

Commercial Real Estate Advisors

A marketing company licensed to broker real estate



**1700 El Jobean Road
Port Charlotte, Florida 33948**

Professional Office Building For Sale

Offered at \$370,000



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REAL ESTATE SERVICES

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OFFICE | MEDICAL OFFICE | INDUSTRIAL | RETAIL | LAND | MULTIFAMILY

1700 El Jobean Road, Port Charlotte, Florida



Situated in a lovely southern Florida garden setting with a welcoming entrance, this attractive two-story building features five offices with natural light, two ADA restrooms, a break room with kitchenette, a conference room and a reception area on the first floor. There are also five offices on the second floor. Water service is provided through Charlotte County Utilities. This is a great location with many potential uses such as a company headquarters, educational facility, etc. List price includes lot 23 (1821 Royalview Drive), a 10,000 SF parcel that gives this listing 50,000 SF land area (1.15 acres).



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Executive Summary



PROPERTY DETAILS

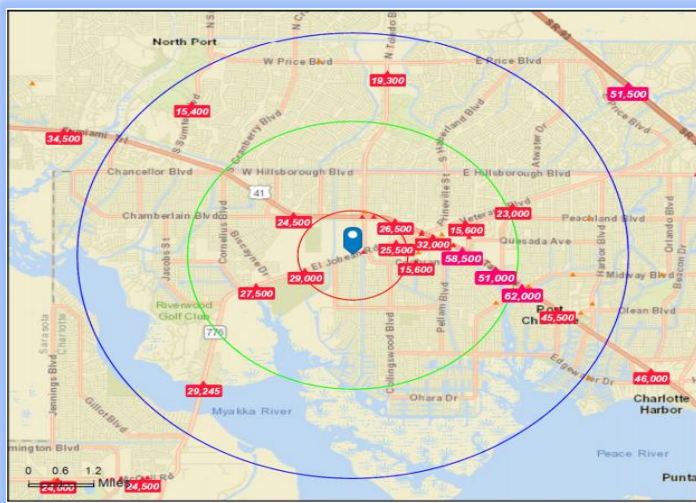
Address:	1700 El Jobean Road, Port Charlotte, Florida 33948
Building Size:	3,754 SF
Land Area:	50,000 SF (includes 1821 Royalview Dr.)
Zoning:	CG –Commercial General
Sale Price:	\$370,000
Year Built:	1985
Year Renovated	2004

SITE SUMMARY

This is a great location with many potential uses such as a company headquarters, educational facility, etc.

Demographic Statistics

Proximity:	1 mile	3 miles	5 miles
Total Population:	1,638	25,391	80,971
Median Age:	48.6	49.9	51.1
Households:	605	10,655	34,010
Median Household Income:	\$56,112	\$53,316	\$51,681
Per Capita Income:	\$30,960	\$29,220	\$28,482



Traffic Volume

Collection Street	Cross Street	Traffic Volume	Year	Mile Radius
El Jobean Road	Flamingo Boulevard	29,000	2020	1 mi
El Jobean Road	Veterans Boulevard	32,000	2020	1.5 mi
El Jobean Road	Between Biscayne Dr and Cornelius Blvd.	27,500	2020	1.5 mi
Tamiami Trail	Cochran Boulevard	58,500	2020	1.5 mi



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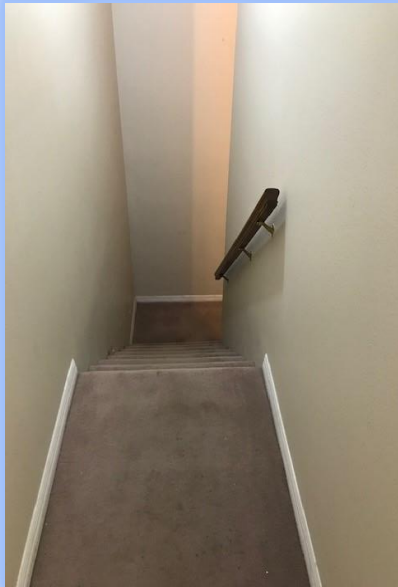
Additional Photos



Conference Room



Office



Stairway



Kitchenette



Office

Copy Room

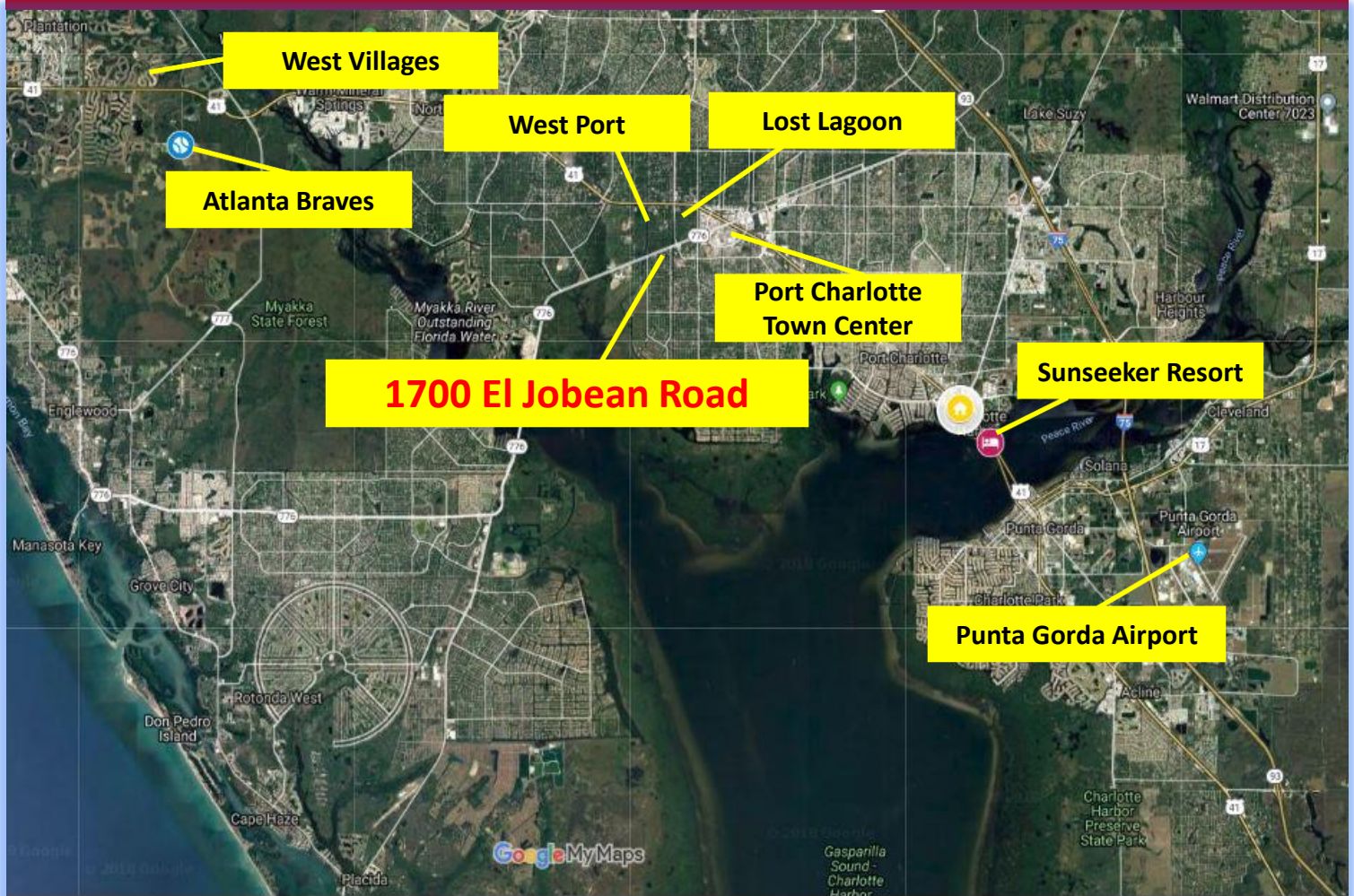


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Aerial Map



The Port Charlotte Advantage:

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 surrounding area. 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 has broken ground. Just minutes from the Port Charlotte Town Center, the master-planned community is creating excitement by developing 2,000 new homes and thousands of new commercial square footage.



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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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