

Exclusively Listed For Sale

CBRE

Medical | Office

12034 | 12050 N. Access Road
Port Charlotte, FL 33981



2-Buildings | 12,641 SF Former Medical Office | Located in the 5th Fastest Growing MSA in the Nation

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property

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Executive Summary

01

The Offering

CBRE is pleased to present an opportunity to acquire a vacant, 12,641 SF medical/office duplex located in the fifth fastest-growing MSA in the nation, the Punta Gorda Metro area. The property sits on ±1.61 acres and consists of two buildings: a ±7,092 SF, 2-story building alongside a ±5,549 SF building. The property is zoned for and formerly operated as a hospice inpatient unit; both housed medical-use offices.

The parcel is situated along North Access Road, a service road that runs parallel to State Road 776, a 25-mile long state highway that extends from Sarasota County to Charlotte County. Major retailers such as Publix, Home Depot, and Winn Dixie are located nearby, and the area is primed for surrounding new retail and residential development. Port Charlotte is located 4-miles northwest of Punta Gorda, and just over 100 miles south of Tampa, Florida. **This investment would be ideal for a small Rehab/Assisted Living Facility (ALF) or hospice care, or any medical or office Owner/User looking for space in growing population of Florida, centered between the areas largest hospitals, with significant upside leasing the vacant space.**



\$1.792M

Price

±12,641

Building SF

\$141.76

Price per SF

±1.61

Parcel Size

Investment Highlights

Turn-Key | Value-Add

Location Benefits

Port Charlotte (Punta Gorda MSA)

- + Located on N. Access Road, fronting the main east-west thoroughfare at S. McCall Road (FL-776), an expressway that continues northwest to South Venice.
- + 26,500 cars pass by the asset daily.
- + The property is centered between major, national retailers: Winn Dixie, Starbucks and Walmart Super Center to the west, Home Depot and Publix Supermarket at Gulf Cove to the east.
- + The subject is located within a commuters' distance to three major airports:
 - + Punta Gorda Airport (PGD)
 - + Southwest Florida International Airport (RSW)
 - + Sarasota-Bradenton International Airport (SRQ)
- + Strong Demographics:
 - 5-Miles
 - 47,431 residents
 - \$81,274 Average Household Income
- + Located in the 5th Fastest Growing Metro in the USA - Punta Gorda

Building Summary

Former Medical / Office Use

- + Zoned for Office, Medical & Institutional uses
- + 12,640 SF - Gross Leasable Area
- + 2 Units
 - + 10234 N. Access Road
 - + Built in 1997
 - + 2-Story
 - + 7,092 SF
 - + 10250 N. Access Road
 - + Built in 1986
 - + 5,549 SF

Property Address	12034 12050 N. Access Rd., Port Charlotte, FL 33981	Parking	26 Spaces
Building(s) Size	±12,641 SF (7,092 SF 5,549 SF)	FEMA Flood Zone	Zone X - Outside of High Risk Area
Land Area	± 1.61 Acres	Zoning	OMI (Office-Medical-Institutional)
Occupancy	Vacant	Traffic Counts (AADT)	26,500 (N. Access Rd)
Year Built	1997 1986	Metro Statistical Area	Punta Gorda MSA



Market & Area Overview

02

Market Demographics - Port Charlotte, FL

12034 | 12050 N. Access Rd.

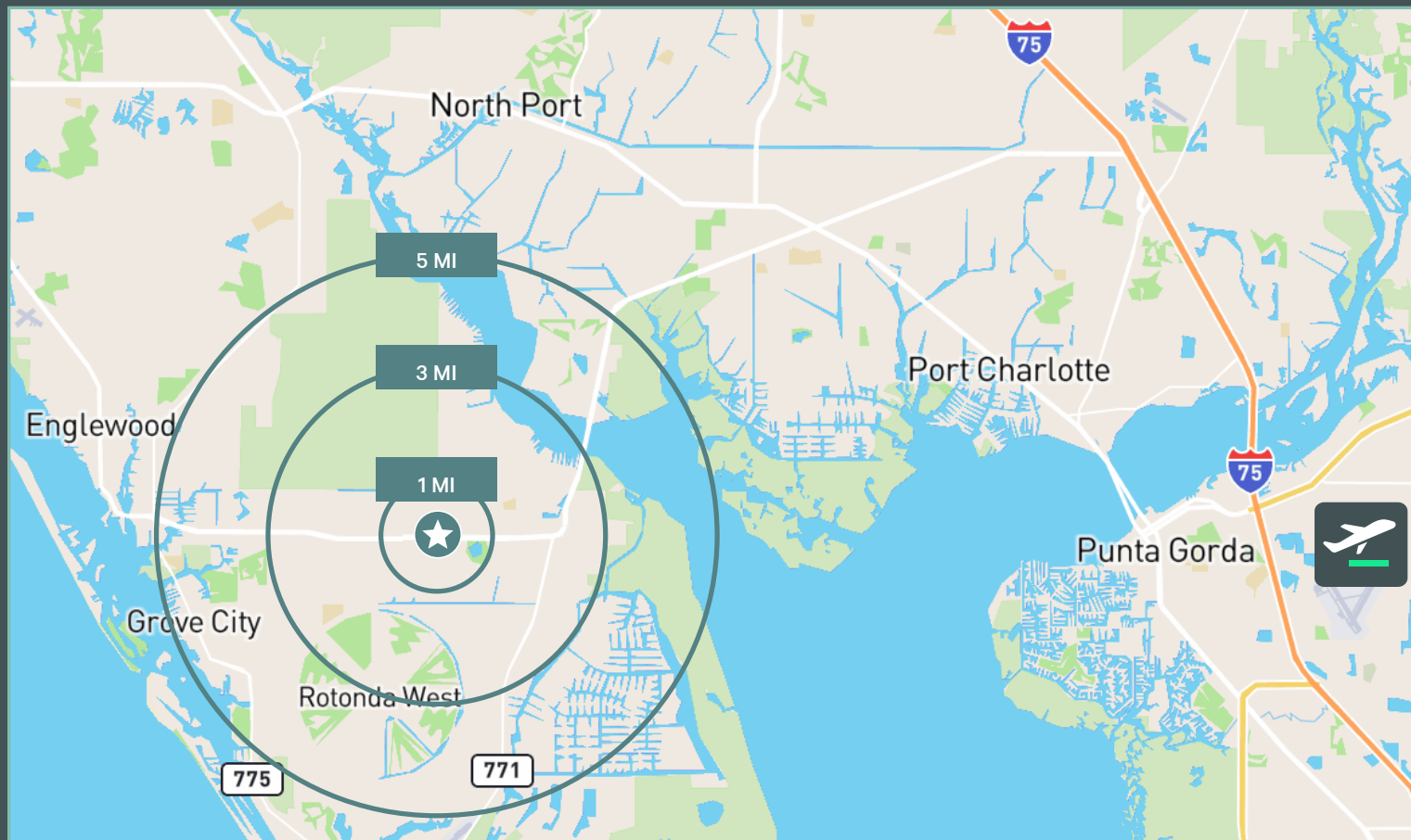


Average Daily Traffic Counts

S. McCall Rd. / N. Access Rd. = 26,500 ADT

	Population	Average HH Income	Daytime Population	Median Age	Households
1 Miles	3,194	\$59,740	2,181	50.5	1,409
5 Miles	47,431	\$81,274	41,896	63.9	22,971
5 Minute	12,745	\$66,524	10,121	55.9	5,797
10 Minute	38,446	\$75,433	34,279	63.2	18,449

Location	Drive Time	Location	Drive Time
Rotunda Park & Reserve	9 Minutes	Manasota Key Beach	24 Minutes
Manasota Key Beach	24 Minutes	Boca Grande	25 Minutes
Punta Gorda	30 Minutes	SharePoint Health	28 Minutes
Punta Gorda Airport (PGD)	39 Minutes	Bayfront Health Punta Gorda	35 Minutes



Charlotte County, Florida

1.72%

Population Growth 2023-2024

Port Charlotte has been recognized as a top place to retire in the U.S., based on cost of living, Florida's retiree-friendly tax code, quality health care, desirable amenities, and scenic water views that lead to Charlotte Harbor and the Gulf of Mexico. Port Charlotte is home to 165 miles of man-made waterways, numerous golf courses, tennis courts, estuaries, and nature trails. This area offers abundant opportunities for boating, fishing, and enjoying picture-perfect sunsets along the Peace and Myakka Rivers.

#1

Best Place to Retire (*Money Magazine*)

Encompassing the unincorporated area of Charlotte County, Port Charlotte consists mostly of single-family homes with a sprinkling of condos and townhomes. **The population of unincorporated Charlotte County, including Port Charlotte, is approximately 209,686 - a 1.72% growth rate from the previous year.**

#3

Best Place to Live & Golf in the US (*Golf Digest*)

Spanning 820 square miles, Port Charlotte is located north of the Peace River. Its 165 miles of canals and waterways provide access to Charlotte Harbor and the Gulf of Mexico. The region also features extensive natural shorelines along the Peace and Myakka Rivers, making it ideal for waterfront living and recreation. **The county includes 14,004 private boats, 28 marinas, 15 public beach access sites, 13 boat ramps, and two sailing schools.**

Port Charlotte Beach State Park offers a wide expanse of sand, perfect for walking, kayaking, or canoeing along the pristine rivers. The Charlotte Harbor Environmental Center covers 840 acres, providing nature trails, picnic areas, and enrichment programs. Another local favorite, the Cecil M. Webb Wildlife Management Area, is a 100-acre game reserve offering hunting, fishing, frogging, and camping. Eco-tours of the 90,000-acre Crescent B Ranch in eastern Charlotte County offer a glimpse of old Florida, while swamp buggy trips through Telegraph Cypress Swamp provide views of wild turkeys, alligators, and more. The Everglades National Park, one of the most spectacular natural ecosystems in the United States, is only a short drive away.

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Golf Courses

Port Charlotte has a staggering 21 golf courses, 10 public tennis courts and 4 YMCAs. The Texas Rangers use the 6,000-seat Charlotte County Stadium for their spring training, followed by minor league games throughout the summer. The CC Speedway provides auto racing thrills on its asphalt oval track, and a 2,000-seat Memorial Auditorium/Civic Center hosts big-name entertainment, including concerts, ballet, Broadway shows, comedy stars, and antique and art shows.

Port Charlotte is a shopper's paradise with **25 shopping centers offering 4 million square feet of retail space.** The largest is the Port Charlotte Town Center, a modern mall with over 800,000 square feet of shops and amenities.

4M+

SF of Retail Space in 25 Shopping Centers

With a sub-tropical climate, Port Charlotte offers year-round outdoor enjoyment, making it a well-known secret for Snowbirds and seasonal residents. So much so, the population in Charlotte county increases approximately 20% during the winter months.

A Growing Market

New & Planned Developments



Multifamily Homes

Currently Planned: 2,334 Doors
 Under Construction: 395 Doors
 New: 1,351 Doors



Industrial

Currently Planned: 472,000 SF
 Under Construction: 160,000 SF
 New: 378,000 SF



Retail

Currently Planned: 137,000 SF
 Under Construction: 308,400 SF
 New: 103,400 SF



Permitting

Boca Grande Peninsula Resort & Marina

This exciting new development in Boca Grande will include four, 3-story buildings totaling 210,044 SF with 155 hotel rooms, 4,000 SF of ballroom & meeting space, 4,000 SF of retail, six, 3-story multifamily buildings totaling 258,726 SF with 99 dwelling units, a 4,500 SF restaurant within the main hotel building, a 4,000 SF free standing restaurant, two swimming pools/amenity areas, and a 79-slip marina.

This includes grocery-anchored centers and mixed-use developments



Single Family Homes

Currently Planned: 2,331 Units
 Under Construction: 24,721 Units

This includes a 19,500 homes, Master Planned Development, Babcock Ranch. When fully developed, this will be the first solar powered town in the United States.



Hospitality

Currently Planned: 463 Keys
 New: 785 Keys

This includes a high-end resort to mid-scale hotels to support seasonal and out-of-town visitors



Punta Gorda MSA

Annual Spending Habits

\$830M+

Food & Beverage

\$617M+

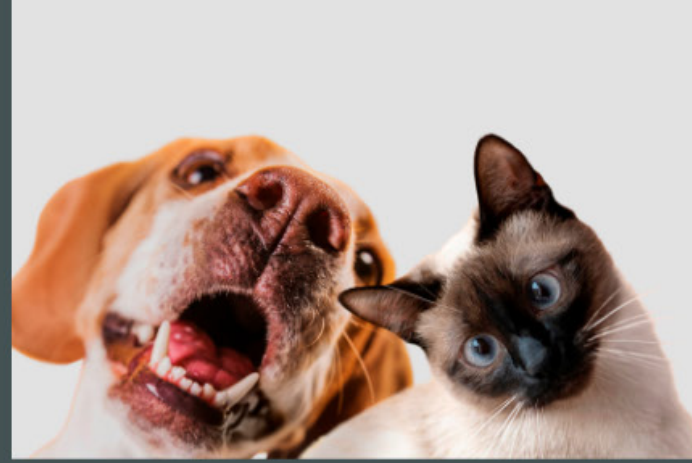
Healthcare & Insurance

\$166M+

Travel

\$78M+

Pets



The Value of Tourism

According to the Punta Gorda/Englewood Beach Visitor & Convention Bureau (VCB), tourism generated over \$1 billion in economic impact for Charlotte County in 2023, with more than 980,000 visitors spending over 1 million room nights in local hotels, motels, and vacation homes.

\$1B+

Annual Economic Impact
from Tourism

Popular Tourist Destinations

Stump Pass Key - Manasota Key

Visitors come to this secluded beach to enjoy the year-round swimming and sunbathing. Shelling is best during the winter months. A hiking trail passes through five distinct natural communities that provide habitat for many species of wildlife. Covered picnic tables are located along the trail.

Port Charlotte Beach Park

This picturesque bayfront 16.08 acre beach park was built in 1972 and renovated in 2012. Amenities at this park include a boardwalk with fishing pier, boat ramp, canoe/kayak launch, horseshoe pits, bocce courts, basketball courts, tennis courts, volleyball court, playground area, small shelters with a picnic table, two large pavilions, restrooms, heated swimming pool, and a recreation center.

Golf Courses

The Charlotte Harbor Gulf Island Coast offers year-round play on 15+ beautiful Florida golf courses—6 in Englewood, 3 in Port Charlotte, 6 in Punta Gorda, and several more close by—which means an amazing variety of golf.

Fishermen's Village

Fishermen's Village Waterfront Mall, Resort, and Marina has it all - shopping, dining, live entertainment, and water adventures . The Village has more than 30 boutique shops and 5 different restaurants, making this a family destination that has something for everyone.

Englewood Beach at Chadwick Park

Englewood Beach has pristine, white sandy beaches and spectacular sunset views all year round. Tourists love the 900-foot boardwalk that features three covered lookouts, restrooms with showers, water stations and picnic areas.



Manasota Key - Rotunda

Higher Learning

The Region's Biggest & Best



Florida Gulf Coast University

FGCU has more than 16,000 students enrolled. It is a public, state university that is part of the Atlantic Sun Conference and competes in NCAA Division I Sports. The school has received \$212 million in research and sponsored programs since 1997



Florida Southwestern State College

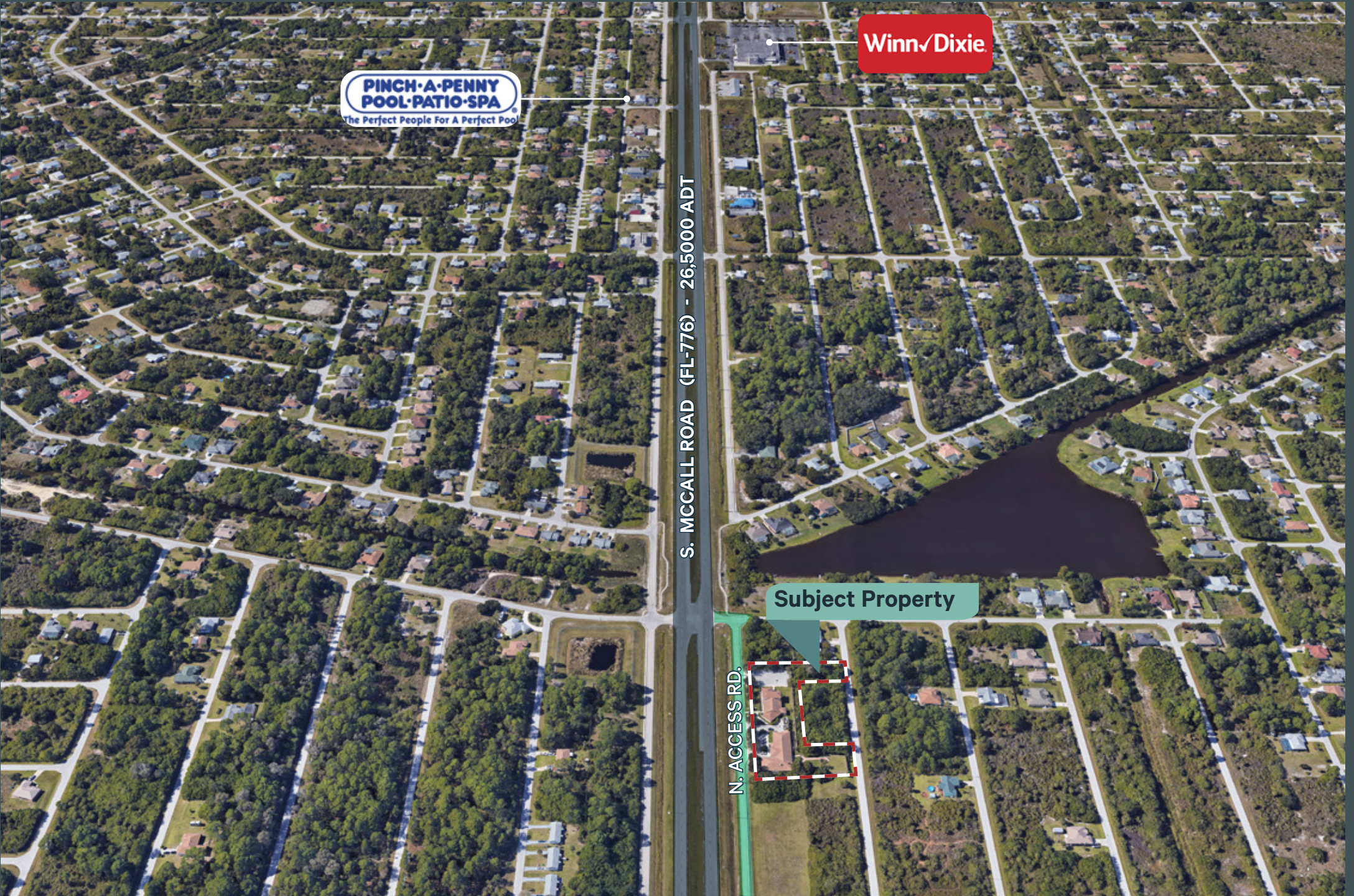
Florida Southwestern has 14,714 students enrolled. Formerly known as Edition State College, the college has three campus locations and one regional center, offering 46 academic programs. The college serves a five-county regional area of 5,448 square land.



Nova Southeastern University

Nova Southeastern University is Florida's largest research university with more than 210,000 alumni worldwide. It is ranked as one of the best universities in the nation, offering more than 150 degree programs. Forbes listed NSU the 23rd Top Employer in Florida (Forbes, 2023), and has an active enrollment of 22,000+ students.





**PINCH-A-PENNY
POOL-PATIO-SPA**
The Perfect People For A Perfect Pool

Winn-Dixie

S. MCCALL ROAD (FL-776) - 26,5000 ADT

Subject Property

N. ACCESS RD.

South



DOLLAR GENERAL

White Marsh

Pine Valley

Rotonda Community Park and Reserve

Oakland Hills

Long Meadow

Pebble Beach

Broadmoor

Pinehurst



Mister CAR WASH

The Cove of Rotonda

Subject Property

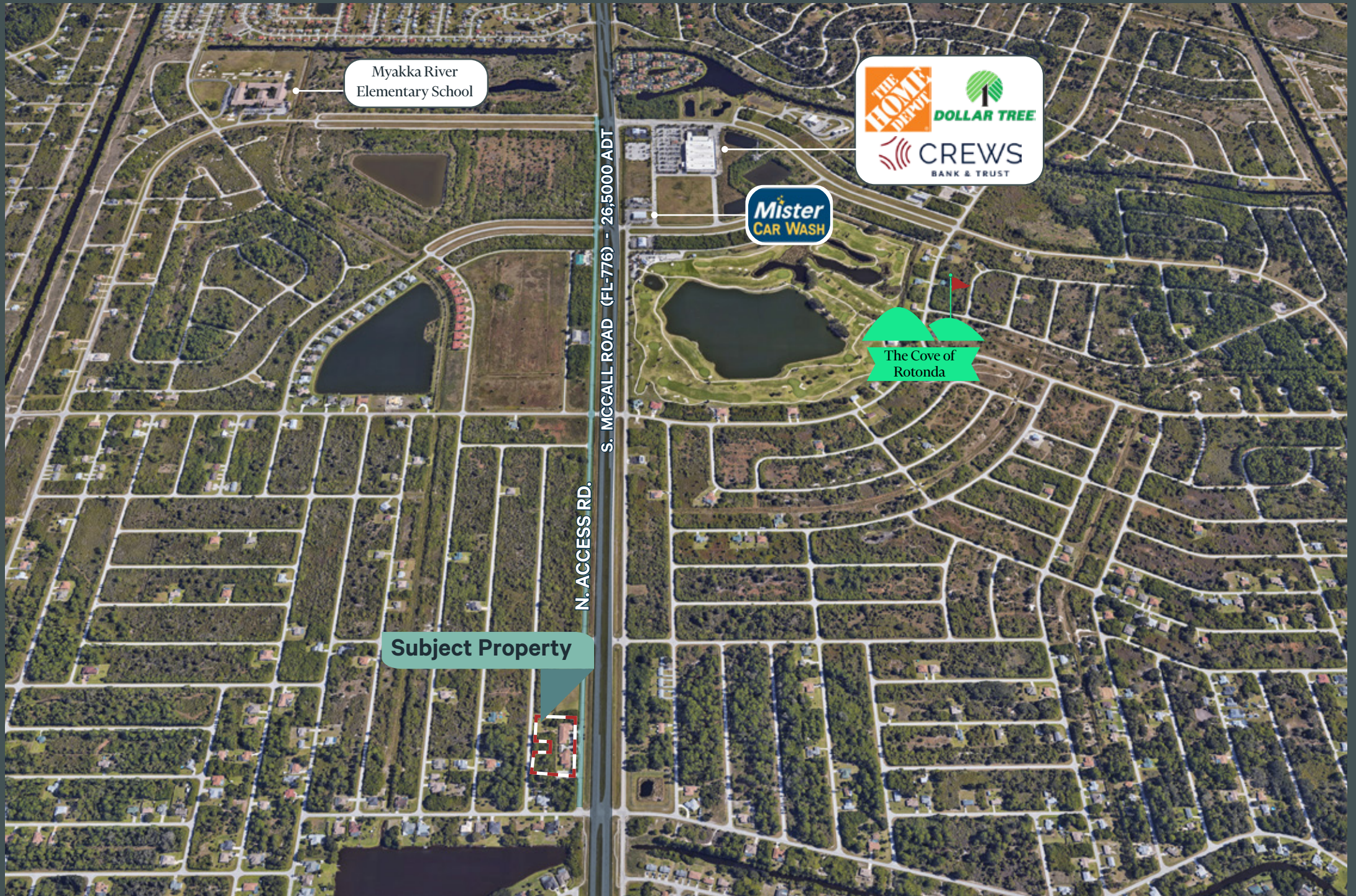
Winn/Dixie

S. MCCALL ROAD (FL-776) - 26,5000 ADT

N. ACCESS RD.

THE HOME DEPOT
DOLLAR TREE
CREWS BANK & TRUST

PINCH-A-PENNY POOL-PATIO-SPA
The Perfect People For A Perfect



Property Description

03

The Property

12034 | 12050 N. Access Rd.

Property Specifics

- + Zoned for Office, Medical & Institutional Uses (OMI)
- + 12,640 SF - Gross Leasable Area (GLA)
- + 1.61 Acres
- + Masonry Construction
- + Pitched, Shingle Roof
- + 3 Access Points (Ingress/Egress) Along N. Access Rd.
- + Partial Buildout - White Shell Ready for Tenant Improvements



12,641

Total Square Footage

Two

Buildings

7,092

Building 1

5,549

Building 2

±1.61

Acres











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