

Commercial Real Estate Advisors

A marketing company licensed to broker real estate



**152 Rotonda Boulevard N
Rotonda West, Florida 33947**

**2.64 Acres CT-Zoned Commercial Land For
Sale in Rotonda West**

\$225,000



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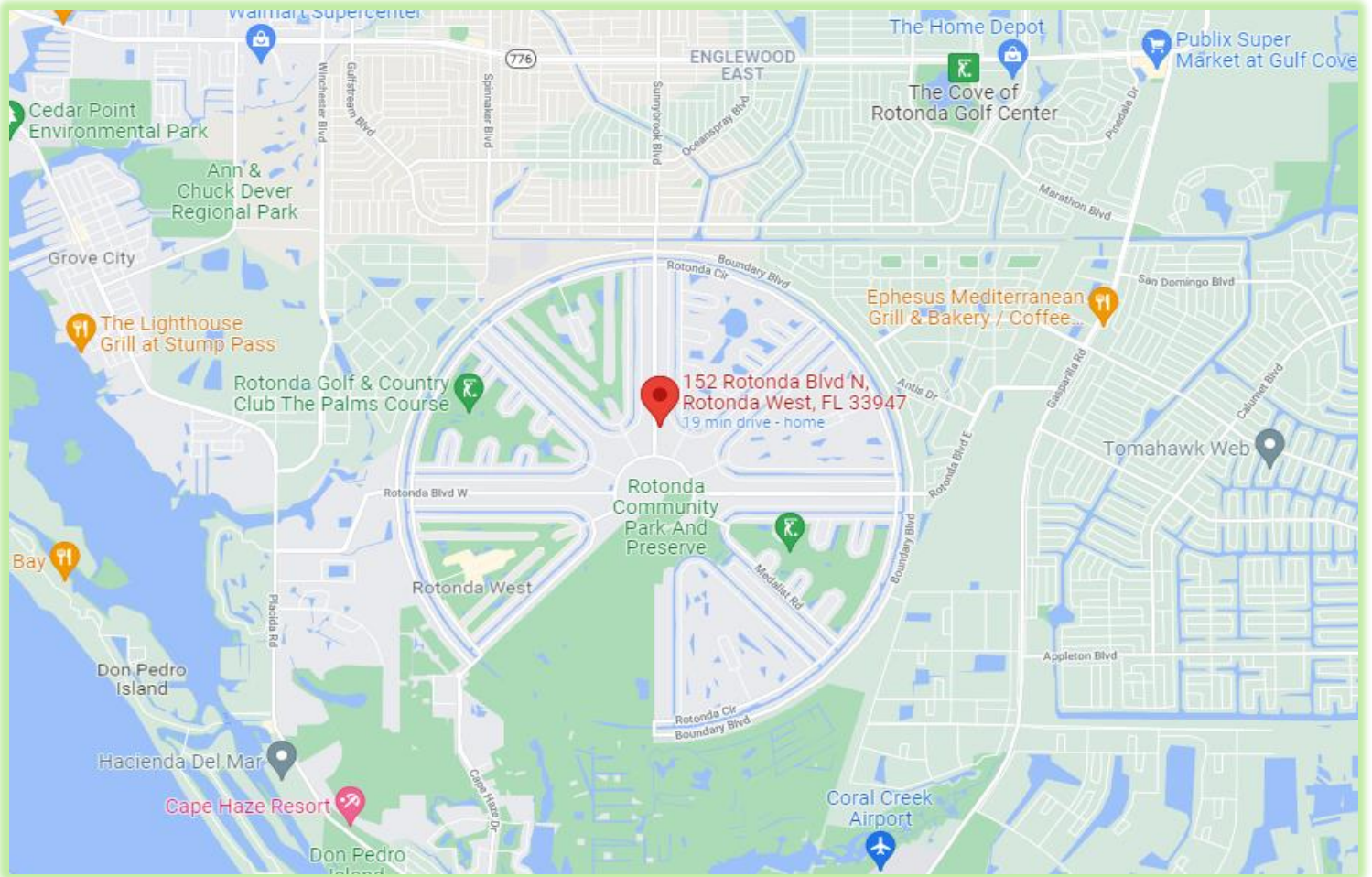
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18501 Murdock Cir Suite 300 | Port Charlotte FL, 33948

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152 Rotonda Boulevard N Rotonda West FL 33947



AVAILABLE FOR SALE

2.64 Acres (114,926 SF)

Sale Price: \$225,000

2.64 acres of vacant commercial land located on Rotonda Boulevard North in Rotonda West. Zoned CT (Commercial Tourist – please refer to insert for permitted uses).

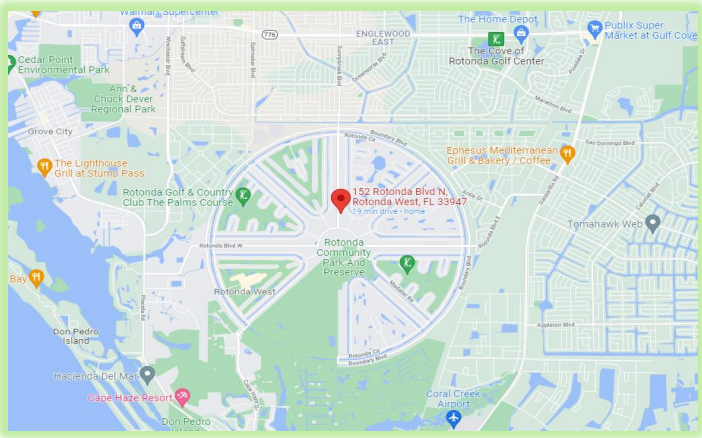


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Executive Summary



PROPERTY DETAILS

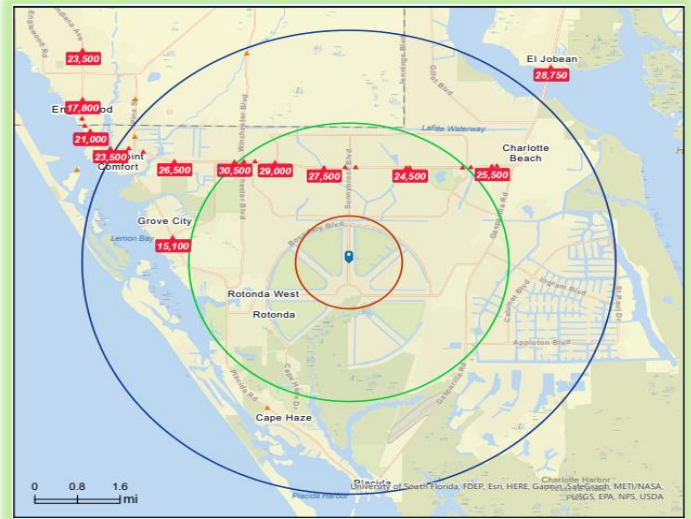
Address:	152 Rotonda Blvd N, Rotonda West FL 33947
Land Area	2.64 A (114,926 SF)
Sale Price:	\$225,000
Zoning:	CT – Commercial Tourist

SITE SUMMARY

2.64 acres of vacant commercial land located on Rotonda Boulevard North in Rotonda West. Zoned CT (Commercial Tourist – please refer to insert for permitted uses).

Demographic Statistics

Proximity:	1 mile	3 miles	5 miles
Total Population:	3,919	24,329	45,065
Median Age:	64.8	61.9	63.5
Households:	1,840	11,472	21,402
Median Household Income:	\$58,618	\$51,079	\$52,936
Per Capita Income:	\$35,735	\$32,544	\$35,308



Traffic Volume

Collection Street	Cross Street	Traffic Vol	Year	Mile Radius
Gulfstream Blvd.	Sunnybrook Blvd.	27,500	2020	1.5 mi
Winchester Blvd.	S McCall Rd.	30,500	2020	3 mi
El Jobean Bridge	N/A	28,750	2020	5 mi



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Sec. 3-9-41. - Commercial tourist (CT).

(a) Intent. The purpose and intent of this district is to allow tourist-related facilities near or adjacent to tourist attractions such as Gulf beach frontage, theme parks, major public or private parks, and other recreational or scenic resources.

(b) Permitted uses (P) and structures:

- (1) Animal hospital, boarding facility.
- (2) Art, dance, music, photo studio or gallery.
- (3) Assisted living facility or day care center, adult, six (6) or less. (See section 3-9-62, assisted living facility.)
- (4) Auditorium, convention center, performing arts center.
- (5) Bank, financial services.
- (6) Bar, cocktail lounge, nightclub, tavern.
- (7) Bed and breakfast, one (1) or two (2) bedrooms.
- (8) Bed and breakfast, three (3) or more bedrooms.
- (9) Business services.
- (10) Clubhouse, community center.
- (11) Drug store, pharmacy.
- (12) Emergency services.
- (13) Essential services. (See section 3-9-71, essential services.)
- (14) Gas station.
- (15) General offices.
- (16) General retail sales and services. (See section 3-9-61, accessory outdoor retail sales, display, and storage.)
- (17) Golf course.
- (18) Government uses and facilities.
- (19) Hotel, motel, inn.
- (20) Laundromat.
- (21) Liquor, package store.
- (22) Marina.
- (23) Minor home occupation. (See section 3-9-74, home occupations.)
- (24) Paid or public parking lot, garage, structure.
- (25) Park, public or not-for-profit.
- (26) Personal services.
- (27) Place of worship. (See section 3-9-82, places of worship.)
- (28) Private clubs.
- (29) Professional services.
- (30) Recreation, indoor.
- (31) Restaurant.
- (32) Telecommunications facility, fifty (50) feet or less in height. (See section 3-9-68, communication towers.)

(continued on next page)





(c) Permitted accessory uses and structures: Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures, including approved conditional or special exception uses, are permitted in this district, including a residential dwelling unit within the same structure as the principal use for occupancy by owners or employees of permitted uses, and also including, but not limited to:

- (1) Boat docks, boat lifts, and boat ramps.
- (2) Clubhouse, community center on the same parcel as the residential development or within the same residential development.
- (3) Fences or walls may be permitted prior to the principal uses and structures.
- (4) Swimming pools, tennis courts, or other similar recreational uses and structures.
- (5) For single-family residential uses located in the CT zoning district the permitted accessory uses and structures shall be the same as those in the RSF zoning district.
- (6) For multifamily residential uses located in the CT zoning district the permitted accessory uses and structures shall be the same as those in the RMF zoning district.

(d) Conditional use (C): (For rules and regulations for any use designated as a conditional use, see section 3-9-69, conditional uses and structures.)

- (1) Assisted living facility or day care center, adult, seven (7) or more. (See section 3-9-62, assisted living facility.)
- (2) Duplex or triplex.
- (3) Multifamily.
- (4) Private off-site parking.
- (5) Single-family attached or detached, which may have a guest suite that is structurally attached, with or without cooking facilities.

(e) Prohibited uses and structures: Any use or structure not expressly or by reasonable implication permitted herein or permitted as a conditional use or by special exception shall be unlawful in this district.

(f) Special exceptions (S): (For procedure see section 3-9-6.2, special exceptions.)

- (1) All conditional uses and structures that cannot meet all conditions set forth in this Code.
- (2) Amphitheater.
- (3) Leisure vehicle rental.
- (4) Major home occupation. (See section 3-9-74, home occupations.)
- (5) Model home. (See section 3-9-78, model homes.)
- (6) Noncommercial vehicle rental.
- (7) Recreation, outdoor.
- (8) Telecommunications facility, greater than fifty (50) feet in height. (See section 3-9-68, communication towers.)
- (9) Such other uses as determined by the zoning official or his/her designee to be:
 - a. Appropriate by reasonable implication and intent of the district.
 - b. Similar to another use either explicitly permitted in that district or allowed by special exception.
 - c. Not specifically prohibited in that district.

The board of zoning appeals shall review a favorable determination of the zoning official under this provision at the time the special exception application is presented to it. An unfavorable determination of the zoning official or his/her designee shall be appealable pursuant to section 3-9-6, board of zoning appeals.

(Courtesy Charlotte County, FL Code of Ordinances)



Aerial Map



Englewood:

Englewood offers some of the most unique Gulf front residences and commercial properties on Florida's west coast. Close to the growing communities of Port Charlotte and North Port, there are many advantages to this little spot near the water.

The quiet seaside beachfront community, with its white-sand beaches and old Florida charm, offers retail business and office professionals alike access to some of the most affluent residents of Sarasota County. It escaped major damage with Hurricane Charley, and Manasota Key continues to be one of Southwest Florida's undiscovered waterfront community treasures.



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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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MISSION STATEMENT

The mission of Corr Commercial Advisors is to provide custom-designed commercial real estate solutions which exceed the expectations of our clients.

EXPECTATIONS

Today's transactions involve specific skills for managing and solving multifaceted real estate challenges. We meet these challenges head on by remaining current and knowledgeable of the markets we serve. We commit ourselves and resources to provide professional quality service to address the specific needs of our clients.

CERTIFICATIONS

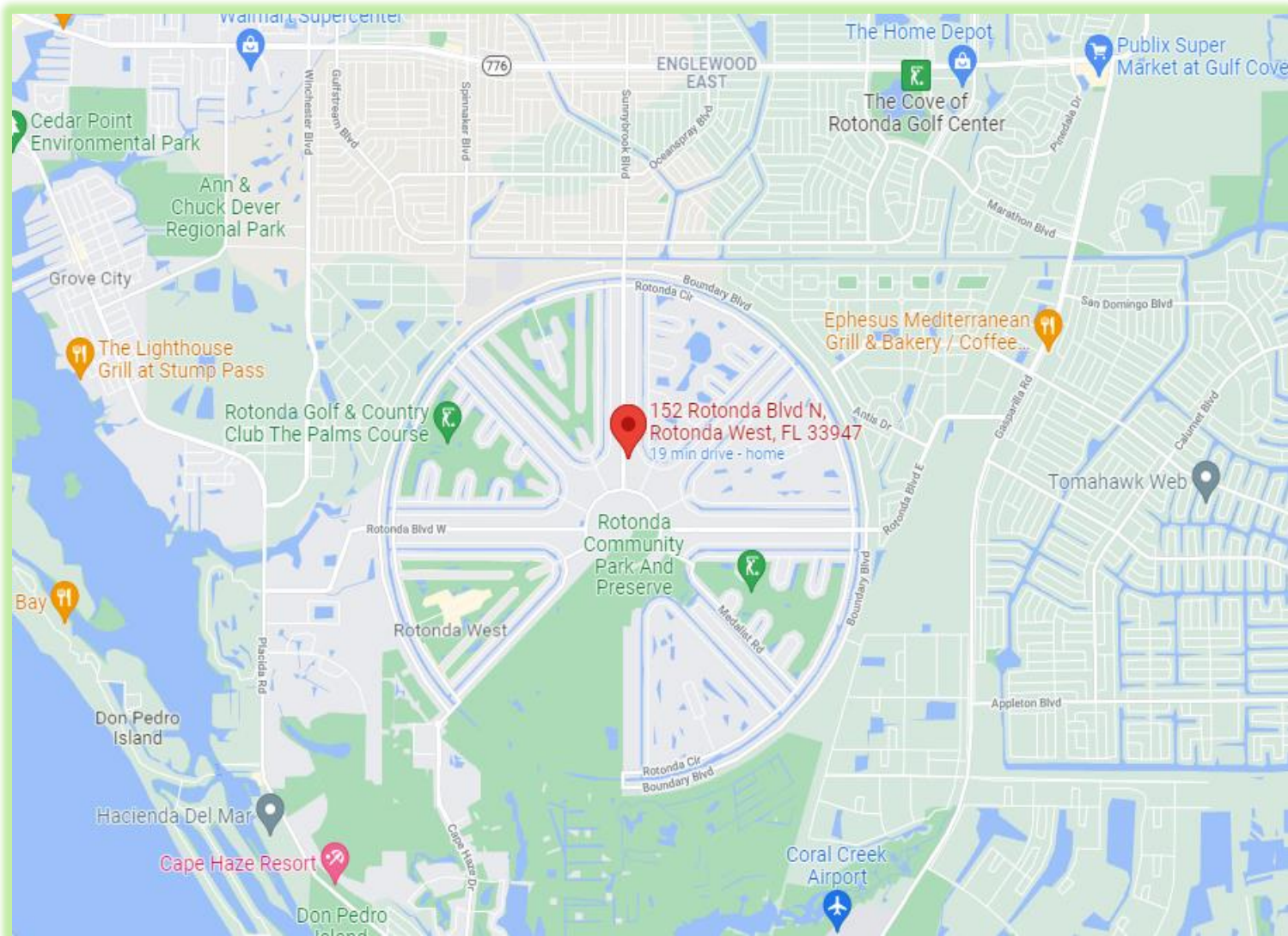
Howard Corr attained his CCIM designation in 1985. A CCIM, Certified Commercial Investment Member, is a recognized expert in the commercial and investment real estate industry. CCIMs have completed a designation curriculum that covers essential skill sets including ethics, interest-based negotiation, financial analysis, market analysis, user decision analysis, and investment analysis for commercial investment real estate. CCIMs have completed a portfolio demonstrating the depth of their commercial real estate experience. Finally, they have demonstrated their proficiency in the CCIM skill sets by successfully completing a comprehensive examination. Only then is the designation candidate awarded the coveted CCIM pin.



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