

Commercial Real Estate Advisors

A marketing company licensed to broker real estate



**4535 Tamiami Trail
Port Charlotte, Florida 33980**

Excellent Free-Standing Office Location

FOR SALE



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 OFFICE | INDUSTRIAL | RETAIL | LAND | MULTIFAMILY

4535 Tamiami Trail



AVAILABLE FOR SALE

Building Size: 3,856 SF

PRICE REDUCTION – NOW OFFERED AT \$799,000

PRICE REDUCTION on this commercial/office building with great visibility and location near the intersection of Kings Highway and Tamiami Trail - a stone's throw away from the new Sunseeker Resort (currently under construction). Close to the Punta Gorda market with easy access to the bridge where there is almost always something going on at Laishley Park, Charlotte Harbor Event & Conference Center and Fisherman's Village. Located directly on Tamiami Trail with great access to Port Charlotte and Punta Gorda. Remodeled and refurbished in 2007 after Hurricane Charley.

The Port Charlotte Advantage:

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 is a 4,300-acre global opportunity, not only in access but also in large-scale site selection and flexibility.



CORR

COMMERCIAL ADVISORS³
REAL ESTATE SERVICES

18501 Murdock Cir Suite 300
Port Charlotte FL, 33948

OFFICE 941.740.1215
CorrCommercialAdvisors.com

Executive Summary



PROPERTY DETAILS

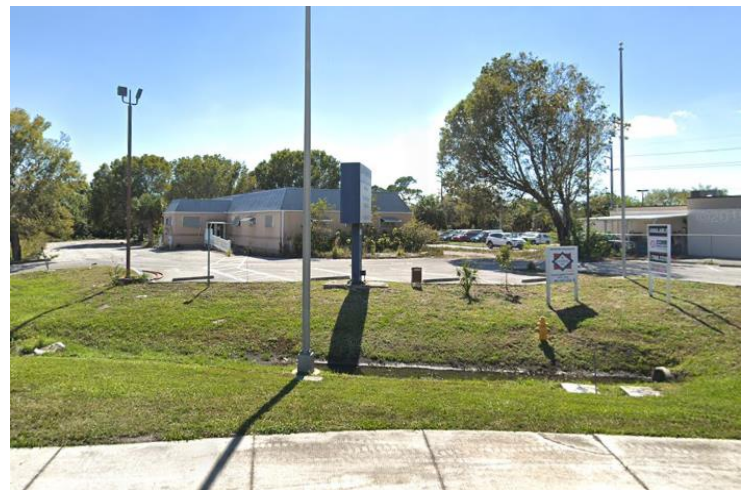
Address:	4535 Tamiami Trail, Port Charlotte Florida 33980
Land size:	0.99 AC
Building Size:	3,856 SF
Sale Price:	\$799,000
Zoning:	CG –Commercial General
Year Built:	1983
Year Renovated:	1991

SITE SUMMARY

Great visibility and location near the intersection of Kings Highway and Tamiami Trail. Close to the Punta Gorda market with easy access to the bridge. Located directly on Tamiami Trail with great access to Port Charlotte and Punta Gorda. Remodeled and refurbished in 2007 after Hurricane Charley.

Demographic Statistics

Proximity:	1 mile	3 miles	5 miles
Total Population:	4,474	35,011	95,035
Median Age:	61.4	57.7	58.6
Households:	2,198	16,292	43,337
Median Home Income:	\$50,261	\$47,063	\$50,616
Per Capita Income:	\$31,693	\$30,379	\$30,856



Traffic Volume

Collection Street	Cross Street	Traffic Volume	Year	Mile Radius
Tamiami Trail	Harborview Road	49,000	2019	1 mi
Tamiami Trail	Edgewater Drive	47,000	2019	3 mi
Tamiami Trail	Cochran Boulevard	58,500	2019	5 mi



CORR

COMMERCIAL ADVISORS
REAL ESTATE SERVICES

18501 Murdock Cir Suite 300
Port Charlotte, FL, 33948

OFFICE 941.740.1215
CorrCommercialAdvisors.com

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, with more than 165 miles of waterways, provides 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 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 commercial square footage.

The closing for [Arredondo Pointe](#) took place September 17, 2020. Initial clearing and Phase One construction is planned to begin in the near future and will include the hotel/retail component. The Lost Lagoon Water Park is set to undergo construction in Phase Two of development and will incorporate the newest generation of LEED certified and green technology throughout the property.

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 began 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.



CORR
COMMERCIAL ADVISORS
REAL ESTATE SERVICES

18501 Murdock Cir Suite 300
Port Charlotte FL, 33948

OFFICE 941.740.1215
CorrCommercialAdvisors.com

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
Managing Broker
Direct - 941.815.2129
H.Corr@CorrAdvisors.com

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.



CORR
COMMERCIAL ADVISORS
REAL ESTATE SERVICES

18501 Murdock Cir Suite 300
Port Charlotte FL, 33948

OFFICE 941.740.1215
CorrCommercialAdvisors.com



CONFIDENTIALITY & DISCLAIMER STATEMENT

The information contained in this document is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Corr Commercial Advisors LLC and should not be made available to any other person or entity without the written consent of Corr Commercial Advisors LLC. This document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Corr Commercial Advisors LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition of the business prospects of any tenants, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Corr Commercial Advisors, LLC has not verified, and will not verify, any of the information contained herein, nor has Corr Commercial Advisors LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Some or all the photographs contained within may have been altered from their original format. All potential buyers must take appropriate measures to verify all the information set forth herein.



CORR

COMMERCIAL ADVISORS
REAL ESTATE SERVICES

18501 Murdock Cir Suite 300
Port Charlotte FL, 33948

OFFICE 941.740.1215
CorrCommercialAdvisors.com