

Commercial Real Estate Advisors

A marketing company licensed to broker real estate



1009 Tamiami Trail, Port Charlotte, FL 33953

Industrial Building For Sale

8,377 SF on .76-acre lot

\$860,000



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OFFICE | MEDICAL | INDUSTRIAL | RETAIL | LAND | MULTIFAMILY

1009 Tamiami Trail



AVAILABLE FOR SALE

\$860,000

Attractive and presentable warehouse or showroom space adjacent to Tamiami Trail in the Murdock area of Port Charlotte. This is not the usual run-down warehouse with dusty concrete floors, battered drywall, dangling insulation, and hot metal roofing. This building was formerly a motor vehicle showroom where presentation is important. There are three spaces in the building with the two larger areas having separate entrances but joined by overhead & man doors, approximately 2,500 SF and 3,500 SF each, with nice tile floors, retail-type track lighting and central air conditioning. Both of the larger spaces also have overhead and man doors that lead onto the fenced and gated yard behind the building. The third space is an approximate 1,770 SF service bay adjoining yard and accessible from the 3,500 SF side of the warehouse. The 2,500 SF side features two restrooms with a better finish than is usual in industrial space. The 3,500 SF side has one restroom. The property is zoned Industrial allowing more activities than in Commercial General locations. Three-phase power is in place with separate meters for each space. Plenty of parking for employees and customers. Opportunity abounds with this property: occupy the entire building, use just part and lease the rest, lease all three areas separately, rent yard space, etc. - don't miss out! (Please note: The 10' x 20' carport, illuminated sign and personal property inside the building are not included in the listed price.)



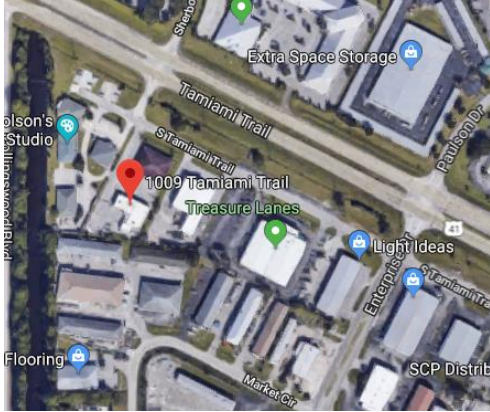
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Executive Summary



PROPERTY DETAILS

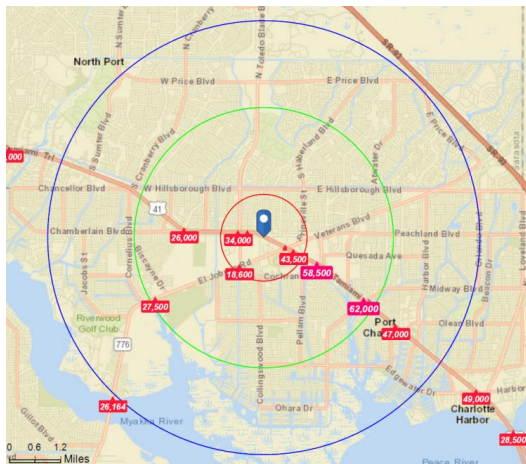
Address:	1009 Tamiami Trail, Port Charlotte, Florida 33953
Land Area (Acres):	0.76 AC
Land Area (SF):	33,089 SF
Building Size:	8,377 SF
Leasing Price:	\$860,000
Zoning:	IG – Industrial General

SITE SUMMARY

Excellent location on Tamiami Trail in Port Charlotte for this fully air-conditioned building with four overhead doors-perfect for a variety of industrial uses. IG zoning allows for a multitude of business types including commercial vehicle rental, distribution/wholesaling/warehousing, emergency services, essential services, farm equipment sales and service, heavy machinery sales and service, light manufacturing and more! Plenty of parking for employees and customers.

Demographic Statistics

Proximity:	1 mile	3 miles	5 miles
Total Population:	1,354	31,274	92,253
Median Age:	46.3	47.1	49.4
Households:	480	12,772	38,198
Median Home Income:	\$51,600	\$52,656	\$51,777
Per Capita Income:	\$26,488	\$28,280	\$28,371



Traffic Volume

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

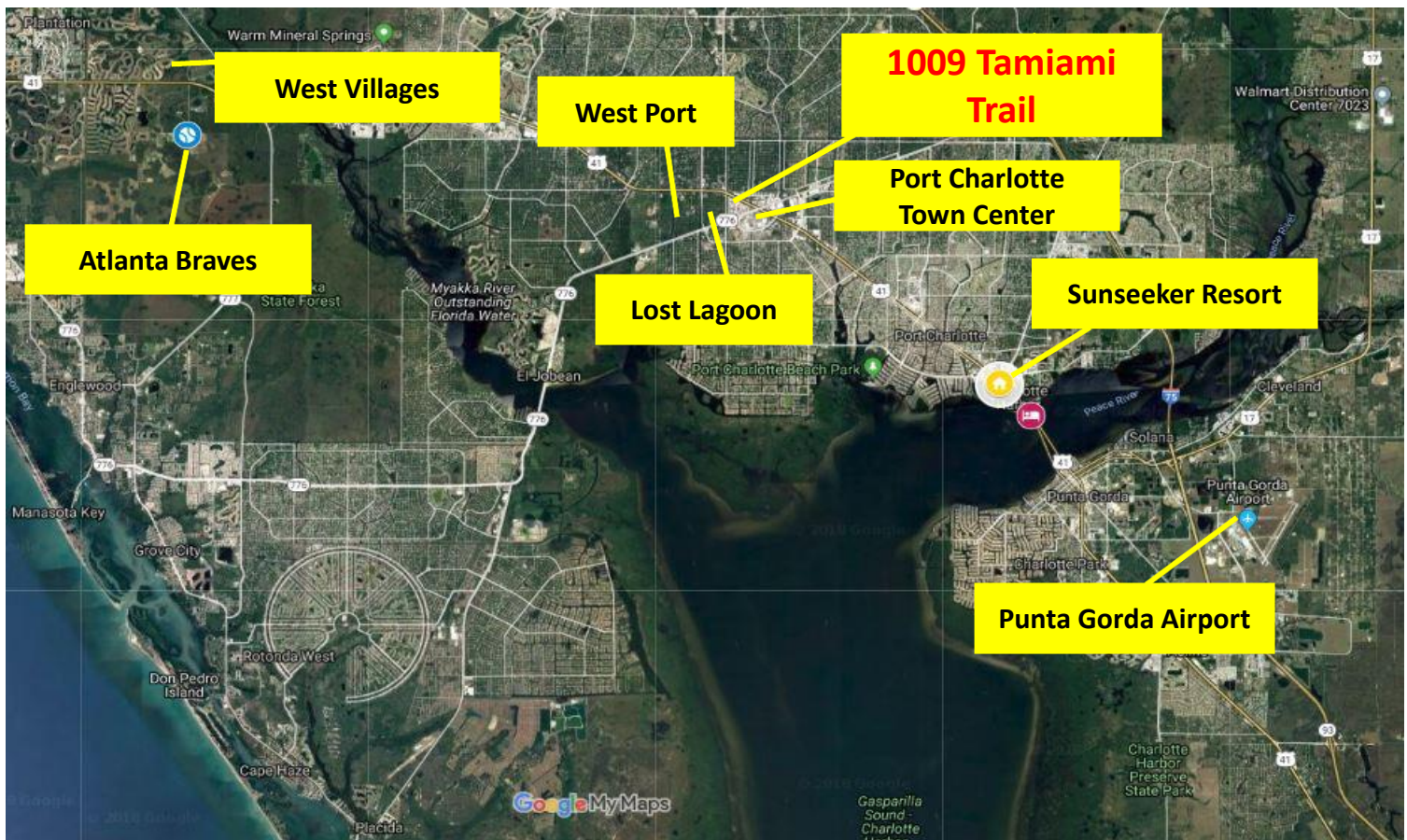


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Aerial Map



Found along Florida's welcoming Gulf coast, Port Charlotte is in Charlotte County and shares city borders with North Port and Punta Gorda. With a positive employment rate of 2.36%, Port Charlotte is a growing opportunity for the workforce. The Lost Lagoon is planning to make a big splash in the area, estimated to draw customers from as far as 30 miles from the south, east and north. Site options range from 1 acre to more than 1,000 acres. Developed for high performance with superb water, power and telecommunications infrastructure, the Park enhances productivity with cost-effective advantages of a designated Foreign Trade Zone. The Punta Gorda Interstate Airport Park, a 4,300-acre global opportunity, offers not only access but also large-scale site selection and flexibility.

The newly planned community of West Port is about to break ground. Just minutes from the Port Charlotte Town Center, the master-planned community will create excitement and will be developing 2,000 new homes and thousands of new 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 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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