

# Commercial Real Estate Advisors

*A marketing company licensed to broker real estate*



**104 S. Polk Avenue  
Arcadia, Florida 34266**



**Howard J. Corr CCIM**  
Managing Broker  
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**941.740.1215**

18501 Murdock Cir Suite 300 | Port Charlotte FL, 33948

OFFICE | MEDICAL | INDUSTRIAL | RETAIL | LAND | MULTIFAMILY

# 104 S. Polk Avenue, Arcadia



## **AVAILABLE FOR SALE**

**Building Size: 3,495 SF**

**Land Area: 31,808SF (.73 Acres)**

**Offered at \$288,750**

Office building on the corner of South Polk Avenue and West Magnolia Street in downtown Arcadia. 142' frontage on West Magnolia Street and 225' frontage on South Polk Avenue. One block away from signalized intersection at West Magnolia Street and South DeSoto Avenue.



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# Executive Summary



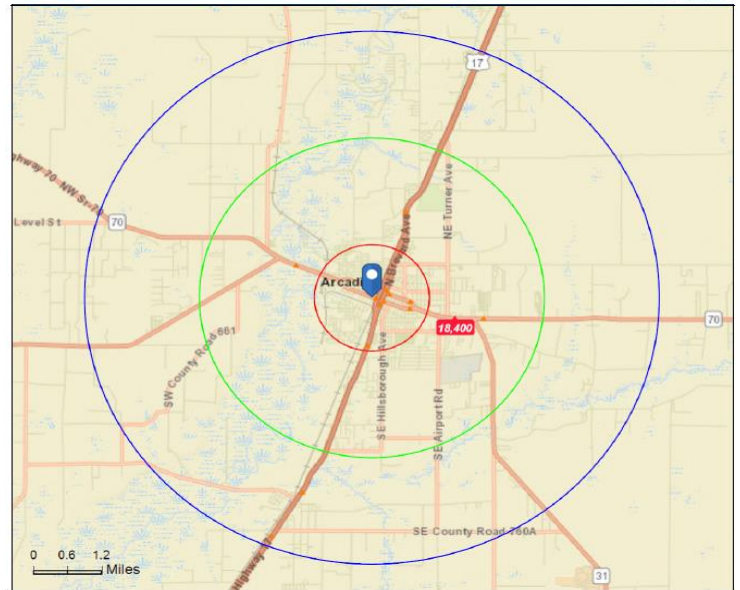
## PROPERTY DETAILS

Address:	104 S. Polk Avenue, Arcadia FL 34266
Land Area:	31,799 SF
Building Size:	3,495 SF
Sale Price:	\$288,750
Zoning:	Commercial – C-1

## SITE SUMMARY

### Demographic Statistics

Proximity:	1 mile	3 miles	5 miles
Total Population:	8,323	19,248	24,646
Median Age:	31.4	34.4	35.8
Households:	2,586	6,306	8,193
Median Home Income:	\$30,484	\$33,540	\$34,299
Per Capita Income:	\$13,606	\$14,405	\$14,887



### Traffic Volume

Collection Street	Cross Street	Traffic Volume	Year	Mile Radius
SR 70	NE Turner Ave.	18,400	2019	2 mi



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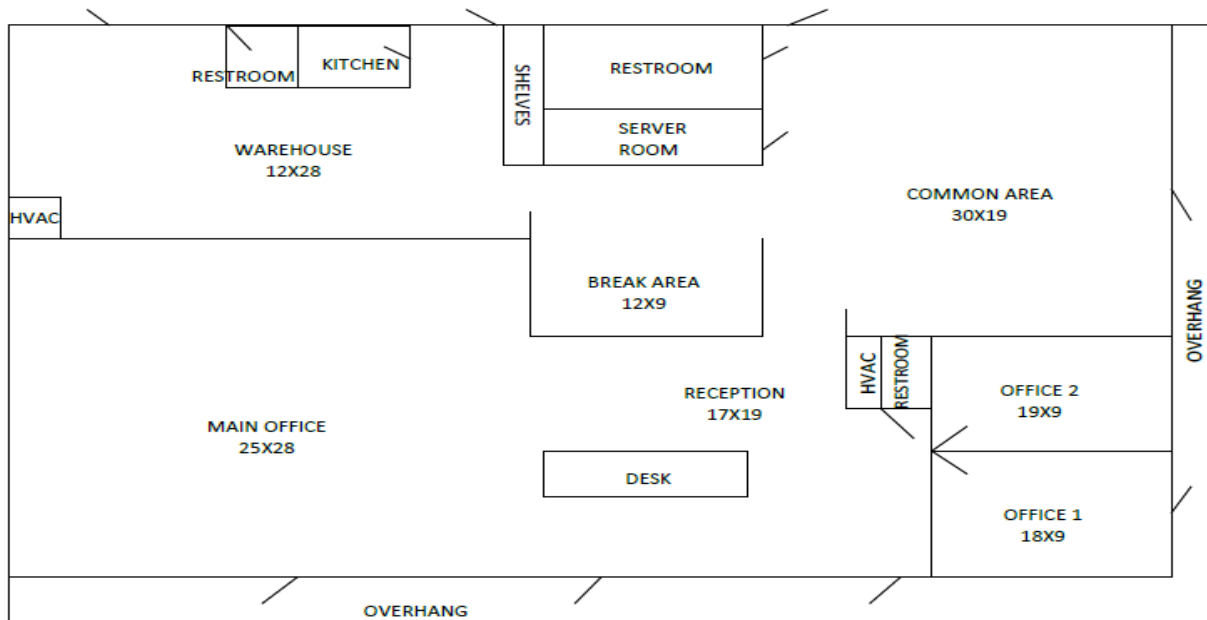
# Interior Photos and Floor Plan



Office 1



Office 2



104 S. Polk Ave., Arcadia, FL 34266

3,495sf

FLOOR PLAN NOT TO SCALE



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# Additional Information



## Workforce and Business Summary Data for all businesses in area

DeSoto County

Total Businesses:	909
Total Employees:	10,858
Total Residential Population:	36,508
Employee/Residential Population Ratio (per 100 Residents)	30

	Businesses		Employees	
	Number	Percent	Number	Percent
by SIC* Codes				
Agriculture & Mining	56	6.2%	2,035	18.7%
Construction	73	8.0%	378	3.5%
Manufacturing	21	2.3%	327	3.0%
Transportation	18	2.0%	112	1.0%
Communication	12	1.3%	82	0.8%
Utility	7	0.8%	29	0.3%
Wholesale Trade	29	3.2%	1,738	16.0%
Retail Trade Summary	175	19.3%	1,908	17.6%
Home Improvement	13	1.4%	133	1.2%
General Merchandise Stores	7	0.8%	375	3.5%
Food Stores	23	2.5%	193	1.8%
Auto Dealers, Gas Stations, Auto Aftermarket	27	3.0%	436	4.0%
Apparel & Accessory Stores	10	1.1%	30	0.3%
Furniture & Home Furnishings	7	0.8%	24	0.2%
Eating & Drinking Places	50	5.5%	578	5.3%
Miscellaneous Retail	38	4.2%	139	1.3%
Finance, Insurance, Real Estate Summary	76	8.4%	348	3.2%
Banks, Savings & Lending Institutions	14	1.5%	157	1.4%
Securities Brokers	3	0.3%	5	0.0%
Insurance Carriers & Agents	16	1.8%	49	0.5%
Real Estate, Holding, Other Investment Offices	43	4.7%	137	1.3%
Services Summary	344	37.8%	2,549	23.5%
Hotels & Lodging	16	1.8%	86	0.8%
Automotive Services	26	2.9%	69	0.6%
Motion Pictures & Amusements	20	2.2%	70	0.6%
Health Services	45	5.0%	685	6.3%
Legal Services	10	1.1%	55	0.5%
Education Institutions & Libraries	20	2.2%	689	6.3%
Other Services	207	22.8%	895	8.2%
Government	81	8.9%	1,352	12.5%
Unclassified Establishments	17	1.9%	0	0.0%
Totals	909	100.0%	10,858	100.0%

[http://teamdesoto.com/site\\_selection/workforce\\_training](http://teamdesoto.com/site_selection/workforce_training)

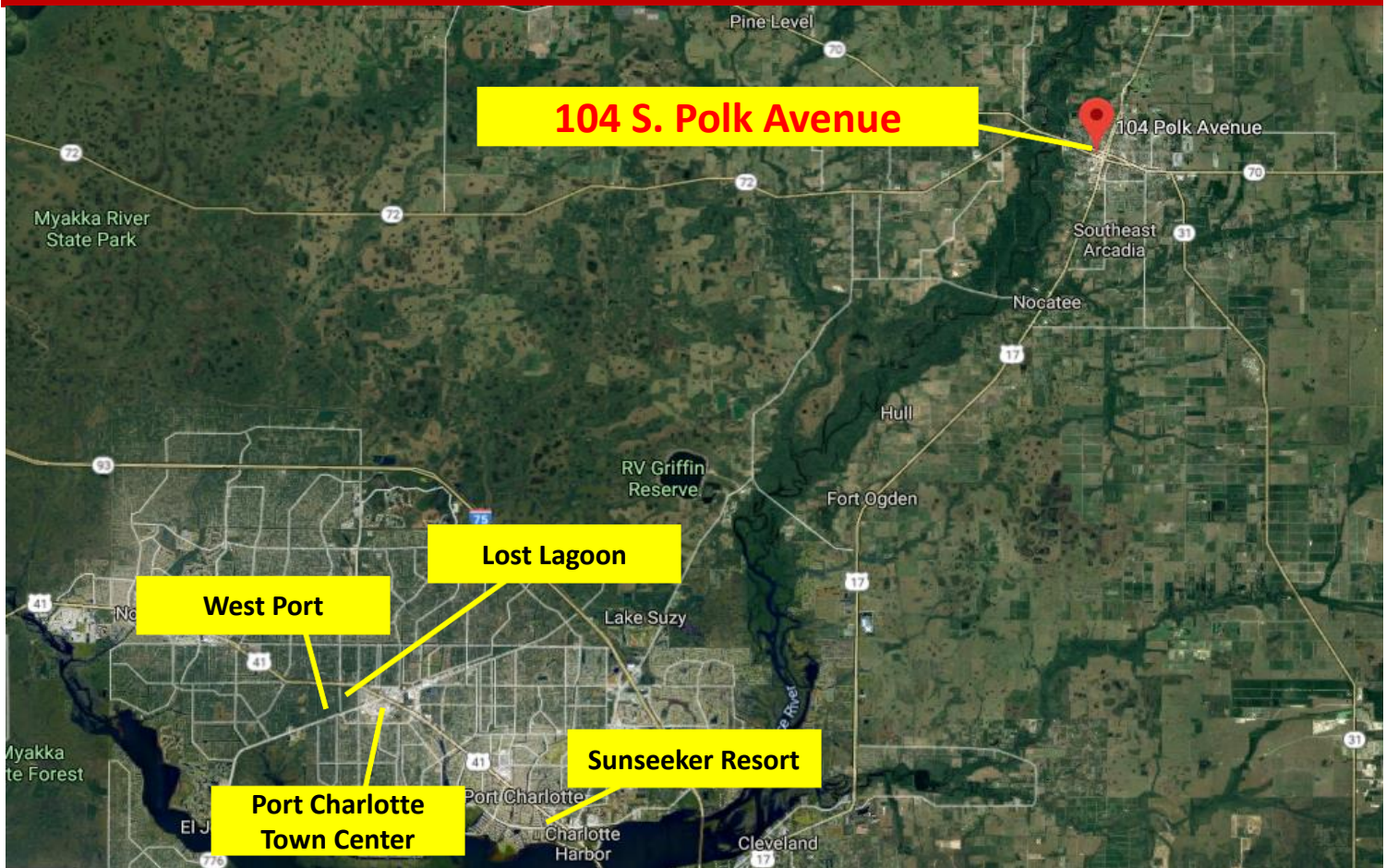


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# Aerial Map



DeSoto County was created in 1887 and named after Spanish explorer Hernando de Soto, who landed in Florida in May, 1539 with nine ships and 620 men. Historians debate whether de Soto landed in Tampa Bay or Charlotte Harbor. Either way, he named the land Espiritu Santu, or Holy Spirit. Over the centuries, blessed by abundant sunshine and the fertile soil of the Peace River Valley, DeSoto County carved its success from the land. There is a heritage of being in touch with the outdoors. On January 10, 1909, the Tampa Morning Tribune summed it up this way: "The man who is looking for a comfortable home in a country where something more than a mere living can be made, will find no country that offers greater inducements than the Peace River country. Its soil, climate, healthfulness and natural advantages make it the finest and richest country on earth."

The city of Arcadia is the county seat for DeSoto County. It was founded in 1886 at what is now the crossroads of US-17 and State Road 70. Today, Arcadia is well known for its antique district. There are more than 25 antique stores in the historic downtown district. On the fourth Saturday of each month, vendors take over the streets to display their rare finds for public sale. Throughout the year, there are Watermelon and Orange Blossom Festivals, Beer Walks, Wine Walks, a Roaring 20's Gala for charity, car shows and a huge, 4-day rodeo every March. Culturally, Arcadia and DeSoto County display elements of Midwestern "niceness" and old-fashioned Southern charm. Manners matter here; "sir" and "ma'am" are heard often. During the winter months, a sizable contingent of Canadians arrives, drawn as much by these qualities as the exceptional weather.

<http://visitdesoto.com/about-desoto/heritage-and-culture>



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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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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 Centers 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, Florida, 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 Town Center, 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 will always be knowledgeable, accountable and collaborative when working on your project. Our team of licensed real estate advisors are committed to meeting and exceeding your expectations.

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



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