

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

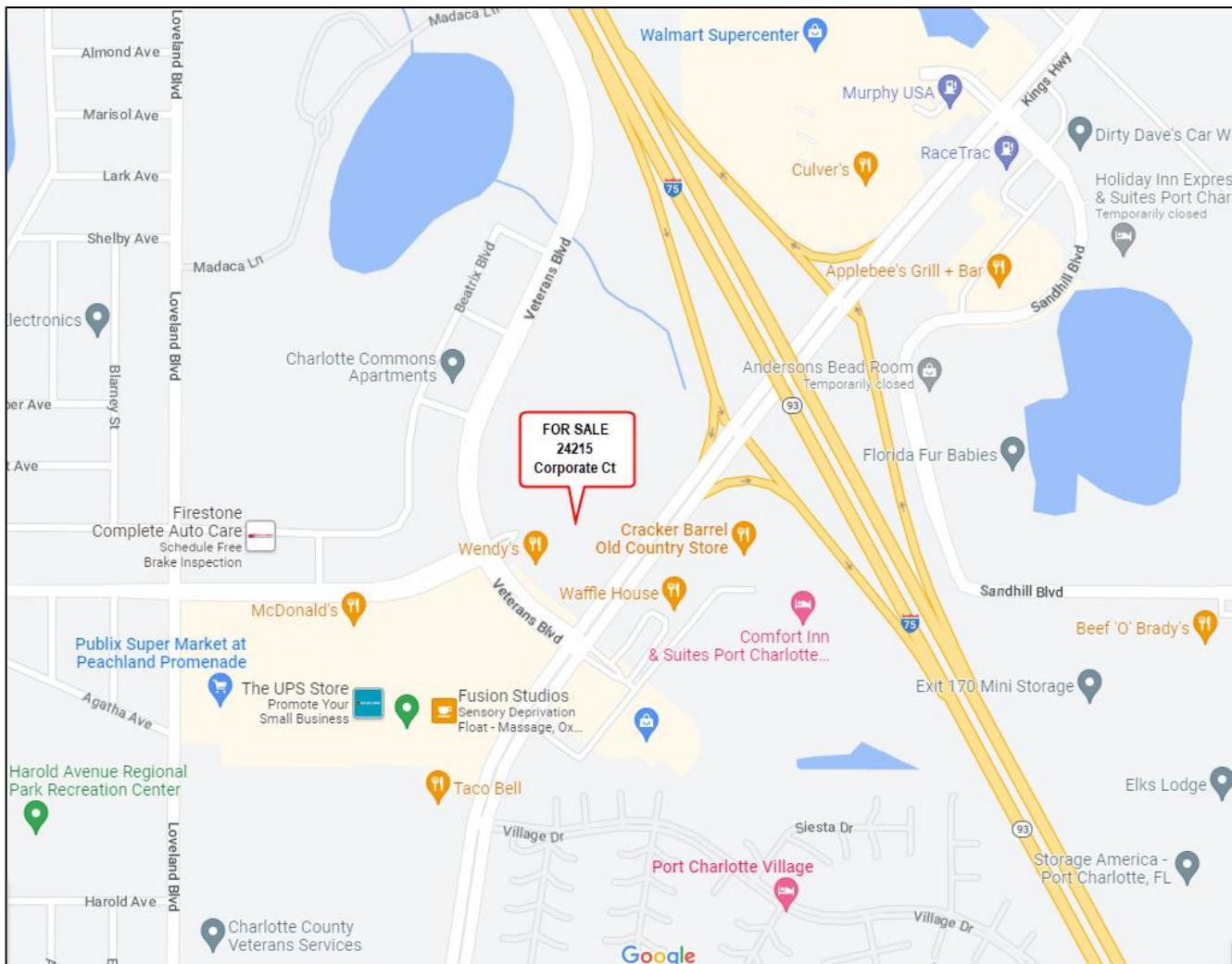
Steven D. Gant, CCIM, MAI
12653 S.W. County Road 769, Suite A
Lake Suzy, Florida 34269
Cell: (941) 628 - 2625
Email: steve@riverside-services.com
www.riversiderealtservices.com

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

Survey



Location Map



Aerials



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

Traffic Count

Charlotte County Data

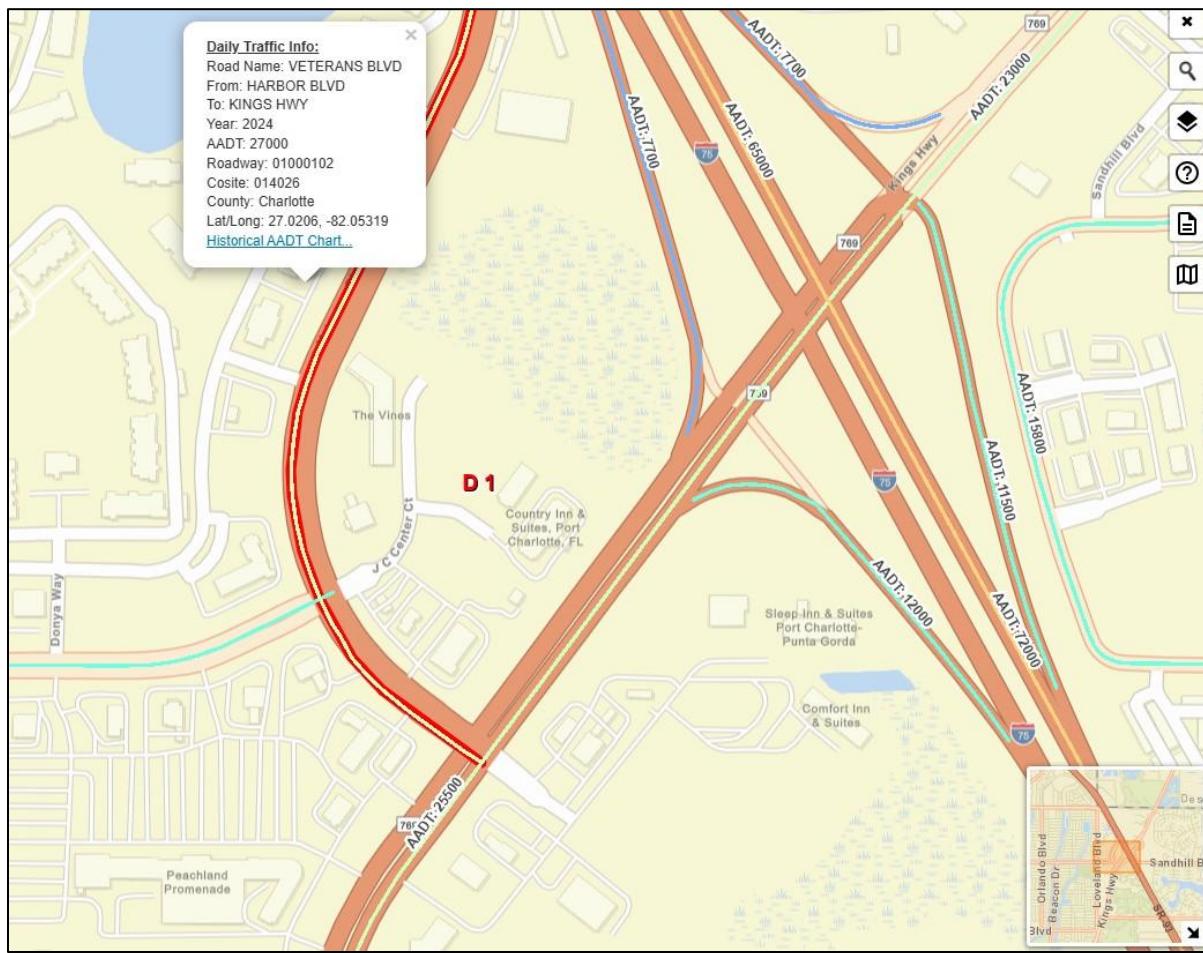
VV SNO	Roadway	Station	From	To	Control Class	Lanes	2024 ADT K/000	Sugg. Gr. Rate	Level of Service Calculations ¹					Level of Service Adopted	Current	Percent (%) Capacity Used	
									B	C	D	E					
228	US Highway 17*	115	Washington Loop Rd	DeSoto Co. Line	C2	4-Lane	16,367	2.00%	0.90	1,473	3040	4350	5290	6070	D	C	28%
229	US Highway 41*	189	Lee County Line	Zemel Rd.	C2	4-Lane	27,444	2.00%	0.90	2,470	3040	4350	5290	6070	D	C	47%
230	US Highway 41*	328	Zemel Rd.	Morningside Dr	C2	4-Lane	24,189	2.00%	0.90	2,177	3040	4350	5290	6070	D	C	41%
231	US Highway 41*	185	Morningside Dr	Turner's Gap Blvd	C3C	4-Lane	24,189	2.00%	0.90	2,177	*	2898	3455	*	D	C	63%
232	US Highway 41*	-	Tucker Grade Blvd	Taylor Rd.	C3C	4-Lane	24,189	2.00%	0.90	2,177	*	2898	3455	*	D	C	63%
233	US Highway 41*	-	Taylor Rd.	Burnt Store Rd.	C3R	4-Lane	17,100	2.00%	0.90	1,639	*	3245	3528	*	D	C	44%
234	US Highway 41*	288	Burnt Store Rd.	US 41 Cross St	C3R	4-Lane	32,389	2.00%	0.90	2,915	*	3528	*	D	C	83%	
235	US Highway 41*	-	US 41 Cross St	Melbourne St.	C3C	2-Lane	25,367	2.00%	0.90	2,373	*	1104	1560	*	D	F	152%
238	US Highway 41*	277	Harborview Rd.	Kings Highway	C3C	6-Lane	42,063	2.00%	0.90	3,785	*	4505	5114	*	D	C	74%
239	US Highway 41*	278	Harborview Rd.	Harborview Rd.	C3C	6-Lane	43,060	2.00%	0.90	3,875	*	4505	5114	*	D	C	75%
240	US Highway 41*	285	Harbor Blvd.	Easy St.	C3C	6-Lane	45,251	2.00%	0.90	4,073	*	4505	5114	*	D	C	80%
241	US Highway 41*	287	Harbor Blvd.	Harbor Blvd.	C3C	6-Lane	44,154	2.00%	0.90	4,009	*	4505	5114	*	D	C	78%
242	US Highway 41*	286	Forest Nelson Blvd.	Manay Blvd.	C3C	6-Lane	50,284	2.00%	0.90	4,793	*	4505	5114	*	D	D	94%
243	US Highway 41*	297	Coastal Mall	Forest Nelson Blvd.	C3C	6-Lane	50,404	2.00%	0.90	4,536	*	4505	5114	*	D	D	89%
244	US Highway 41*	97	Mundock Circle	Coastal Blvd.	C3C	6-Lane	49,896	2.00%	0.90	4,695	*	4505	5114	*	D	D	95%
245	US Highway 41*	20	S.R. 775	Mundock Circle	C3C	6-Lane	34,750	2.00%	0.90	3,128	*	4505	5114	*	D	C	61%
246	US Highway 41*	21	Enterprise Dr.	S.R. 776	C3C	6-Lane	55,935	2.00%	0.90	3,234	*	4505	5114	*	D	C	63%
247	US Highway 41*	23	Treloar Blvd. Blvd.	Enterprise Dr.	C3C	6-Lane	42,667	2.00%	0.90	3,842	*	4505	5114	*	D	C	75%
248	US Highway 41*	22	Flamingo Blvd.	Treloar Blvd. Blvd.	C3C	6-Lane	40,304	2.00%	0.90	3,627	*	4505	5114	*	D	C	71%
249	US Highway 41*	17	Chamberlain Blvd.	Flamingo Blvd.	C3C	6-Lane	36,960	2.00%	0.90	3,326	*	4505	5114	*	D	C	65%
250	Veterans Blvd	89	US-41	Mundock Circle	C3C	4-Lane	24,969	3.00%	0.92	2,287	*	2898	3455	*	D	C	66%
251	Veterans Blvd	260	Maple Circle	Coastal Blvd.	C3C	4-Lane	29,214	3.00%	0.92	2,698	*	2898	3455	*	D	C	79%
252	Veterans Blvd	282	Coastal Blvd.	Harbor Blvd.	C3C	4-Lane	25,567	3.00%	0.92	2,360	*	2898	3455	*	D	C	69%
253	Veterans Blvd	26	Harbor Blvd.	Lowland Blvd.	C3C	4-Lane	24,241	3.00%	0.92	2,230	*	2898	3455	*	D	C	65%
254	Veterans Blvd	258	Lowland Blvd.	Kings Highway	C3C	4-Lane	25,172	3.00%	0.92	2,316	*	2898	3455	*	D	C	67%
255	Veterans Blvd	308	Kings Highway	Pratherland Blvd.	C3C	4-Lane	27,068	3.00%	0.92	2,490	*	2898	3455	*	D	C	72%
256	Weschester Blvd	99	Gardner Dr.	Bauman Dr.	C3R	2-Lane	4,621	3.00%	0.92	425	*	1408	1616	*	D	C	26%
257	Weschester Blvd	98	Bauman Dr.	Kings Highway	C3R	2-Lane	4,662	3.00%	0.92	429	*	1408	1616	*	D	C	27%
258	Wilmington Blvd	42	Gandybar Way	S.R. 776	C3R	2-Lane	3,278	2.00%	0.92	302	*	1408	1616	*	D	C	19%
259	Wilmington Blvd	310	S.R. 776	Sarasota Co. Line	C3R	4-Lane	9,376	3.00%	0.92	863	*	3245	3528	*	D	C	24%
260	Wilmington Blvd	314	S.R. 776	Apple Valley Ave	C3R	4-Lane	8,897	3.00%	0.92	819	*	3245	3528	*	D	C	23%
261	Yorksire St.		Bauman Blvd.	Peachtree Blvd.	C3R	2-Lane	1,423	2.00%	0.92	131	*	1408	1616	*	D	C	8%
262	Zemel Road	307	Burnt Store Rd.	County Landfill	C3R	2-Lane	3,384	3.00%	0.92	311	*	1408	1616	*	D	C	19%
263	Zemel Road	257	County Landfill	U.S. 41	C3C	2-Lane	3,242	3.00%	0.92	298	*	1104	1560	*	D	C	19%

Notes and Assumptions for the LOS Computations:

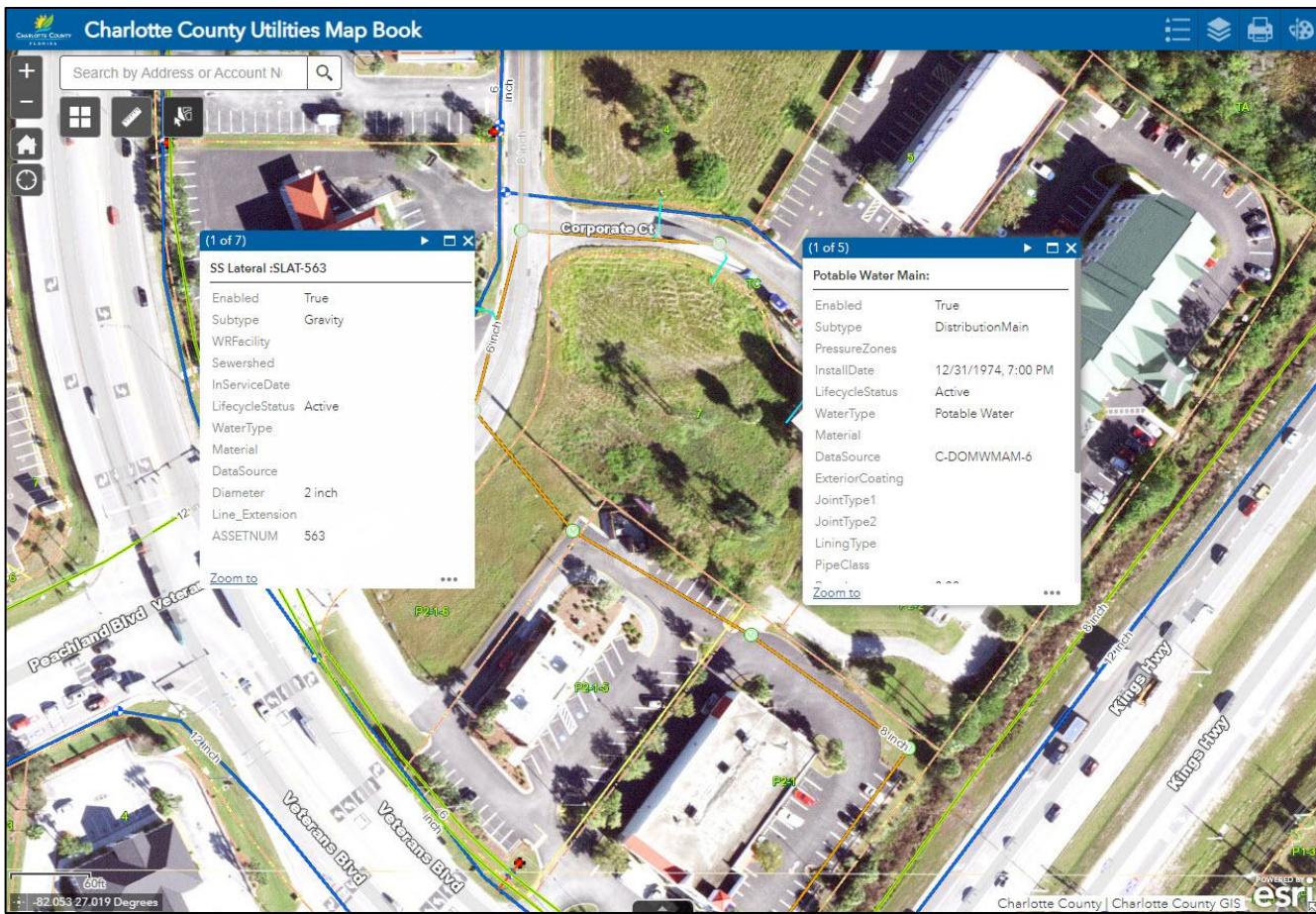
1. LOS Calculations are based on 2023 Multimodal Quality Level of Service Handbook

2. ** Traffic Data Information Obtained from FDOT 2023 Charlotte County Level of Service Report

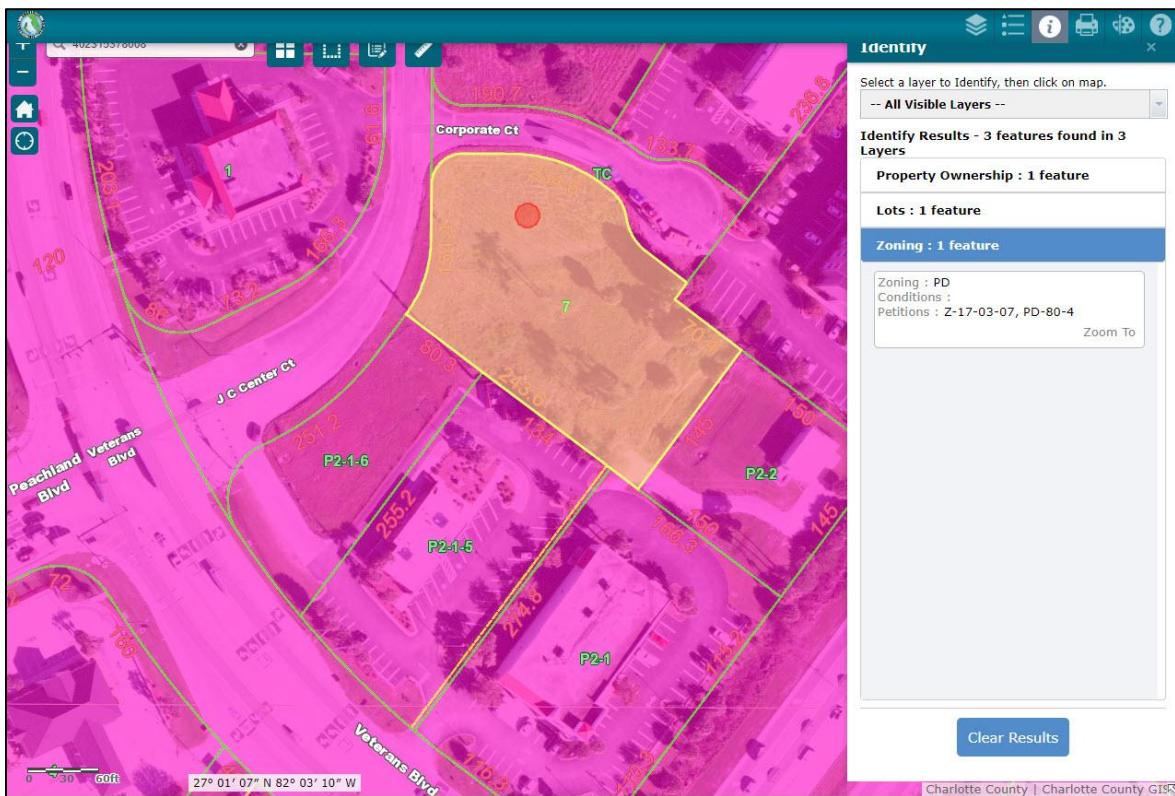
FDOT Traffic Data



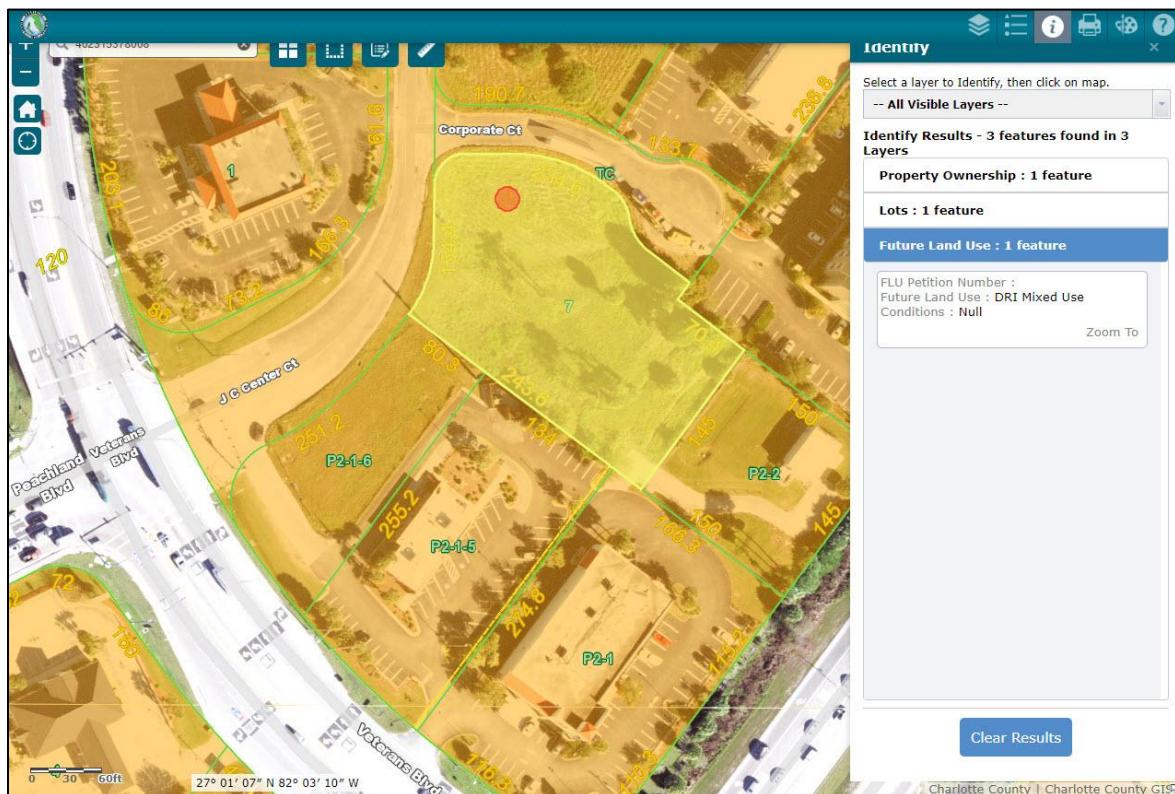
Charlotte County Utilities Map



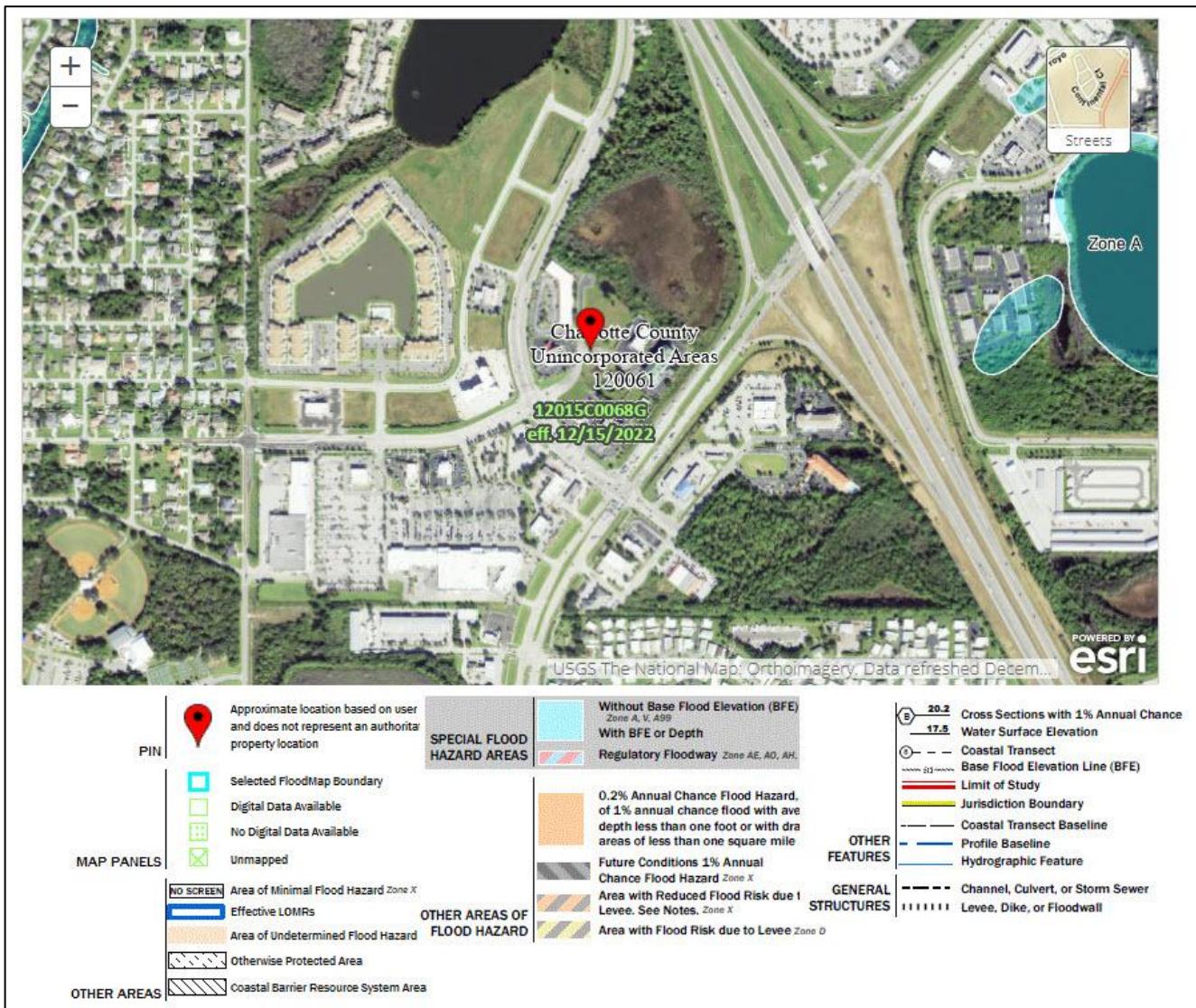
Zoning Map



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/urll/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.