

Commercial Real Estate Advisors

A marketing company licensed to broker real estate



**21175 Olean Boulevard
Port Charlotte, Florida 33952**

**Totally Renovated Bank of America
For Lease**



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



CORR
COMMERCIAL ADVISORS[®]
REAL ESTATE SERVICES

941.740.1215

18501 Murdock Cir Suite 300 | Port Charlotte FL, 33948

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

21175 Olean Boulevard

Port Charlotte, FL 33952



PRE-LEASING OPPORTUNITY

\$26/SF NNN

13,408 SF OFFICE SPACE

Located in the heart of the Medical District in Port Charlotte, this building (former location of Bank of America) is being redeveloped into a 10,000 SF medical or office building and will be undergoing major renovation which will include a new roof and new HVAC. Pre-leasing will provide for a possible opportunity for a "Build to Suit" option. The property is situated near the intersection of Tamiami Trail and Olean Boulevard. The grounds will be professionally maintained, and there is ample parking. Please contact Howard Corr at 941-815-2129 for pricing and more information.

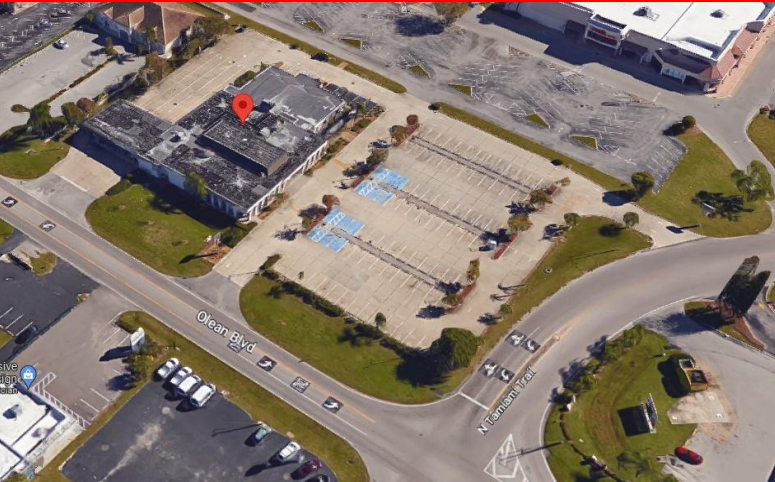


CORR

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

OFFICE 941.740.1215
CorrCommercialAdvisors.com

EXECUTIVE SUMMARY

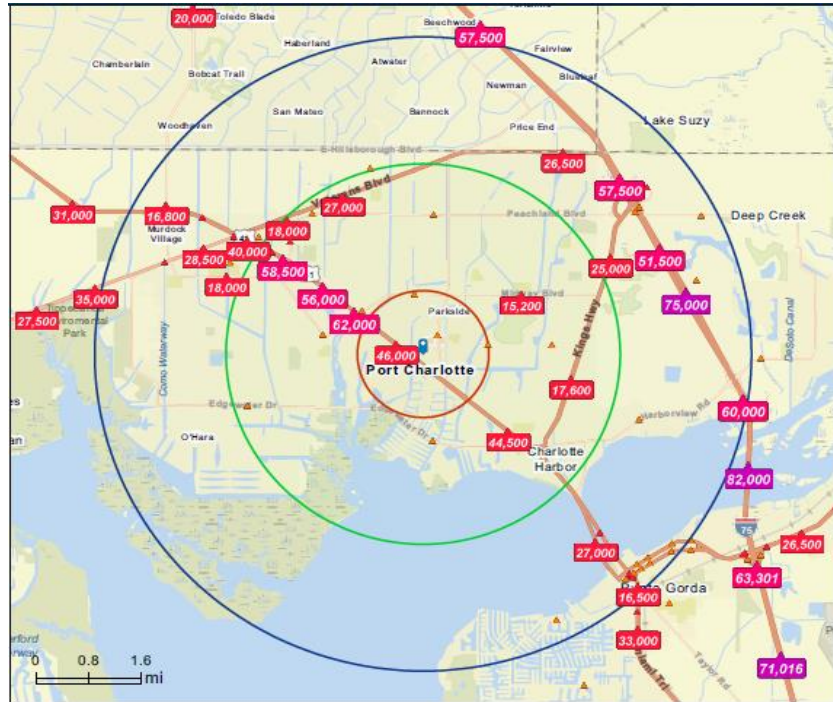


PROPERTY DETAILS

Address:	21175 Olean Blvd., Port Charlotte, Florida 33952
Available Lease Space:	10,149 SF (13,408 SF under air)
Building Size:	17,687 SF
Lease Price:	\$26/SF OPEX estimated at \$4.00 per foot
Zoning:	Commercial General
Year Built:	1971
Year Renovated:	1980

SITE SUMMARY

Located in the heart of the Medical District in Port Charlotte on the newly renovated Olean Blvd. This location is being offered for lease at \$26/SF NNN. OPEX is estimated at \$4.00/per foot. Build to suit possibilities for pre-lease tenants.



DEMOGRAPHIC STATISTICS

Proximity:	1 mile	3 miles	5 miles
Total Population:	10,568	54,083	91,232
Median Age:	52.5	54.7	56.9
Households:	4,550	23,319	40,203
Median Home Income:	\$56,016	\$78,533	\$85,245
Per Capita Income:	\$24,909	\$33,871	\$37,639

TRAFFIC VOLUME

Collection Street	Cross Street	Traffic Vol	Year	Distance
Tamiami Trl	Port Charlotte Blvd	46,000	2024	1 mile
Tamiami Trl	Midway Blvd	62,000	2024	1.5 miles
Tamiami Trl	Veterans Blvd	40,000	2024	3.5 miles
Tamiami Trl	Toledo Blade Blvd	16,800	2024	4.7 miles



CORR

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

OFFICE 941.740.1215
CorrCommercialAdvisors.com

21175 Olean Boulevard

Port Charlotte, FL 33952



CORR

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

OFFICE 941.740.1215
CorrCommercialAdvisors.com

21175 Olean Boulevard

Port Charlotte, FL 33952



MILLENNIUM
PHYSICIAN
GROUP

JENS
CARLSEN, DO
UROLOGY

SHOREPOINT
HEALTH

HCA FLORIDA
FAWCETT
HOSPITAL

GULF COAST
UROLOGY

THOMAS
QUIGLEY

PARKSIDE
ASSISTED LIVING
& MEMORY
COTTAGE

OLEAN BLVD.

AARON STREET

HARBOR BLVD.

21175 Olean Blvd.

ADVOCATE
RADIATION
ONCOLOGY

PORT
CHARLOTTE
CARDIOLOGY



CORR

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

OFFICE 941.740.1215
CorrCommercialAdvisors.com



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
[D] 941.815.2129
[E] H.Corr@CorrAdvisors.com

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 designated candidate awarded the coveted CCIM pin.



CORR

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

OFFICE 941.740.1215
CorrCommercialAdvisors.com