

Commercial Real Estate Advisors

A marketing company licensed to broker real estate



22627 Bayshore Rd.

Port Charlotte, FL

Howard J. Corr CCIM

Managing Broker

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CORR
COMMERCIAL ADVISORS
REAL ESTATE SERVICES

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18501 Murdock Cir Suite 300 | Port Charlotte FL, 33948

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

22627 Bayshore Rd

Port Charlotte, FL



AVAILABLE FOR SALE

\$599,900

2,432 SF

Here is your opportunity to have your very own location in a rapidly-growing area of Charlotte County. Just 3 miles from downtown Punta Gorda, less than a mile from Charlotte Harbor and the Sunseeker Resort project. Previously used as a bank location - fully equipped with vault and drive thru - the space is open for endless possibilities. Over 20 designated parking spots in the large circular parking lot. Your guests can enter and exit the property from Vick Street or Bayshore Road. Roughly 400 feet from the southbound lanes of Tamiami Trail, situated directly behind Harbor Nissan Truck Sales and Port Charlotte Crossing Plaza; you are in the heart of an aggressively-expanding area of Charlotte County. The building offers over 2,000 SF of office space; built in 1981, this building features 9 rooms and 2 restrooms on a 38,000+ SF lot. Let's put your name on the front of this building today!

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

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America's first site selector, Ponce de Leon, first made landfall in western Florida in the Charlotte County area. Port Charlotte is strategically located between Miami and Tampa which places 3.9 million people within 90 miles, and 75% of the entire Florida population within 150 miles. Port Charlotte is in Charlotte County and shares city borders with North Port and Punta Gorda. Today, Port Charlotte is in a re-development mode, repairing and rebuilding from the August, 2004 devastation of Hurricane Charley. Taking advantage of the waterfront, the Charlotte Harbor Community Redevelopment Area (CRA) is utilizing a targeted approach to redeveloping the area through investment in public infrastructure while providing incentives to encourage private sector growth and investment.



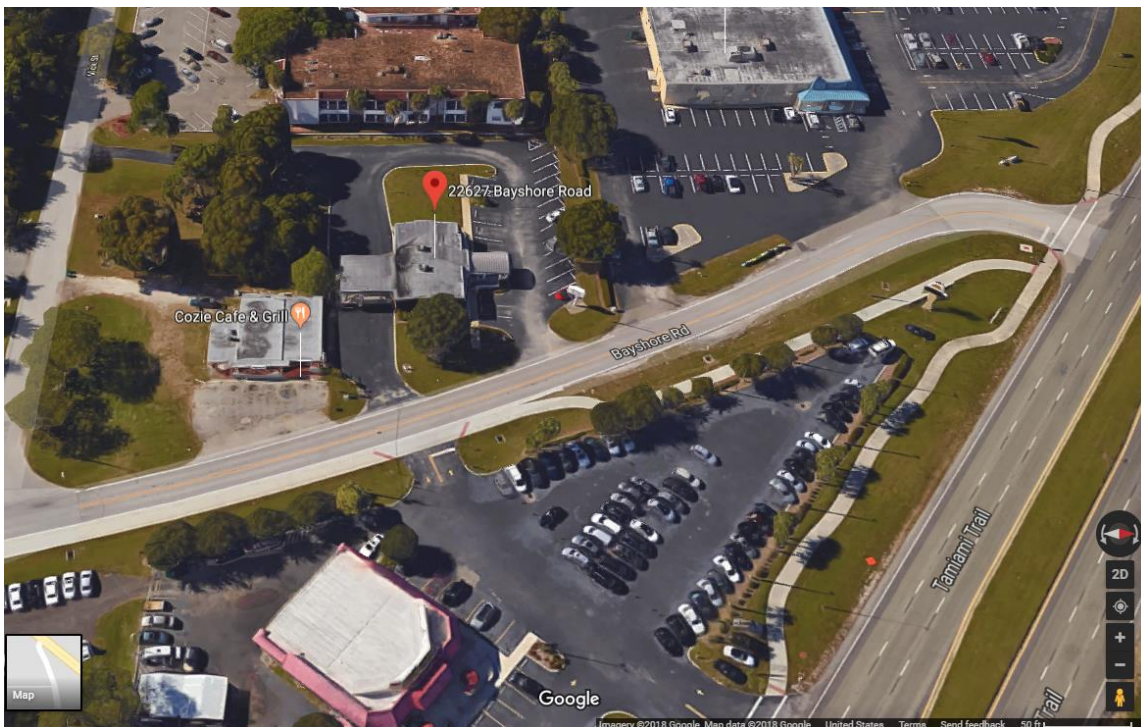
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Population Characteristic

	Population	Percent
Population 25 - 64 years	73,110	100.0%
No High School Diploma	7,596	10.4%
High school graduate (includes equivalency)	24,710	33.8%
Some college, no degree	19,104	26.1%
Associate's degree	8,317	11.4%
Bachelor's degree	9,294	12.7%
Graduate or professional degree	4,089	5.6%

Source - JobsEQ (May 2017)

Charlotte County Grow Projections

Year	Population	Percent	Population	Percent	Population	Percent
2020	169,300	-5.29%	180,100	0.75%	190,000	6.28%
2025	171,900	1.54%	191,000	6.05%	207,300	9.11%
2030	174,000	1.22%	200,400	4.92%	224,300	8.20%
2035	174,700	0.40%	208,400	3.99%	241,000	7.45%
2040	174,700	0.00%	215,600	3.45%	257,700	6.93%
2045	173,400	-0.74%	222,100	3.01%	274,700	6.60%

Charlotte County Actual and Projected Population by Age

Age Range	2015	2025 Proj	Change	2035 Proj	Change
0-19	25,073	26,691	6%	28,681	14%
20-34	18,911	20,730	10%	20,302	7%
35-54	33,708	33,175	(2%)	38,668	15%
55-64	28,872	32,080	11%	26,927	(7%)
65 +	60,572	75,186	24%	88,154	46%
Total	167,141	187,862	12%	202,722	22%





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 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.

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.

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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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