

# Commercial Real Estate Advisors

*A marketing company with a broker's license*



**14942 Tamiami Trail  
North Port, Florida 34287**

**PRICE REDUCED: Fully Leased North Port Shopping Plaza  
\$4,250,000**



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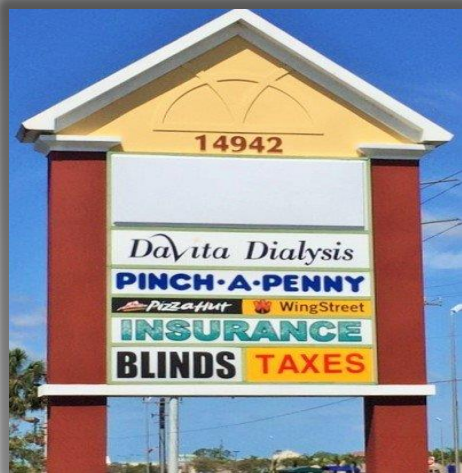
**941.740.1215**

18501 Murdock Cir Suite 300 | Port Charlotte FL, 33948

OFFICE | MEDICAL | INDUSTRIAL | RETAIL | LAND | MULTIFAMILY

# 14942 Tamiami Trail

North Port, FL



For more information or to schedule a tour, please contact:

## HOWARD J. CORR

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## PRICE REDUCTION!

AVAILABLE FOR SALE

**\$4,250,000**

20,399 SF / 19,230 GLA

Well-positioned, fully-leased retail plaza with excellent exposure on Tamiami Trail. Located near the intersection of Sumter Boulevard and Tamiami Trail in the Miracle Mile of North Port. North Port is the largest MSA in Sarasota and one of Florida's fastest-growing cities and was recently ranked as one of Florida's safest cities in which to live and work. Only a short distance from the West Villages Development and the new Atlanta Braves Spring Training Facility.



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# 14942 Tamiami Trail

North Port, FL

## Executive Summary



### PROPERTY DETAILS

Address:	14942 Tamiami Trail, North Port, FL 34287
Lot Size:	2.28 Acres
Building Size:	20,399SF
Offering Price:	\$4,250,000
Zoning:	Commercial General

### SITE SUMMARY

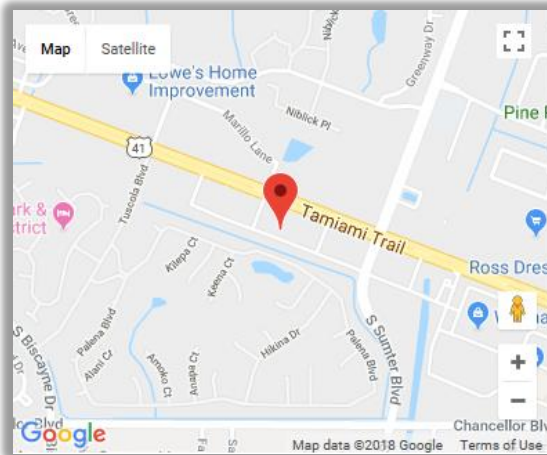
The City of North Port, one of Florida's fastest growing and largest cities, is strategically located in Sarasota County on Florida's Gulf Coast midway between Tampa and Fort Myers only a short distance from the new West Villages Development and the new Atlanta Braves Training Facility. This thriving young community (founded in 1959) has the amenities and assets that make it an attractive location for new business, industrial, office development and quality of city living. North Port has several prime development sites, ample sewer and water capacity and excellent interstate access via I-75. With a median age of 45 years, it is currently only forty percent complete with the intended development of the community.

### Population Demographics

	Sarasota County	Florida
Population	414,889	20,612,439
Households	191,205	9,094,999
Median Age	55.7	40.7

### Demographic Statistics

Proximity:	1 mile	3 miles	5 miles
Total Population:	5,379	30,827	66,432
Median Age:	63.6	51.1	48.6
Households:	2,757	15,335	29,198
Median Home Value	156,667	161,236	171,071
Per Capita Income	29,174	25,401	26,697



### Traffic Volume

Collection Street	Cross Street	Traffic Vol	Year	Distance
Tamiami Trl	Eager St, W	31,000	2014	1.79 mi
Tamiami Trl	Pembroke Dr, E	26,000	2017	2.70 mi
Toledo Rd	Mallorca Ave, N	450	2017	3.24 mi
Jobean Rd	Cornelius, SW	27,500	2017	3.37 mi
Tamiami Trl	Barger Dr, W	34,000	2017	3.85 mi



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## Data & Analytics

### Offering Summary

Property Subtypes:	Strip Center
Building Size (RSF):	<b>20,399 SF</b>
Gross Land Area:	2.28 Acres
Sale Price:	<b>\$4,250,000</b>
Unit Price:	\$221.01 PSF
Property Use Type:	Investment
Building Name:	North Port Place
Sale Terms:	Cash to Seller
Cap Rate:	Undisclosed

### Population Projections

Radius:	1 mile	3 miles	5 miles
2020 Projection	7,254	39,255	67,934
2015 Estimate	6,913	37,335	66,506
2010 Census	6,466	34,841	63,927
Growth 2015-2020	4.93%	5.14%	2.15%
Growth 2010-2015	6.91%	7.16%	4.03%

### Additional Details

Nearest MSA:	North Port-Sarasota-Bradenton
County:	Sarasota
Taxing Authority:	Sarasota
Tax ID/APN:	1000240005
Zoning:	CG
Retail Clientele:	Business
Property Located Between:	Sumter Blvd and Tamiami Trail
Property Visibility:	Excellent
Largest Nearby Street:	Tamiami Trail US 41
Feet of Frontage:	315'
Highway Access:	Tamiami Trail
Airports:	RSW
Total Number of Buildings:	1
Number of Stories:	1
Property Condition:	Excellent
Year Built:	2003
Construction/Siding:	Block
Exterior Description:	Clean and well maintained
Parking Description:	Surface parking
Total Parking Spaces:	105
Sprinklers:	Wet
Air Conditioning:	Other
Zoning Description:	Commercial General
Lot Frontage:	315' on Tamiami Trail
Water Service:	Municipal
Sewer Type:	Municipal
Legal Description:	Folio #1000240005



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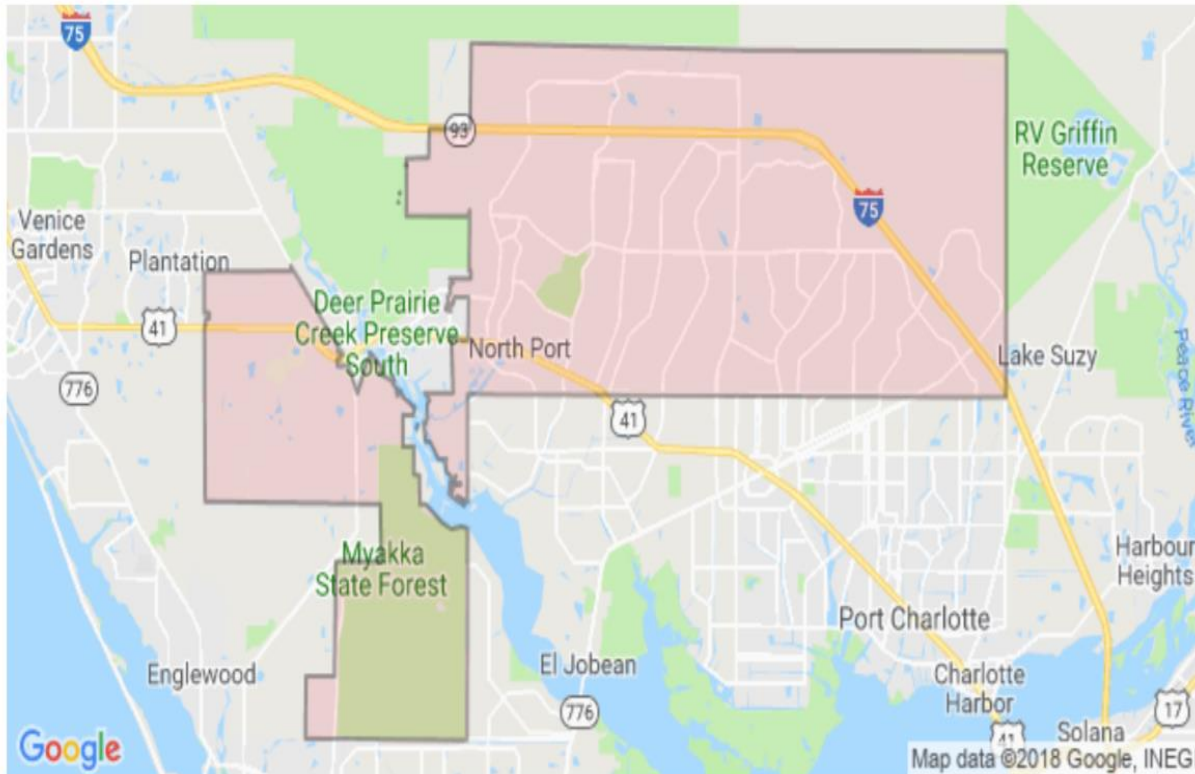
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## North Port Florida



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76,174	5.75%	37,064	7.35%
Population	Projected Growth	Workforce	Unemployment



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For further information, please execute and return the Confidentiality Agreement.

## NORTHPORT LEASE SUMMARY

### 100% Leased

Tenant	Lease Date	Commencement	Sq Ft	Monthly Rent	Monthly CAM	Total	CAM/sf \$	Annual Inc	End Date	Renewal Notice	Options
Pizza Hut	12/3/2004	12/3/2004	1600	\$2,475.00	\$666.67	\$3,141.67	\$0.42		12/31/2020	180	2 - 3 Year
Chiropractic & Massage	10/15/2017	10/15/2017	1500	\$1,937.50	\$645.00	\$2,582.50	\$0.43	3.00%	10/14/2022	120	1 - 5 Year
Pinch A Penny	1/1/2016	1/1/2016	2660	\$2,992.00	\$1,143.80	\$4,135.80	\$0.43		1/1/2021	120	2 - 5 year
DaVita	5/14/2009	5/14/2009	6110	\$8,269.00	\$2,627.30	\$10,896.30	\$0.43	2.00%	11/5/2024	180	2 - 5 Year
Key Agency Ins.	5/24/2005	5/24/2005	2560	\$4,069.00	\$1,066.67	\$5,135.67	\$0.42		5/30/2020	90	1 - 2 Years
Smart Home Capital	4/30/2005	12/1/2018	2400	\$3,000.00	\$1,008.00	\$4,008.00	\$0.42	3.00%	11/30/2023	120	1 - 5 Year
Critical Care	2/20/2019	6/1/2019	2400	\$3,600.00	\$1,008.00	\$4,608.00	\$0.42	\$3.00	5/31/2024	180	1 - 5 Year
Monthly Totals			19,200	\$26,342.50	\$8,165.44	\$34,507.94					
Annual Totals				\$316,110.00	\$97,985.28	\$414,095.28					



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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!



### Howard J. Corr CCIM

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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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