbor and the Gulf of Mexico and many more miles of natural shoreline bordering Charlotte Harbor and the Peace and Myakka rivers. But that's not all. Seven of the 21 golf courses located in Charlotte County are found in Port Charlotte. Charlotte Sports Park is home to spring training for the Tampa Bay Rays. Tippecanoe Environmental Park in Port Charlotte offers hiking trails and wildlife viewing through 380 acres of scrub and pine flat-woods.

The new planned community of Murdock Village is about to break ground just minutes from the Port Charlotte Town Center. The master planned community will create excitement and be developing 2,000 new homes and thousands of commercial square footage.

The Atlanta Braves have spent 72 consecutive years in Florida for Spring Training and will continue their Florida legacy by committing to a 30-year Facility Operating Agreement in West Villages Florida, with the option to extend the term in two five-year increments. In 2019, the Braves will begin Spring Training in the team's new state-of-the-art spring training complex in West Villages Florida, a master-planned community in the City of North Port in Sarasota County which is boasting an additional 35,000 new rooftops.



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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 that not only understand the business but have been a pivotal part of its growth and development over the last several decades 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 operations of infrastructure, utilities, and 55 miles of interconnecting waterways with direct access to Tampa Bay. is committed to delivering unparalleled service, knowledge, and experience to SWFL. If you are looking to conduct a real estate transaction or you 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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The Corr name has a heritage of Entrepreneurship, Integrity, Creativity and Excellence in Florida and Michigan real estate.

In the 1950's, my Father developed one of the first Midwest Regional Shopping Center in Lansing, Michigan. Today it remains a thriving center of commerce and a business model for re-invention and market adaption. His next venture was designing and building a small community on Tampa Bay known as Apollo Beach, FL.

As I began my real estate career in the mid 1970's in Sarasota, FL, my mission, vision and values were clearly influenced by my Father's work ethic and dedication to excellence. To this day, I believe ethical and creative out of the box thinking is a must for success in commercial real estate.

Over the past 40 years I have owned and operated Florida real estate brokerages from Tampa to the Florida Keys. My portfolio includes development and management of shopping centers, office parks and residential communities in Michigan and Florida.

My passion for creative out of the box thinking can be experienced with a visit to Port Charlotte Towne Centre, the home of Recreational Warehouse. In a 22,000/sf space you can see hot tubs and full-size above ground pools filled with water and fully functioning. This project is an example of repurposing vacated space in the ever-changing retail arena. Working on putting the pieces together for the mutual benefit of all parties was exciting.

My promise to clients of Corr Commercial Advisors...we always be knowledgeable, accountable and collaborative when working on your project. Our team of licensed real estate advisors are committed to meeting and exceed your expectations.

One final salute to my Father, Francis J. Corr...thank you for your guiding light.



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