

Commercial Real Estate Advisors

A marketing company licensed to broker real estate



**659 TAMiami TRAIL
PORT CHARLOTTE, FLORIDA 33953**

**6,372 SF FLEX SPACE TO BE BUILT
FOUR 1,593 SF UNITS AVAILABLE
.57 Acres (25,000 SF) Land Area
\$20/SF (NNN Lease)**



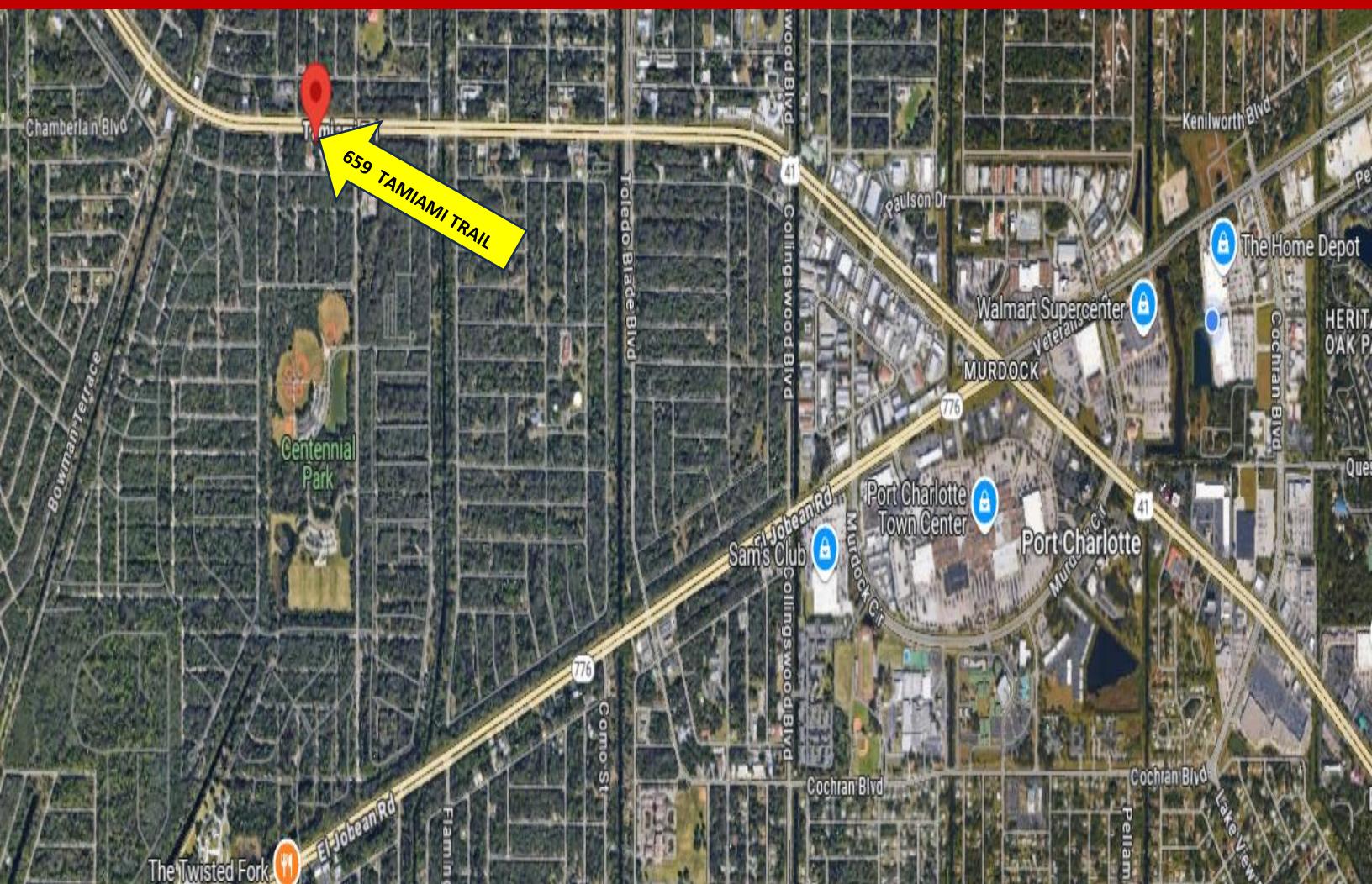
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The bustling community of Port Charlotte is set to welcome a new flex space development on Tamiami Trail. This exciting project is poised to enhance the local infrastructure and provide much-needed versatile spaces for businesses and entrepreneurs. The flex spaces will be available for lease at a competitive rate of \$20/SF. Additionally, there will be a triple net (NNN) charge of \$4.50/SF, covering property taxes, insurance, and maintenance costs. The construction of the new flex space is expected to be completed by mid-2026. This timeline provides ample opportunity for potential tenants to plan and secure their spots in this prime location. The new flex space on Tamiami Trail is a significant development for Port Charlotte, promising to bring new opportunities and growth to the area. With favorable lease terms, front and rear access to the property, ample parking, and a projected completion in mid-2026, this project is set to become a valuable asset to the community. (Actual building may differ from rendering as shown.)



CORR COMMERCIAL ADVISORS REAL ESTATE SERVICES

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EXECUTIVE SUMMARY



PROPERTY DETAILS

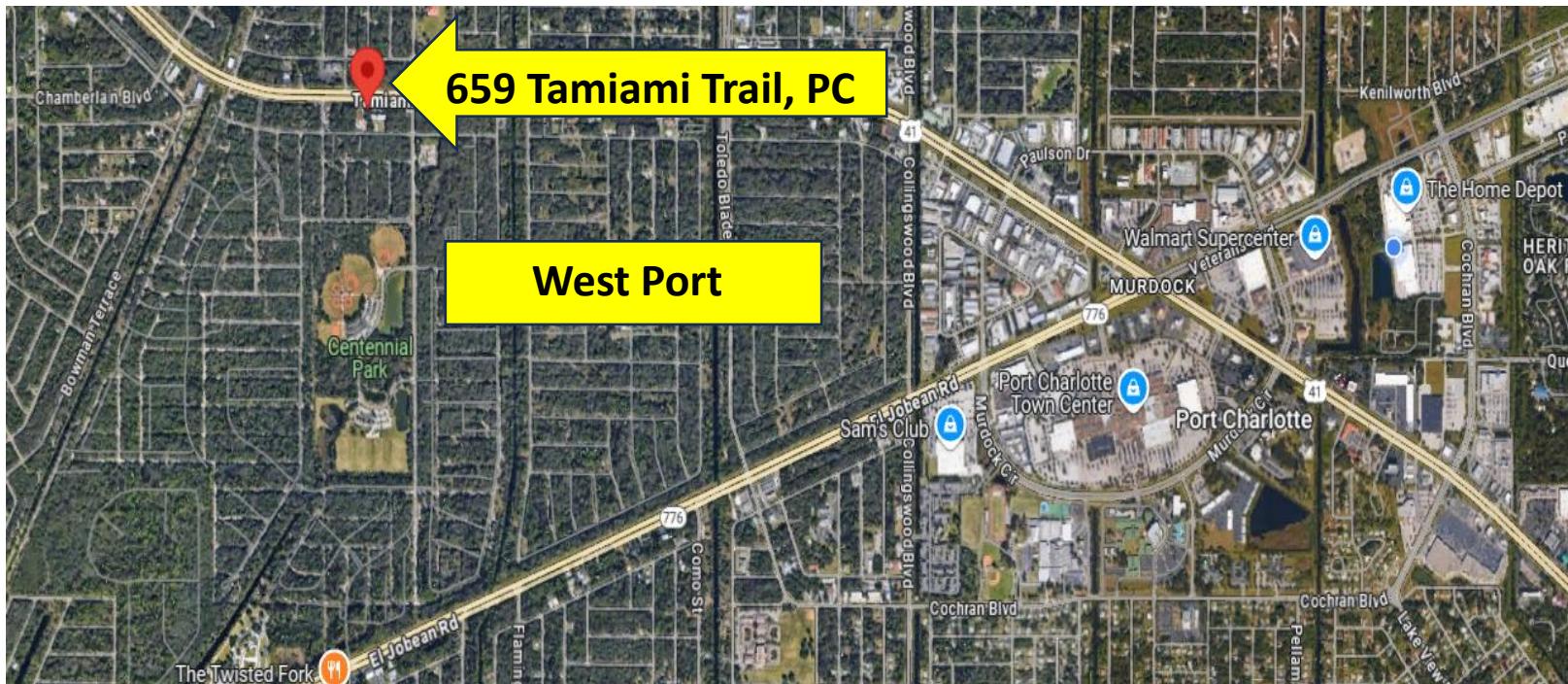
Address:	659 Tamiami Trail, Port Charlotte, Florida 33953
Bldg Size	6,372 SF (four units - proposed)
Land Area	.57 A (25,000 SF)
Lease Price	\$20.00/SF (NNN lease @ \$4.50/SF)
Zoning	CG – Commercial General

TRAFFIC VOLUME

Collection Street	Cross Street	Traffic Vol	Year	Mile Radius
Tamiami Trail	Chamberlain Blvd.	31,000	2024	.5 mi
Tamiami Trail	Toledo Blade Blvd.	16,800	2024	1 mi
Tamiami Trail	Forrest Nelson Blvd.	58,500	2024	3 mi
Tamiami Trail	Port Charlotte Blvd.	46,000	2024	5 mi.

DEMOGRAPHIC STATISTICS

Proximity:	1 mile	3 miles	5 miles
Total Population:	2,484	29,150	92,677
Median Age:	53.5	50.4	52.5
Households:	954	11,644	38,810
Median Household Income:	\$77,936	\$68,158	\$73,036
Per Capita Income:	\$37149	\$35506	\$38517





Found along Florida's welcoming Gulf Coast, Port Charlotte is located about halfway between Sarasota and Fort Myers, perfectly positioned to offer every manner of water-borne activities. Port Charlotte, with more than 165 miles of waterways, provides access to Charlotte Harbor and the Gulf of Mexico and many more miles of natural shoreline bordering Charlotte Harbor and the Peace and Myakka Rivers. But that's not all. Seven of the 21 golf courses located in Charlotte County are found in Port Charlotte. Charlotte Sports Park is home to spring training for the Tampa Bay Rays. Tippecanoe Environmental Park in Port Charlotte offers hiking trails and wildlife viewing through 380 acres of scrub and pine flat-woods.

The new planned community of [West Port](#) has broken ground and is just minutes from the Port Charlotte Town Center. The master planned community is creating excitement by developing 2,000 new homes and thousands of commercial square footage.

A portion of the Port Charlotte Town Center is being redeveloped and will include 500 apartments in two new developments. The Avery at Port Charlotte will be a five-story residential building on the El Jobean side of the mall and will include 250 apartments with a clubhouse, resort-style pool, fitness center, business space and bike racks. Another four story, 250-unit residential building will be developed closer to the Murdock Circle side of the mall.



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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!



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MISSION STATEMENT

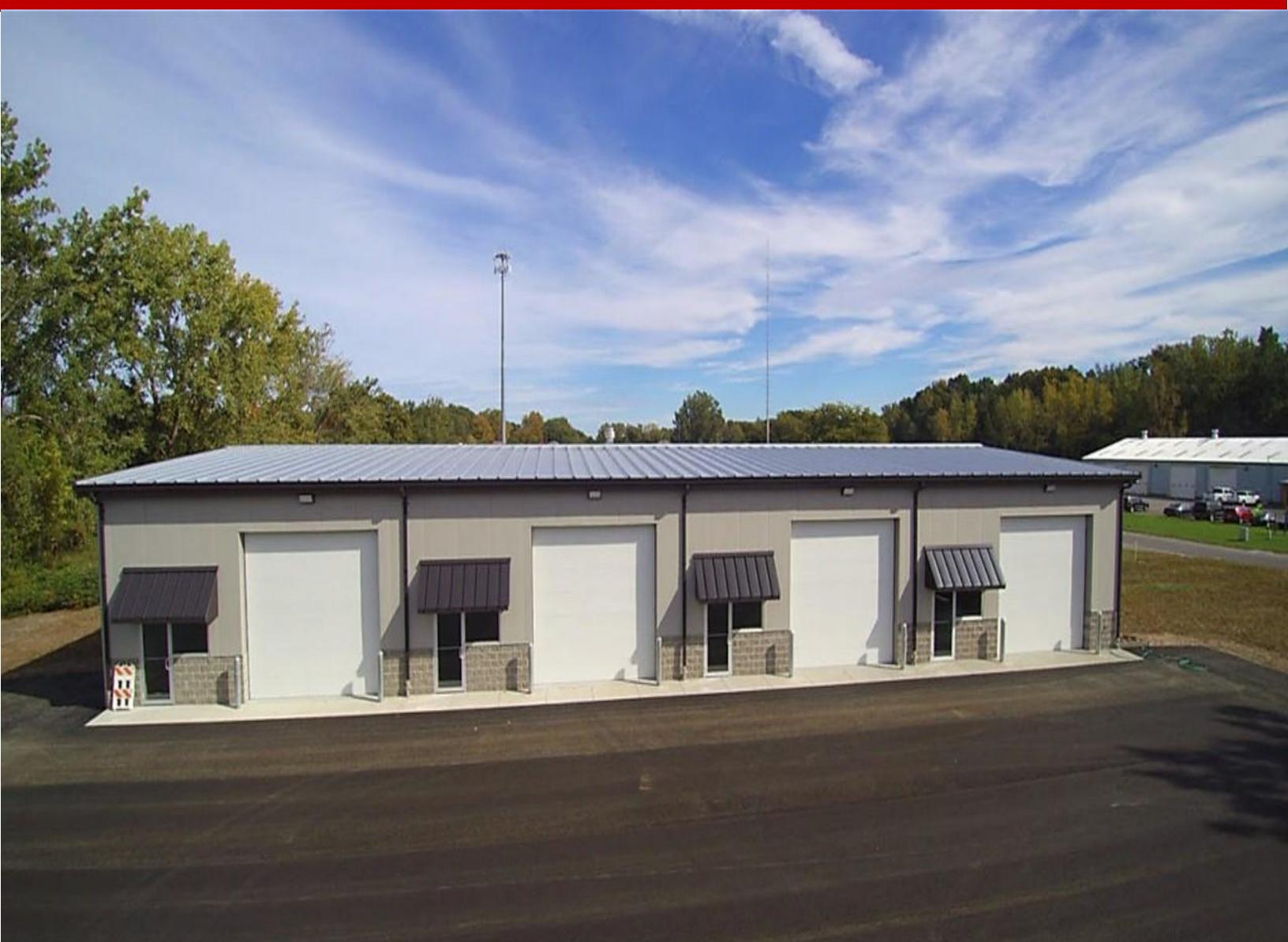
The mission of Corr Commercial Advisors is to provide custom-designed commercial real estate solutions which exceed the expectations of our clients.

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

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