

FOR SALE

44,485 SQUARE FEET

24215 CORPORATE CT., PORT CHARLOTTE



- Excellent location in the JC Center commercial development at Veterans Boulevard & Kings Highway and I-75 Exit 170 (Kings Highway).
- High growth area with neighboring uses including CVS, Wendy's, Five Minute Oil Change, Country Inn & Suites, Bank OZK, and The Vines commercial condominium. Additional uses in the immediate area include two new large resort style apartment complexes, a Publix anchored center, Wal-Mart, and other national banks, restaurants and retailers.
- 44,485 square feet of land being a corner site with extensive frontage.
- Zoning is PD (Planned Development) and the site is in the Sandhill DRI allowing up to 8,200 sf of commercial space.
- **PRICE: \$599,000**

Riverside
Realty Services, LLC

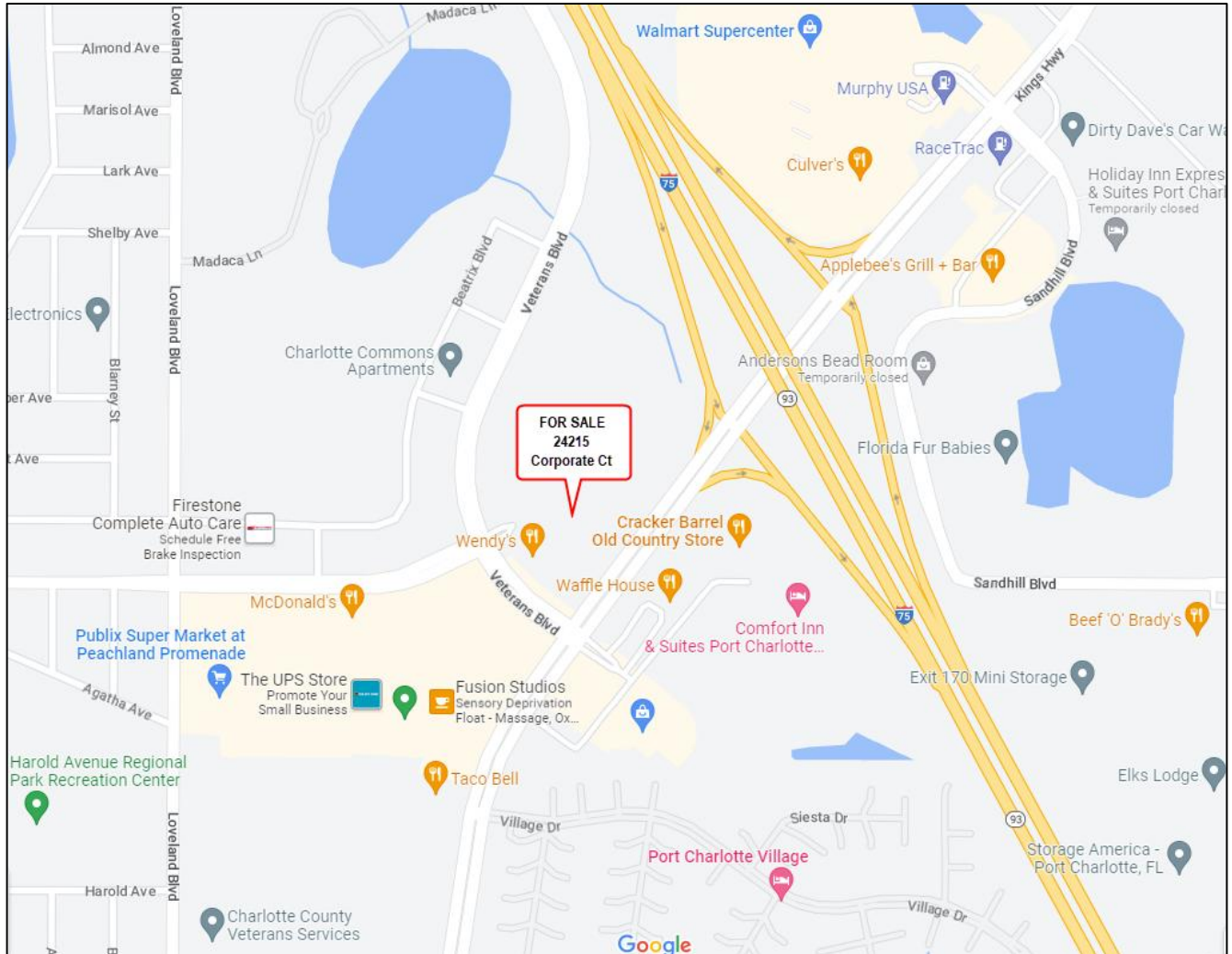
Steven D. Gant, CCIM, MAI
12653 S.W. County Road 769, Suite A
Lake Suzy, Florida 34269
Cell: (941) 628 – 2625
Email: steve@riverside-services.com
www.riversiderealtyservices.com

This information comes from users and sources believed to be reliable, but is not guaranteed. Subject to errors & omissions.

Survey



Location Map



Aerials



Traffic Count

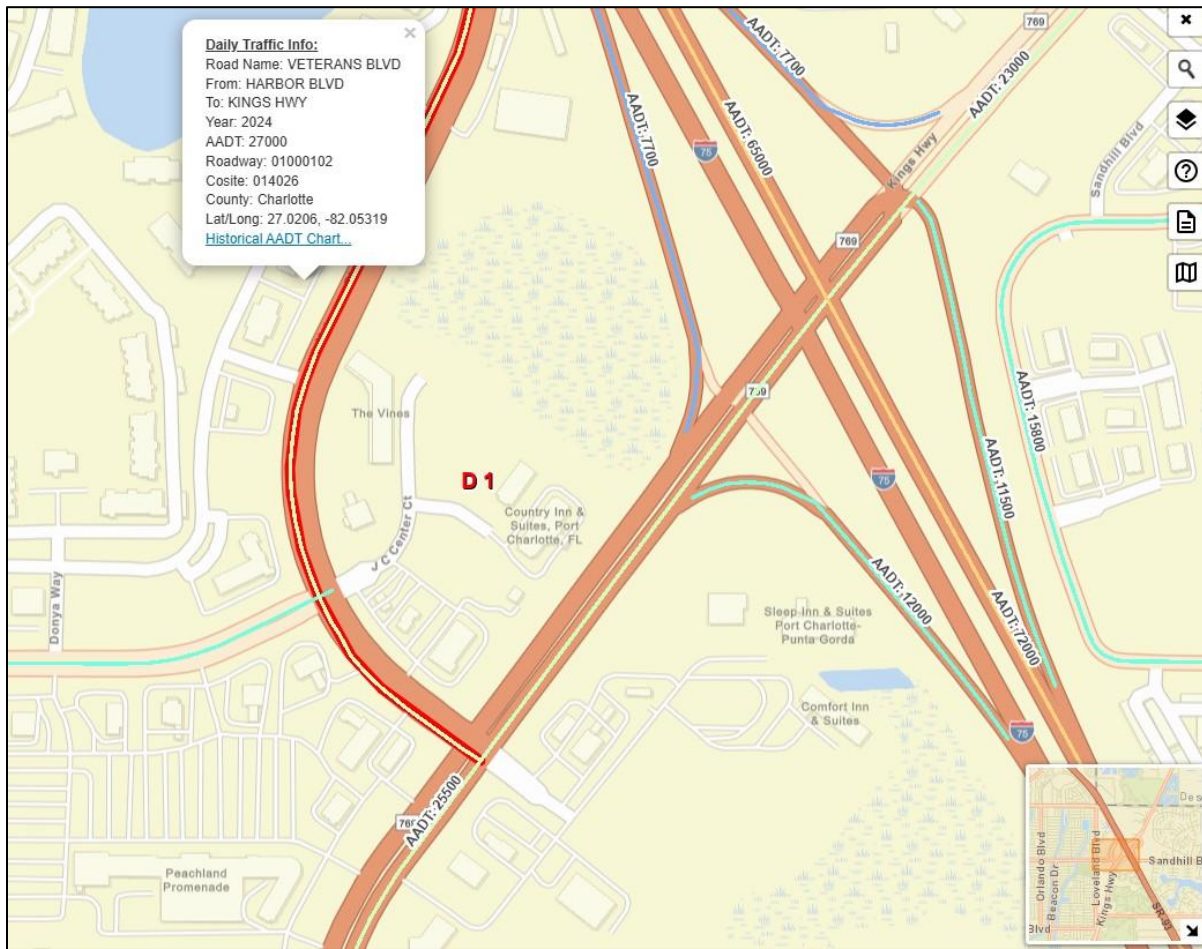
Charlotte County Data

CHARLOTTE COUNTY: 2024 ROADWAY LEVEL OF SERVICE DATA SHEET - PEAK HOUR TWO-WAY

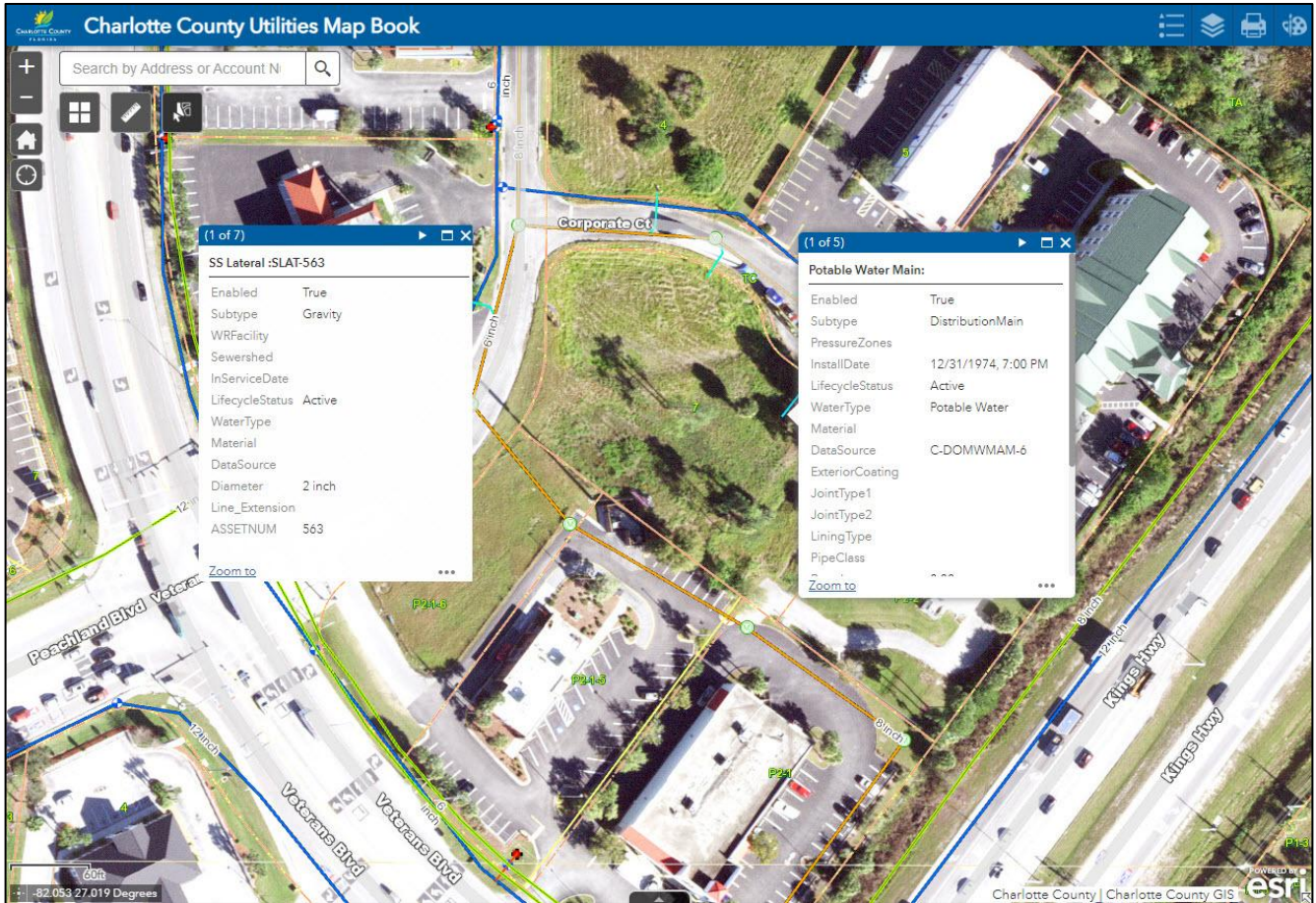
V/V SNO	Roadway	Station	From	To	Center Class	Lanes	2024 AADT	Segs. Cr. Rate	K100	100 th Hr Vol.	Level of Service Calculations ¹					Level of Service	Percent (%) Capacity Used
											Level of Service Limits (Pk Ht. Two-way Vol.)						
											B	C	D	E	Adopted		
228	US Highway 17*	115	Washington Loop Rd	DeSoto Co. Line	C2	4-Lane	16,367	2.00%	0.090	1,473	3040	4350	5290	6070	D	C	28%
229	US Highway 41*	189	Lee County Line	Zemke Rd.	C2	4-Lane	27,444	2.00%	0.090	2,470	3040	4350	5290	6070	D	C	47%
230	US Highway 41*	328	Zemke Rd.	Morningside Dr	C2	4-Lane	24,189	2.00%	0.090	2,177	3040	4350	5290	6070	D	C	41%
231	US Highway 41*	185	Morningside Dr	Tuckers Grade Bnd	C3C	4-Lane	24,189	2.00%	0.090	2,177	*	2898	3465	*	D	C	63%
232	US Highway 41*	-	Tuckers Grade Bnd	Taylor Rd.	C3C	4-Lane	24,189	2.00%	0.090	2,177	*	2898	3465	*	D	C	63%
233	US Highway 41*	-	Taylor Rd	Burnt Shire Rd.	C3R	4-Lane	17,100	2.00%	0.090	1,539	*	3245	3528	*	D	C	44%
234	US Highway 41*	288	Burnt Shire Rd.	US 41/Cross St	C3R	4-Lane	32,399	2.00%	0.090	2,915	*	3245	3528	*	D	C	83%
235	US Highway 41*	-	US 41/Cross St	Malbourne St.	C3C	2-Lane	26,367	2.00%	0.090	2,373	*	1104	1650	*	D	F	162%
238	US Highway 41*	277	Harborview Rd.	Kings Highway	C3C	6-Lane	42,063	2.00%	0.090	3,785	*	4505	5114	*	D	C	74%
239	US Highway 41*	278	Harbrook Ave.	Harborview Rd.	C3C	6-Lane	42,060	2.00%	0.090	3,875	*	4505	5114	*	D	C	76%
240	US Highway 41*	285	Harbor Bnd.	Easy St.	C3C	6-Lane	45,261	2.00%	0.090	4,073	*	4505	5114	*	D	C	80%
241	US Highway 41*	287	Ocean Bnd.	Harbor Bnd.	C3C	6-Lane	44,541	2.00%	0.090	4,009	*	4505	5114	*	D	C	78%
242	US Highway 41*	286	Forest Nelson Bnd.	Milway Bnd.	C3C	6-Lane	53,254	2.00%	0.090	4,793	*	4505	5114	*	D	D	94%
243	US Highway 41*	297	Carrusell Mail	Forest Nelson Bnd.	C3C	6-Lane	50,404	2.00%	0.090	4,536	*	4505	5114	*	D	D	89%
244	US Highway 41*	97	Murcock Circle	Cochran Bnd.	C3C	6-Lane	54,072	2.00%	0.090	4,895	*	4505	5114	*	D	D	95%
245	US Highway 41*	20	S.R. 776	Murcock Circle	C3C	6-Lane	34,750	2.00%	0.090	3,128	*	4505	5114	*	D	C	61%
246	US Highway 41*	21	Enterprise Dr.	S.R. 776	C3C	6-Lane	35,935	2.00%	0.090	3,234	*	4505	5114	*	D	C	63%
247	US Highway 41*	23	Toledo Blaine Bnd.	Enterprise Dr.	C3C	6-Lane	42,687	2.00%	0.090	3,842	*	4505	5114	*	D	C	75%
248	US Highway 41*	22	Flamingo Bnd.	Toledo Blaine Bnd.	C3C	6-Lane	40,304	2.00%	0.090	3,627	*	4505	5114	*	D	C	71%
249	US Highway 41*	17	Chamberlain Bnd.	Flamingo Bnd.	C3C	6-Lane	35,960	2.00%	0.090	3,326	*	4505	5114	*	D	C	65%
250	Veterans Bnd	89	US 41	Murcock Circle	C3C	4-Lane	24,969	3.00%	0.092	2,297	*	2898	3465	*	D	C	66%
251	Veterans Bnd	290	Murcock Circle	Cochran Bnd.	C3C	4-Lane	29,214	3.00%	0.092	2,688	*	2898	3465	*	D	C	78%
252	Veterans Bnd	282	Cochran Bnd.	Harbor Bnd.	C3C	4-Lane	25,647	3.00%	0.092	2,360	*	2898	3465	*	D	C	69%
253	Veterans Bnd	26	Harbor Bnd.	Loveland Bnd.	C3C	4-Lane	24,241	3.00%	0.092	2,230	*	2898	3465	*	D	C	65%
254	Veterans Bnd	258	Loveland Bnd.	Kings Highway	C3C	4-Lane	25,172	3.00%	0.092	2,315	*	2898	3465	*	D	C	67%
255	Veterans Bnd	308	Kings Highway	Peachland Bnd.	C3C	4-Lane	27,068	3.00%	0.092	2,490	*	2898	3465	*	D	C	72%
256	Westchester Bnd	99	Gardner Dr.	Bacon Dr.	C3R	2-Lane	4,621	3.00%	0.092	425	*	1408	1616	*	D	C	26%
257	Westchester Bnd	98	Bacon Dr.	Kings Highway	C3R	2-Lane	4,662	3.00%	0.092	429	*	1408	1616	*	D	C	27%
258	Winington Bnd	42	Gondner Wayway	S.R. 776	C3R	2-Lane	3,278	2.00%	0.092	302	*	1408	1616	*	D	C	19%
259	Winchester Bnd	310	S.R. 776	Sarasota Co Line	C3R	4-Lane	9,376	3.00%	0.092	863	*	3245	3528	*	D	C	24%
260	Winchester Bnd	314	S.R.776	Apple Valley Ave	C3R	4-Lane	8,897	3.00%	0.092	819	*	3245	3528	*	D	C	23%
261	Yonshire St.		Badman Bnd	Peachland Bnd.	C3R	2-Lane	1,423	2.00%	0.092	131	*	1408	1616	*	D	C	8%
262	Zemke Road	307	Burnt Shire Rd.	County Landfill	C3R	2-Lane	3,384	3.00%	0.092	311	*	1408	1616	*	D	C	19%
263	Zemke Road	257	County Landfill	U.S. 41	C3C	2-Lane	3,242	3.00%	0.092	298	*	1104	1650	*	D	C	19%

Notes and Assumptions for the LOS Computations:
1. LOS Calculations are based on 2023 Multimodal Quality Level of Service Handbook
2. ** Traffic Data Information Obtained from FDOT 2023 Charlotte County Level of Service Report

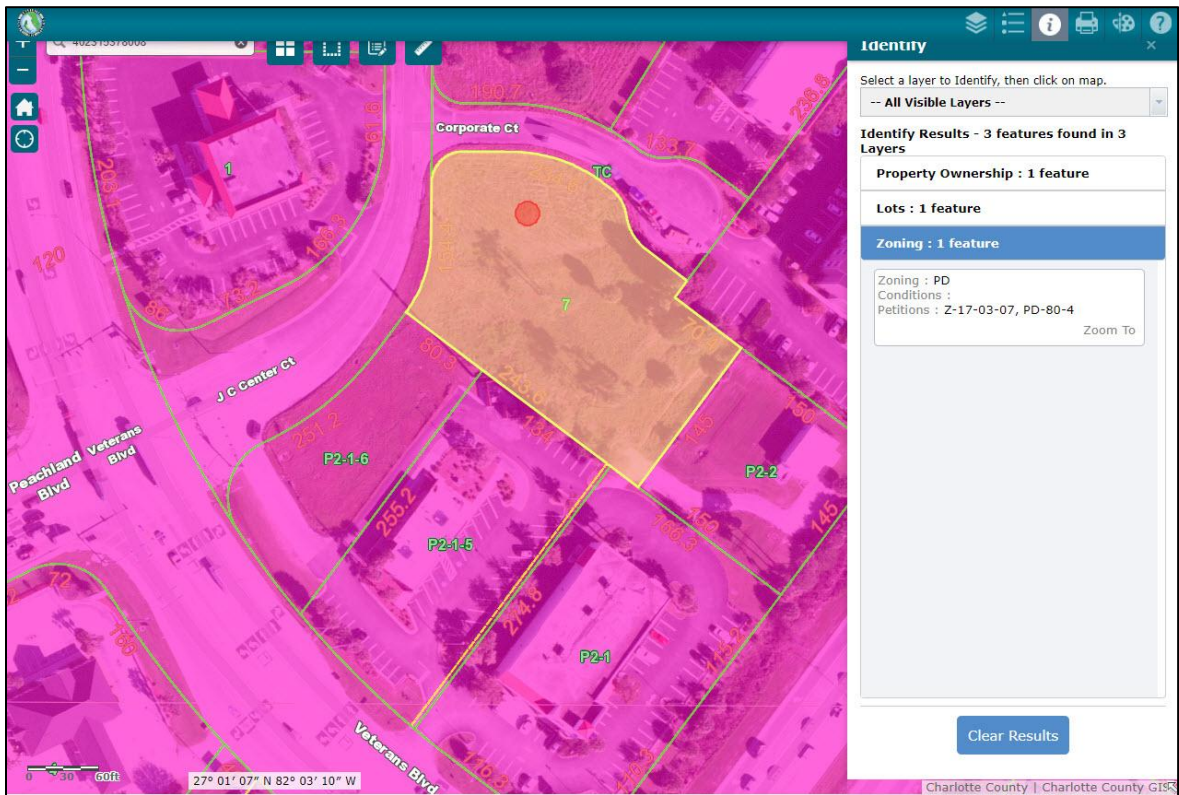
FDOT Traffic Data



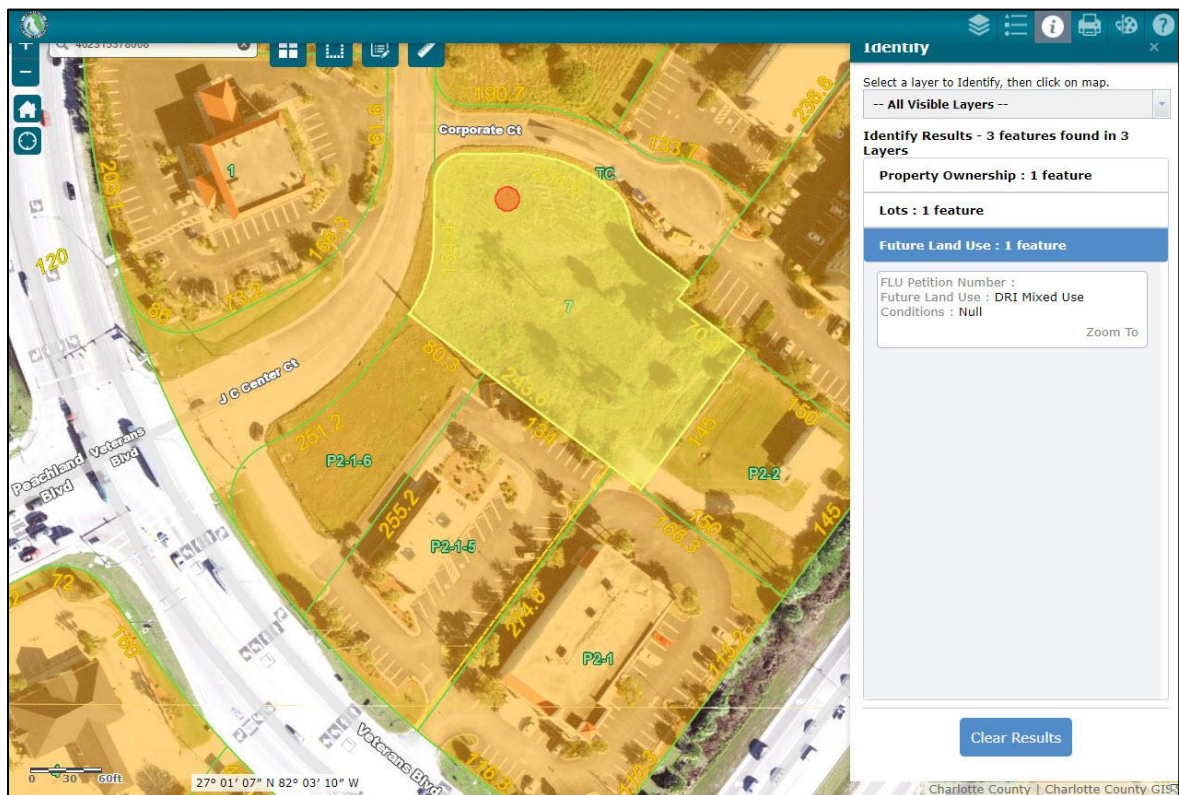
Charlotte County Utilities Map



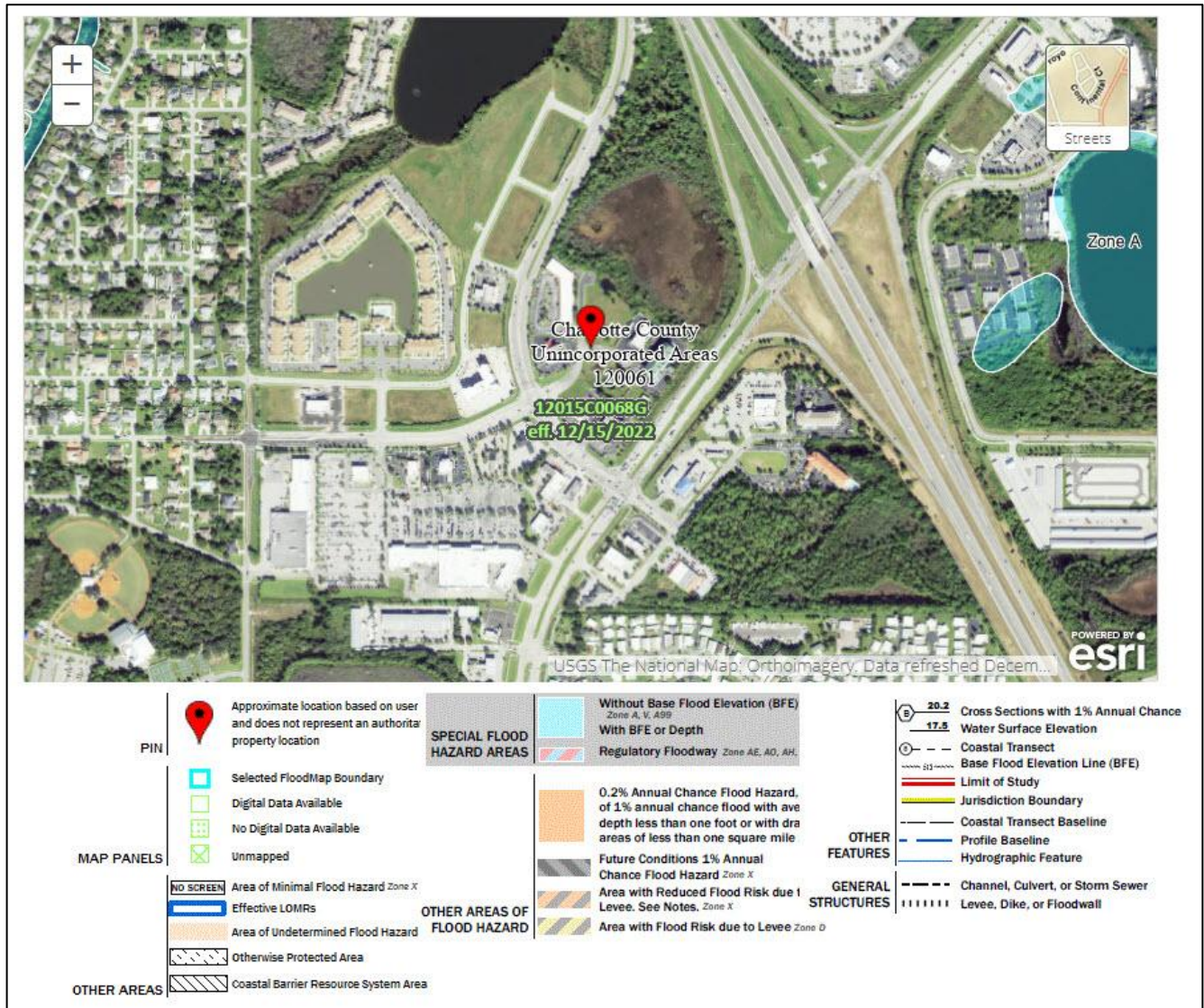
Zoning Map



Future Land Use Map



FEMA Flood Map – Zone X



Charlotte County Zoning Verification Letter



MEMORANDUM

Date: June 2, 2023
To: Fortune Real Estate Investments, Inc.
Via email: arifcfa@gmail.com
From: Shaun Cullinan, Planning & Zoning Official *Shaun Cullinan*
Subject: Zoning Verification for Property Located at 24215 Corporate Court (Parcel ID No. 402306379001)

Zoning Verification

Pursuant to your request dated May 12, 2023 (Exhibit A) for a zoning verification for Property Located at 24215 Corporate Court (Parcel ID No. 402306379001), please see my response below:

The property is located within the boundary of the Sandhill Development of Regional Impact (DRI). The latest Development Order for this DRI (Resolution Number 2022-083) is located on the following webpage: <https://www.charlottecountyfl.gov/core/fileparse.php/380/urlt/RES-2022-083-22LAD-00000-00001-Amendment-to-the-Sandhill-DRI-Development-Order-DO.pdf>

Future Land Use Map designation: DRI Mixed Use (Sandhill)

Zoning District Designation: Planned Development, Ordinance Number 2021-028 (Exhibit B)

According to the adopted Sandhill DRI Development Order (Resolution Number 2022-083). As of today (June 2, 2023), Property (Parcel ID No. 402306379001) is located within Parcel C-5D listed in Section 1 of the Development Order, and the maximum commercial square footage for Property is 8,200. In order to develop on Property, a Final Detail Site Plan is required and must be approved by the Board of County Commissioners on a consent agenda.

Adopted PD Condition "c" as established in Ordinance Number 2021-028 provides that: "All commercial areas are to be restricted to uses permitted in the Commercial General (CG) zoning district and all listed conditional uses and special exceptions, excluding schools, flea markets, and billiard parlors and games arcades, in effect as of the date of Site Plan Review, with the exceptions of Parcel 5-19A which shall be restricted to permitted uses in the Commercial Neighborhood (CN) zoning district in effect as of the date of Site Plan Review. Commercial development shall comply with the development standards set forth in the CG or CN zoning districts in effect as of the date of Site Plan Review."

Section 3-9-42, Commercial General (CG) zoning (Exhibit C) is attached to this letter for your reference.



The information provided above is the only information the Department provides for a zoning verification; therefore, some of your request has intentionally not been answered as it is outside the scope of a zoning verification letter, and you may not assume any omissions are intended as confirmation to your request.

Should you disagree with the information contained herein, you may appeal it within 30 days to the Board of Zoning Appeals (BZA) pursuant to Code Sec. Sec. 3-9-6.1. Administrative appeals.

Application. An appeal to the BZA following a denial from the zoning official shall be in writing on forms provided by the community development department and shall be filed with the community development department within thirty (30) calendar days after the date on the decision letter notifying the applicant of the administrative decision or determination by the zoning official. The appeal shall be submitted with the applicable fee, accompanied by all documents, plans and other papers constituting the record, and specify the grounds for the appeal.

Should you have any further questions, please do not hesitate to contact us.