

Commercial Real Estate Advisors

A marketing company licensed to broker real estate



3229 S. Access Road Englewood, Florida 34224 **PRICE REDUCTION!** Four CG-Zoned Lots For Sale



CoStar™
POWERBROKER™
2019 Top Broker Award



Howard J. Corr CCIM
Managing Broker
[D] 941.815.2129
[E] H.Corr@CorrAdvisors.com



CORR
COMMERCIAL ADVISORS, INC.
REAL ESTATE SERVICES

941.740.1215

18501 Murdock Cir Suite 300 | Port Charlotte FL, 33948

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

3229 S Access Rd



AVAILABLE FOR SALE

30,000 SF

Sale Price: \$100,000

This level property is offered to include four adjoining lots @ 7,500 SF each (for a total of 30,000 SF) with desirable access from the rear of the property and can be sold as one parcel or in groups of two. South McCall Road is a major four-lane thoroughfare between the communities of Port Charlotte, Englewood and Manasota Key. McCall Road is also known as State Route 776 with an interchange at I-75 south. The traffic-signalized intersection at McCall Road and Gulfstream Boulevard has a traffic count of 27,000 vehicles per day. Traffic counts for the South and North Access Roads are not available. Race Trac, a national retailer, just opened a gas/convenience store on a 2+ acre parcel at the intersection of McCall Road and Winchester Boulevard, a short distance west of the property.

Property Type: Commercial Lots

Cross streets: Gulfstream Boulevard and SR 776

Closest Major Intersection: Gulfstream Boulevard

Access: S. Access Road



CORR

COMMERCIAL ADVISORS
REAL ESTATE SERVICES

18501 Murdock Cir Suite 300
Port Charlotte FL, 33948

OFFICE 941.740.1215
CorrCommercialAdvisors.com

Executive Summary



PROPERTY DETAILS

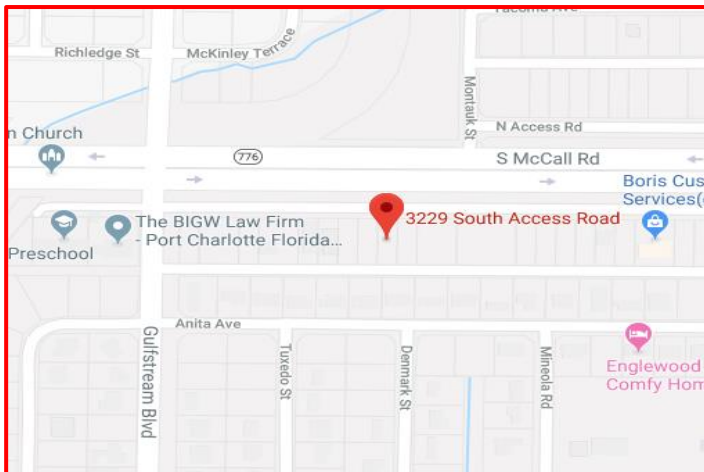
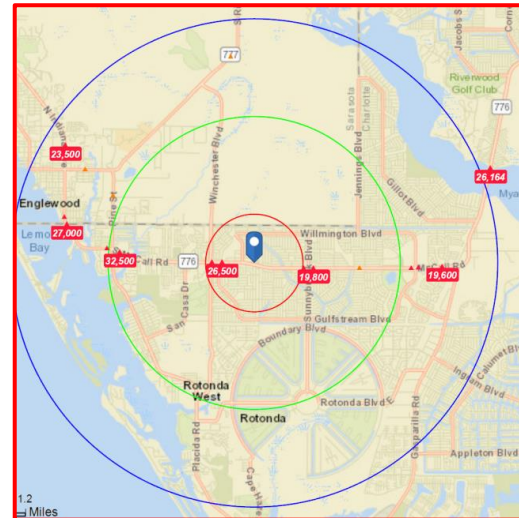
Address:	3229 S. Access Road, Englewood, Florida 34224
Land size:	30,000 SF
Sale Price:	\$100,000
Zoning:	Commercial General

SITE SUMMARY

This level property is 30,000 SF with desirable access from the rear of the property and can be sold as one parcel or in groups of two. South McCall Road is a major four-lane thoroughfare between the communities of Port Charlotte, Englewood and Manasota Key. McCall Road is also known as State Route 776 with an interchange at I-75 south.

Demographic Statistics

Proximity:	1 mile	3 miles	5 miles
Total Population:	4,208	23,102	44,576
Median Age:	55.7	55.7	55.7
Households:	1,860	10,832	21,662
Median Home Income:	\$44,067	\$47,173	\$47,768
Per Capita Income:	\$24,027	\$29,560	\$31,485



Traffic Volume

Collection Street	Cross Street	Traffic Vol	Year	Mile Radius
S McCall	Winchester Blvd	26,500	2019	1 mi
S McCall	Sunnybrook Blvd	19,800	2019	3 mi
S McCall	Pine St	32,500	2019	3 mi



CORR

COMMERCIAL ADVISORS 3 18501 Murdock Cir Suite 300
REAL ESTATE SERVICES 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 and is 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.

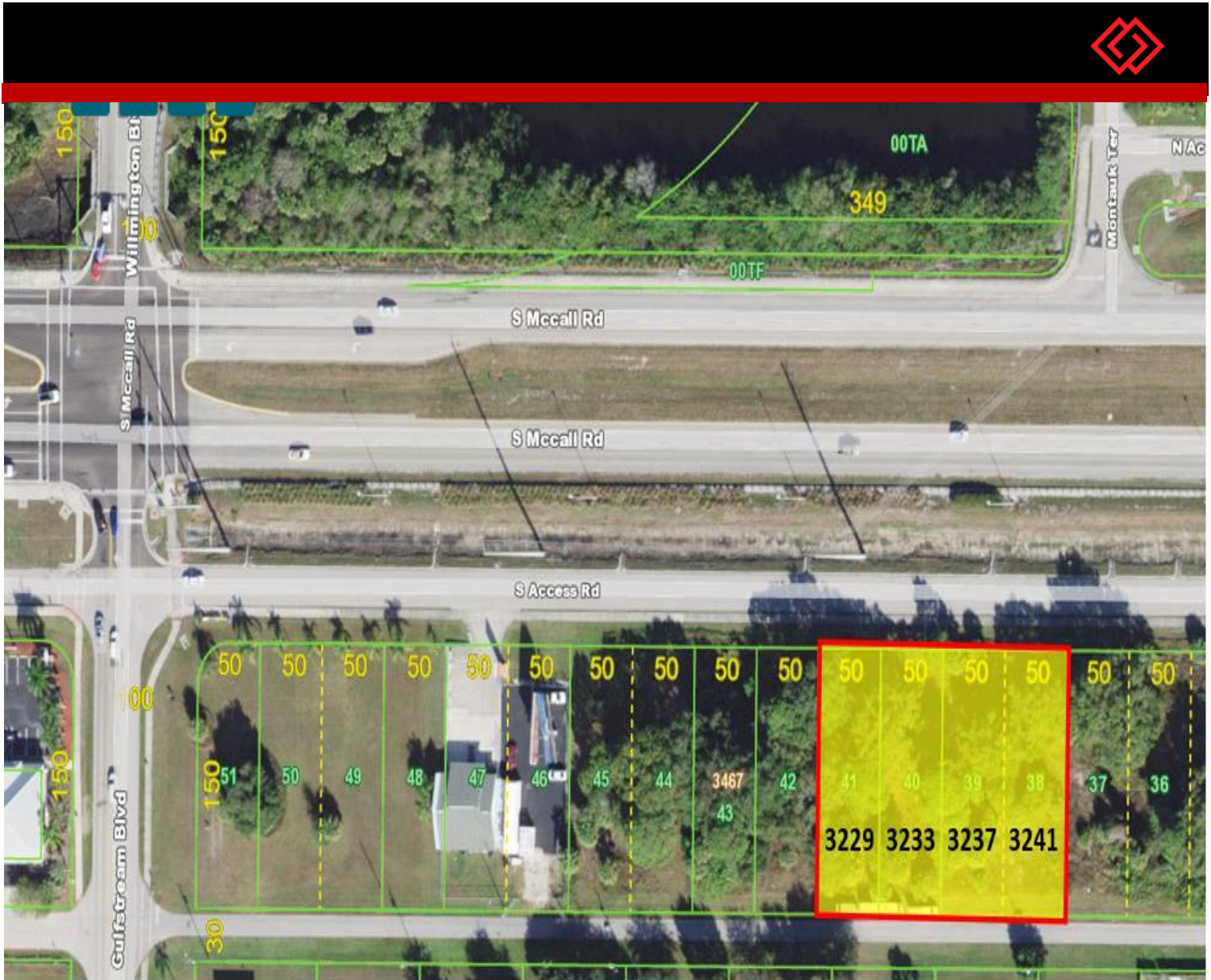
One final salute to my father, Francis J. Corr...thank you for your guiding light.



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