

Commercial Real Estate Advisors

A marketing company licensed to broker real estate



20600 Veterans Boulevard, Port Charlotte, FL 33954

2,800 SF CORNER UNIT AVAILABLE FOR LEASE



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



CORR
COMMERCIAL ADVISORSSM
REAL ESTATE SERVICES

941.740.1215

18501 Murdock Cir Suite 300 | Port Charlotte FL, 33948

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

20600 Veterans Boulevard, Port Charlotte



2,800 SF CORNER UNIT AVAILABLE FOR LEASE (eastern side of the building)

Lease Price: \$21.00/SF (Gross Lease)

This building is located on busy Veterans Boulevard with great exposure at a signalized corner. Location is just ten minutes from Port Charlotte's business district. There is substantial ground-level parking for customer convenience.

With a positive employment rate of 2.36%, Port Charlotte is a growing opportunity for the workforce. The Punta Gorda Interstate Airport Park, a 4,300-acre global opportunity, offers not only access but also large-scale site selection and flexibility.

The newly planned community of West Port has broken ground. Just minutes from the Port Charlotte Town Center, the master-planned community is creating excitement by developing 2,000 new homes and thousands of new commercial square footage.



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

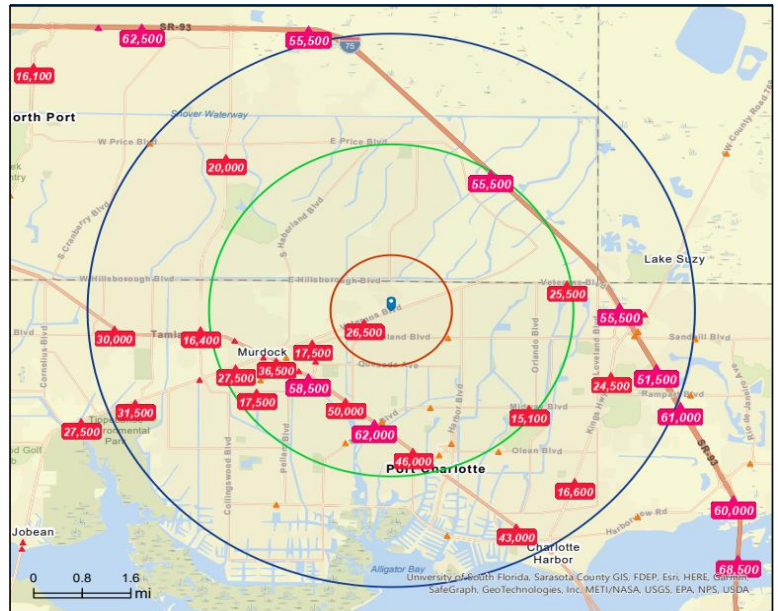
Address:	20600 Veterans Boulevard, Port Charlotte, FL 33954
Land Area:	1.56 AC
Unit Size:	2,800 SF (corner unit, eastern side of building)
Leasing Price:	\$21/SF (Gross Lease)
Zoning:	Commercial General
Year Built:	2008

SITE SUMMARY

This building is located on busy Veterans Boulevard with great exposure at a signalized corner. Location is just ten minutes from Port Charlotte's business district. There is substantial ground level parking for customer convenience. Ideal space for a medical office.

DEMOGRAPHIC STATISTICS

Proximity:	1 mile	3 miles	5 miles
Total Population:	4,672	45,122	99,871
Median Age:	50.0	50.6	52.0
Households:	1,885	18,750	42,112
Median Home Income:	\$66,020	\$56,089	\$60,515
Per Capita Income:	\$32,299	\$31,837	\$35,557



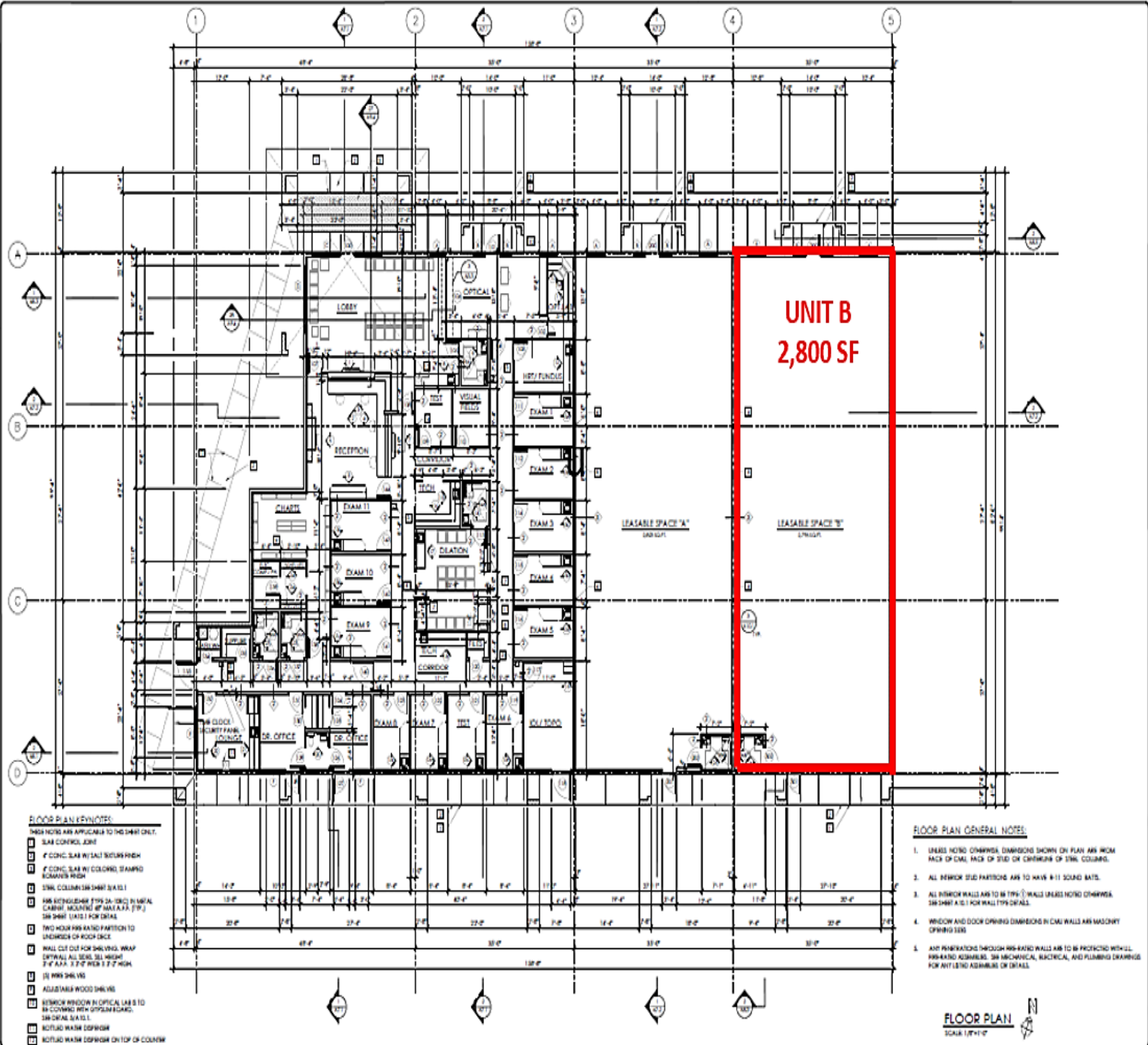
TRAFFIC VOLUME

Collection Street	Cross Street	Traffic Vol	Year	Mile Radius
Veterans Blvd.	Tamiami Trail	36,500	2023	2 mi
Tamiami Trail	Toledo Blade Blvd.	16,400	2023	3 mi
El Jobean Road	Biscayne Drive	31,500	2023	5 mi





20600 Veterans Boulevard Port Charlotte, FL 33954



- FLOOR PLAN KEY/NOTES:**
- 1. THESE NOTES ARE APPLICABLE TO THIS SHEET ONLY.
 - 2. SLAB CONTROL JOINT
 - 3. 7" CONG. SLAB W/ S&S REINFORCING
 - 4. 7" CONG. SLAB W/ COLORADO STAMPED REINFORCING
 - 5. STEEL COLUMN (SEE SHEET 214.01)
 - 6. 1/2" DIA. STEEL COLUMN (SEE SHEET 214.01)
 - 7. 2" DIA. STEEL COLUMN (SEE SHEET 214.01)
 - 8. TWO HOUR FIRE RATED PARTITION TO UNDERMINER OF ROOF DECK
 - 9. WALL CUT OUT FOR SHELVING. WRAP EXTERIOR WALL WITH 3/4" HIGH 3" x 4" ALUM. 3/4" HIGH 3" x 4" ALUM. 3/4" HIGH 3" x 4" ALUM.
 - 10. 1/2" DIA. STEEL COLUMN
 - 11. ADJUSTABLE WOOD SHELVING
 - 12. EXTERIOR WINDOW IN OPTICAL LAB & 10' IS COVERED WITH OPTICALLY TRANSPARENT FILM (SEE SHEET 214.01)
 - 13. NOTED WATER EGRESS
 - 14. NOTED WATER EGRESS ON TOP OF COLUMN

- FLOOR PLAN GENERAL NOTES:**
1. UNLESS NOTED OTHERWISE, DIMENSIONS SHOWN ON PLAN ARE FROM FACE OF CMU, FACE OF STUD OR CENTERLINE OF STEEL COLUMN.
 2. ALL EXTERIOR STUD PARTITIONS ARE TO HAVE 6-11 SOUND BATS.
 3. ALL INTERIOR WALLS ARE TO BE TYPE 1 WALLS UNLESS NOTED OTHERWISE. SEE SHEET 214.01 FOR WALL TYPE DETAILS.
 4. WINDOW AND DOOR OPENING DIMENSIONS IN CMU WALLS ARE MASONRY OPENING SIZES.
 5. ANY PENETRATIONS THROUGH FIRE-RATED WALLS ARE TO BE PROTECTED WITH ALL PENETRATING ACCESSORIES. SEE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ANY TESTING ACCESSORIES OR DETAILS.

FLOOR PLAN
SCALE: 1/8"=1'-0"



Found along Florida's welcoming Gulf coast, Port Charlotte is in Charlotte County and shares city borders with North Port and Punta Gorda. With a positive employment rate of 2.36%, Port Charlotte is a growing opportunity for the workforce. The Punta Gorda Interstate Airport Park, a 4,300-acre global opportunity, offers not only access but also large-scale site selection and flexibility.

The newly planned community of West Port has broken ground. Just minutes from the Port Charlotte Town Center, the master-planned community is creating excitement by developing 2,000 new homes and thousands of new commercial square footage.

The Atlanta Braves have spent 72 consecutive years in Florida for Spring Training and will continue their Florida legacy by committing to a 30-year Facility Operating Agreement in West Villages Florida, with the option to extend the term in two five-year increments. In 2019, the Braves began Spring Training in the team's new state-of-the-art spring training complex in West Villages Florida, a master-planned community in the City of North Port in Sarasota County which is boasting an additional 35,000 new rooftops.



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.



CORR

COMMERCIAL ADVISORS
REAL ESTATE SERVICES

18501 Murdock Cir Suite 300
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