

Commercial Real Estate Advisors

A marketing company licensed to broker real estate



**28520 Pablo Road
Punta Gorda, Florida 33982**

**2.5 Acre Vacant Commercial Lot For Sale
EPAC Zoned**



Howard J. Corr CCIM
Managing Broker
[D] 941.815.2129
[O] 941.740.1215
[E] H.Corr@CorrAdvisors.com

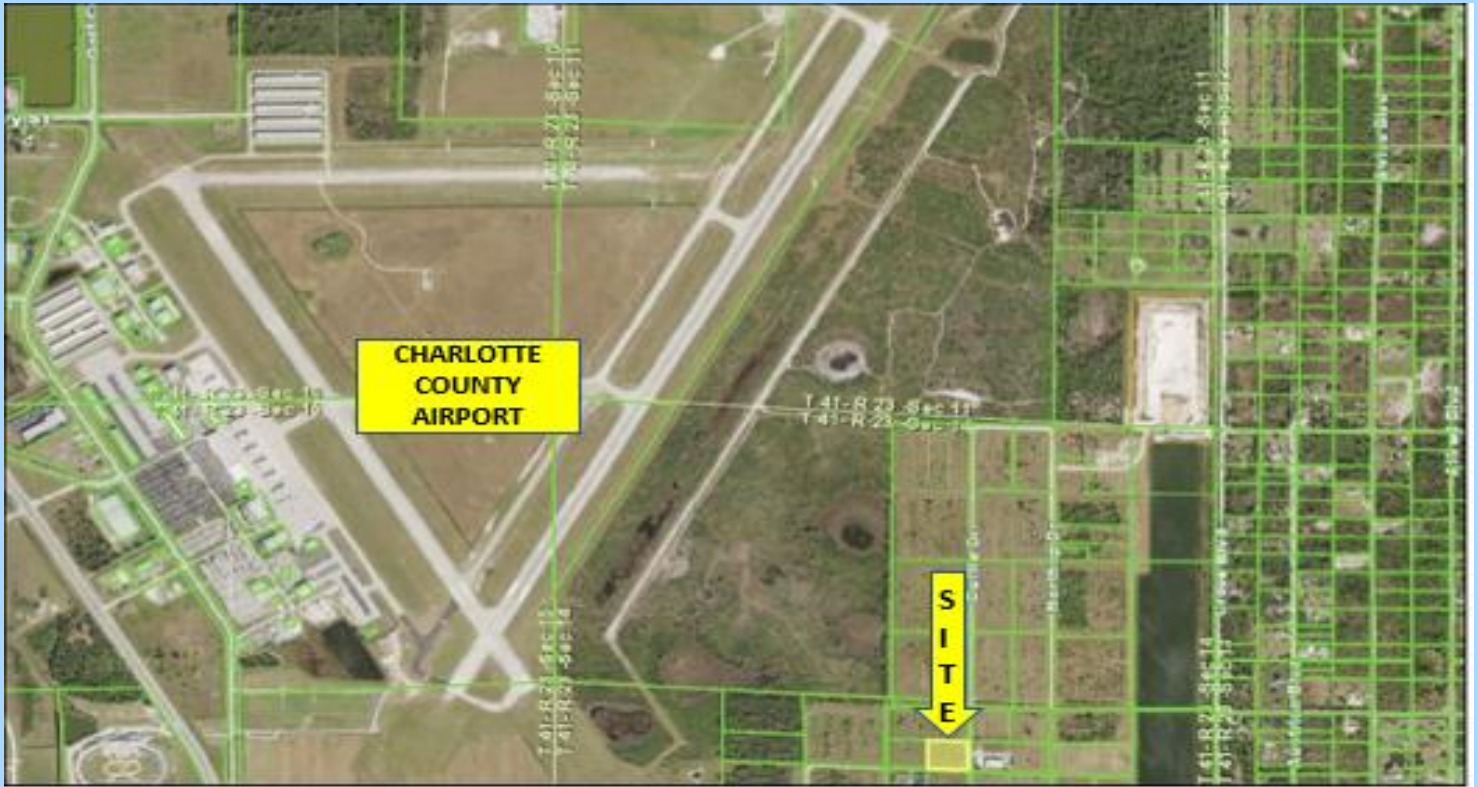
Benton Hester
Commercial Associate
[M] 850-598-0489
[O] 941-740-1215
B.Hester@CorrAdvisors.com



Corr Commercial Advisors, LLC
18501 Murdock Cir Suite 300 | Port Charlotte FL, 33948

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

28520 Pablo Rd., Punta Gorda 33982



AVAILABLE FOR SALE

2.5 Acre Lot

\$189,000

2.5 acre +/- lot in ECAP zoned Punta Gorda Interstate Airport Park, corner lot at Pablo and Duffie for easy access. This industrial park offers a streamlined building process with infrastructure in place that will get your business in your new facility in far less time than other locations across SWFL.

Punta Gorda is a vibrant waterfront community with a connected and relaxed lifestyle, located near the bustling communities of Port Charlotte and North Port. As the only incorporated city of Charlotte County, Punta Gorda is the vibrant engine of the area. It boasts wonderful restaurants, marinas and a pace of life that people from around the world come to enjoy. The City offers businesses a year-round clientele, which is made up of local, domestic and international customers. It is also responding to industry as commerce realizes the importance of our location as Southwest Florida continues to boom and grow.



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COMMERCIAL ADVISORS 3 18501 Murdock Cir Suite 300
REAL ESTATE SERVICES Port Charlotte FL, 33948

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CorrCommercialAdvisors.com

Executive Summary



PROPERTY DETAILS

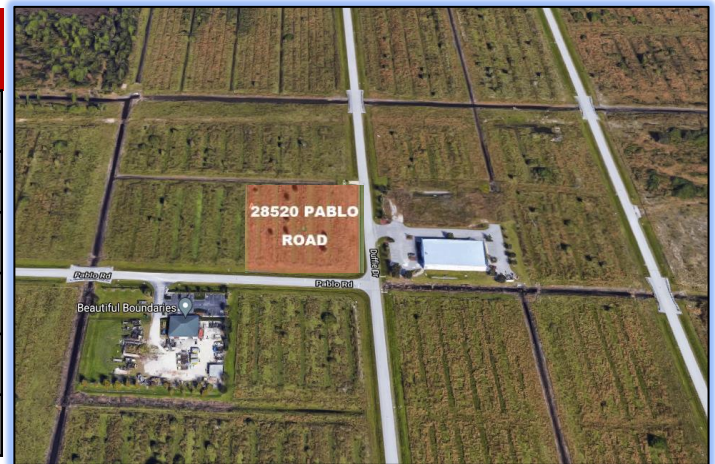
Address:	28520 Pablo Rd., Punta Gorda FL 33982
Land Area - SF:	108,900 SF
Land Area – Acre:	2.5 Acres
Sale Price:	\$189,000
Zoning:	ECAP - Enterprise Charlotte Airport Park

SITE SUMMARY

2.5 acre +/- lot in ECAP zoned Punta Gorda Interstate Airport Park, corner lot at Pablo and Duffie for easy access. This industrial park offers a streamlined building process with infrastructure in place that will get your business in your new facility in far less time than other locations across SWFL.

Demographic Statistics

Proximity:	1 mile	3 miles	5 miles
Total Population:	6,898	28,661	105,633
Median Age:	58.0	61.6	59.4
Households:	2,894	13,382	48,099
Median Household Income:	\$52,523	\$51,266	\$53,140
Per Capita Income:	\$25,210	\$33,935	\$34,751



Traffic Volume

Collection Street	Cross Street	Traffic Volume	Year	Mile Radius
I-75	Airport Road	63,301	2019	1 mi
Tamiami Trail	Acline Road	15,600	2019	4 mi
Tamiami Trail	Boca Grande Blvd.	29,000	2019	5 mi



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Aerial Map



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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 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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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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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.



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