

Commercial Real Estate Advisors

A marketing company licensed to broker real estate



**134 Anchor Road
Rotonda West, Florida 33947
FLEX SPACE FOR LEASE
3,000-6,000 SF Available
1.83 Acres IG-Zoned Commercial Land
14' Overhead Doors**

\$19/SF (NNN Lease @ \$3/SF)



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



941.740.1215

18501 Murdock Cir Suite 300 | Port Charlotte FL, 33948

**134 ANCHOR ROAD
ROTONDA WEST FL 33947**



AVAILABLE FOR LEASE

3,000 - 6,000 SF AVAILABLE

1.83 Acres Land Area (79,868 SF)

Lease Price: \$19/SF NNN (NNN @ \$3/SF)

New 9,000 SF warehouse, completed Feb 27, 2025. 3,000 - 6,000 SF available for lease in Rotonda West just off Gasparilla Road. Property is zoned IG. 14' overhead doors and man doors as shown. Plenty of parking available. Offered at \$19.00/SF with estimated \$3.00/SF common area expenses. Three- to five-year lease with 4% annual escalations in base rent.



CORR
COMMERCIAL ADVISORS
REAL ESTATE SERVICES

18501 Murdock Cir Suite 300
Port Charlotte FL, 33948

OFFICE 941.740.1215
CorrCommercialAdvisors.com

EXECUTIVE SUMMARY



PROPERTY DETAILS

Address:	134 Anchor Road, Rotonda West FL 33947
Bldg Size	3,000-6,000 SF
Land Area	1.83 A (79,868 SF)
Lease Price	\$19.00/SF (NNN lease @ \$3/SF)
Zoning	IG – Industrial General

SITE SUMMARY

6,000 SF available for lease in IG zoning in Rotonda West just off Gasparilla Road with 14' overhead doors and a lease rate of \$19/SF NNN (NNN charges are \$3/SF).

DEMOGRAPHIC STATISTICS

Proximity:	1 mile	3 miles	5 miles
Total Population:	1,880	22,139	40,233
Median Age:	63.5	62.9	63.7
Households:	817	10,108	19,055
Median Household Income:	\$79,299	\$72,795	\$67,810
Per Capita Income:	\$40,683	\$41,554	\$41,098



TRAFFIC VOLUME

Collection Street	Cross Street	Traffic Vol	Year	Mile Radius
SR 776	Gasparilla Rd.	27,000	2024	1 mi
SR 776	Sunnybrook Blvd.	29,000	2024	3 mi
SR 776	Winchester Blvd.	34,500	2024	5 mi

ADDITIONAL PHOTOS



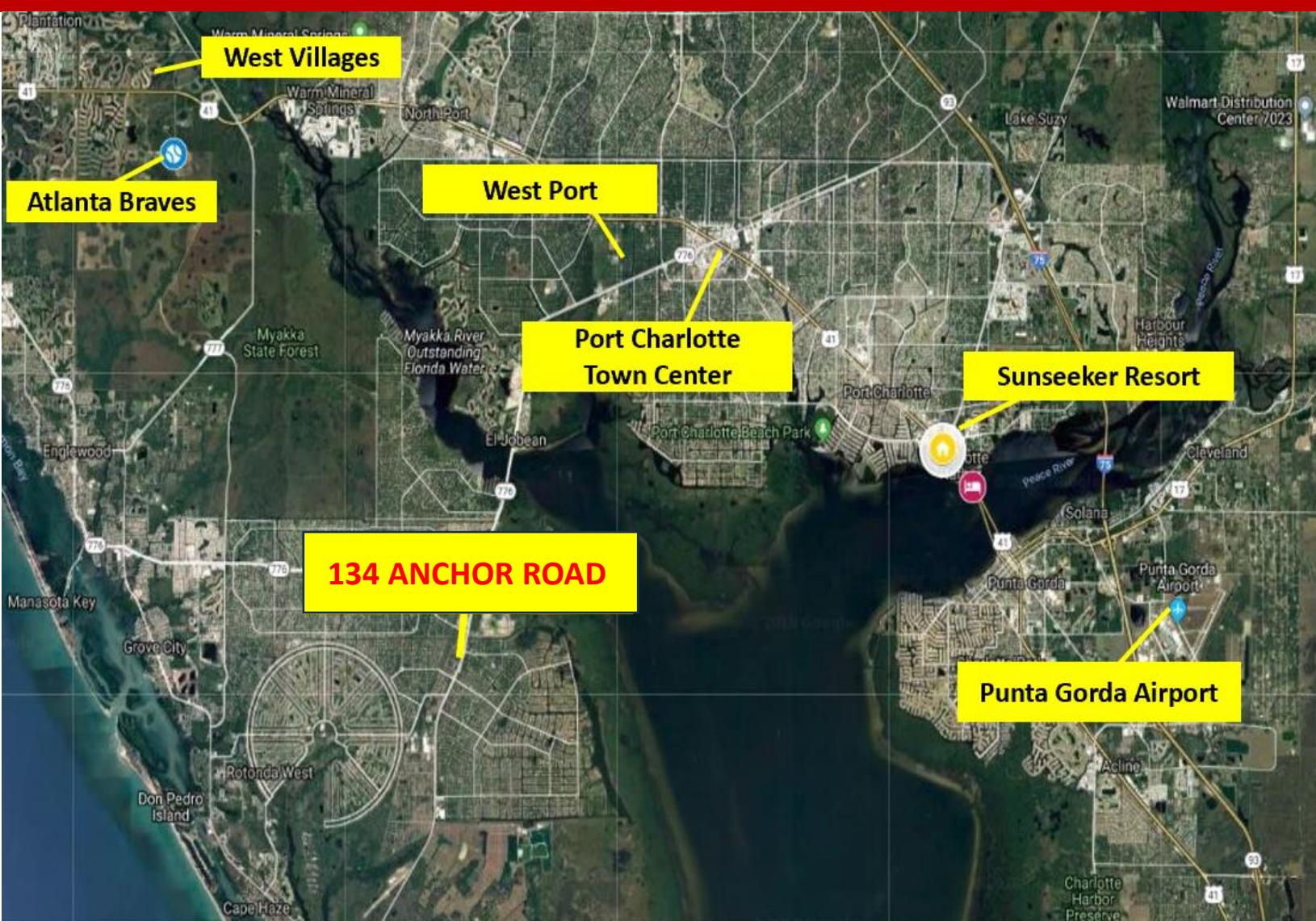
ADDITIONAL PHOTOS



CORR
COMMERCIAL ADVISORS[®]
REAL ESTATE SERVICES

18501 Murdock Cir Suite 300
Port Charlotte FL, 33948

OFFICE 941.740.1215
CorrCommercialAdvisors.com



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.



CORR

COMMERCIAL ADVISORS
REAL ESTATE SERVICES

18501 Murdock Cir Suite 300
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
Direct - 941.815.2129
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.



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.