

Commercial Real Estate Advisors

A marketing company licensed to broker real estate



Deep Creek Commons

24901 Sandhill Boulevard, Punta Gorda FL 33983



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OFFICE | MEDICAL | INDUSTRIAL | RETAIL | LAND | MULTIFAMILY

Deep Creek Commons



Units AVAILABLE FOR LEASE

750 – 5,912 SF Available

Pricing – \$14.00/SF Modified Gross

Punta Gorda is a vibrant waterfront community with a connected and relaxed lifestyle, located near the bustling communities of Port Charlotte and North Port. As the only incorporated city of Charlotte County, Punta Gorda is the vibrant engine of the area. It boasts wonderful restaurants, marinas and a pace of life that people from around the world come to enjoy. The City offers businesses a year-round clientele, which is made up of local, domestic and international customers. It is also responding to industry as commerce realizes the importance of our location as Southwest Florida continues to boom and grow.



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Deep Creek Commons

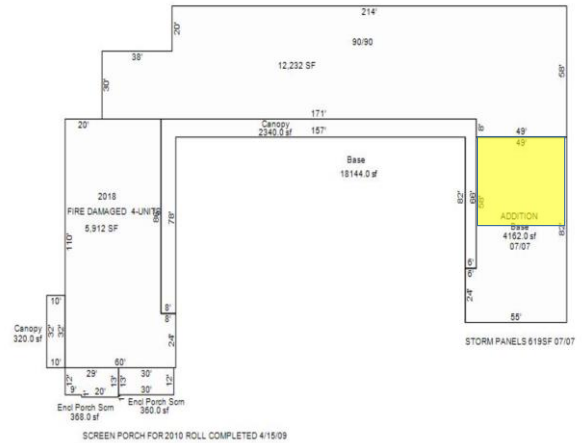


Deep Creek Commons Aerial, Units 15 and 16, 1,965sf



Building Sketch for 402307226003

Units 15 and 16



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Deep Creek is a deed restricted community on the north side of the Peace River. It is a community that has seen tremendous residential and commercial growth in the past 5-10 years. Deep Creek's location is one of its strongest assets, with two exit points close to I-75.

Hotels, national fast-food chains and fuel stations have located in the Deep Creek area realizing the area's potential for growth and development. Deep Creek's residents utilize the quick highway access to commute to Sarasota, Fort Myers or Venice with little trouble.

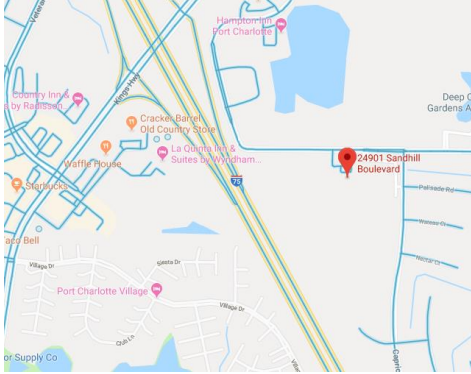


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Executive Summary



PROPERTY DETAILS

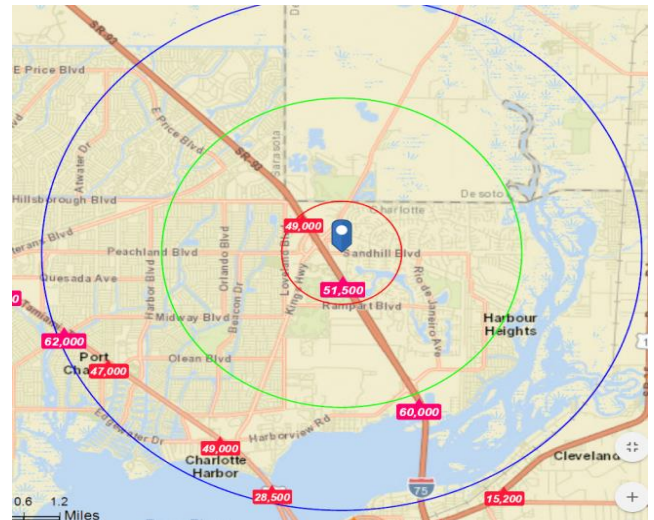
Address:	24901 Sandhill Blvd, Punta Gorda FL 33983
Land Acres:	1.97 AC
Building Size:	22,306 Sq./ft.
Leasing Price:	\$14.00/SF
Zoning:	Commercial General

SITE SUMMARY

Deep Creek Commons is located on the main road exiting Deep Creek to get to Kings Highway and is close to I-75, Walmart, banks & restaurants. From Kings Highway, take Sandhill Boulevard on rounding 2nd sharp left curve - Deep Creek Commons is on your right.

Demographic Statistics

Proximity:	1 mile	3 miles	5 miles
Total Population:	5,687	33,149	70,588
Median Age:	64.0	57.0	55.3
Households:	2,753	14,498	31,102
Median Household Income:	\$58,067	\$53,302	\$49,500
Per Capita Income:	\$33,292	\$28,701	\$27,610



Traffic Volume

Collection Street	Cross Street	Traffic Vol	Year	Mile Radius
SR - 93	Kings Highway	49,000	2019	1 mi
SR - 93	Between Sandhill Blvd. & Rampart Blvd.	51,500	2019	1 mi
SR - 93	Near Harborview Rd.	60,000	2019	3 mi

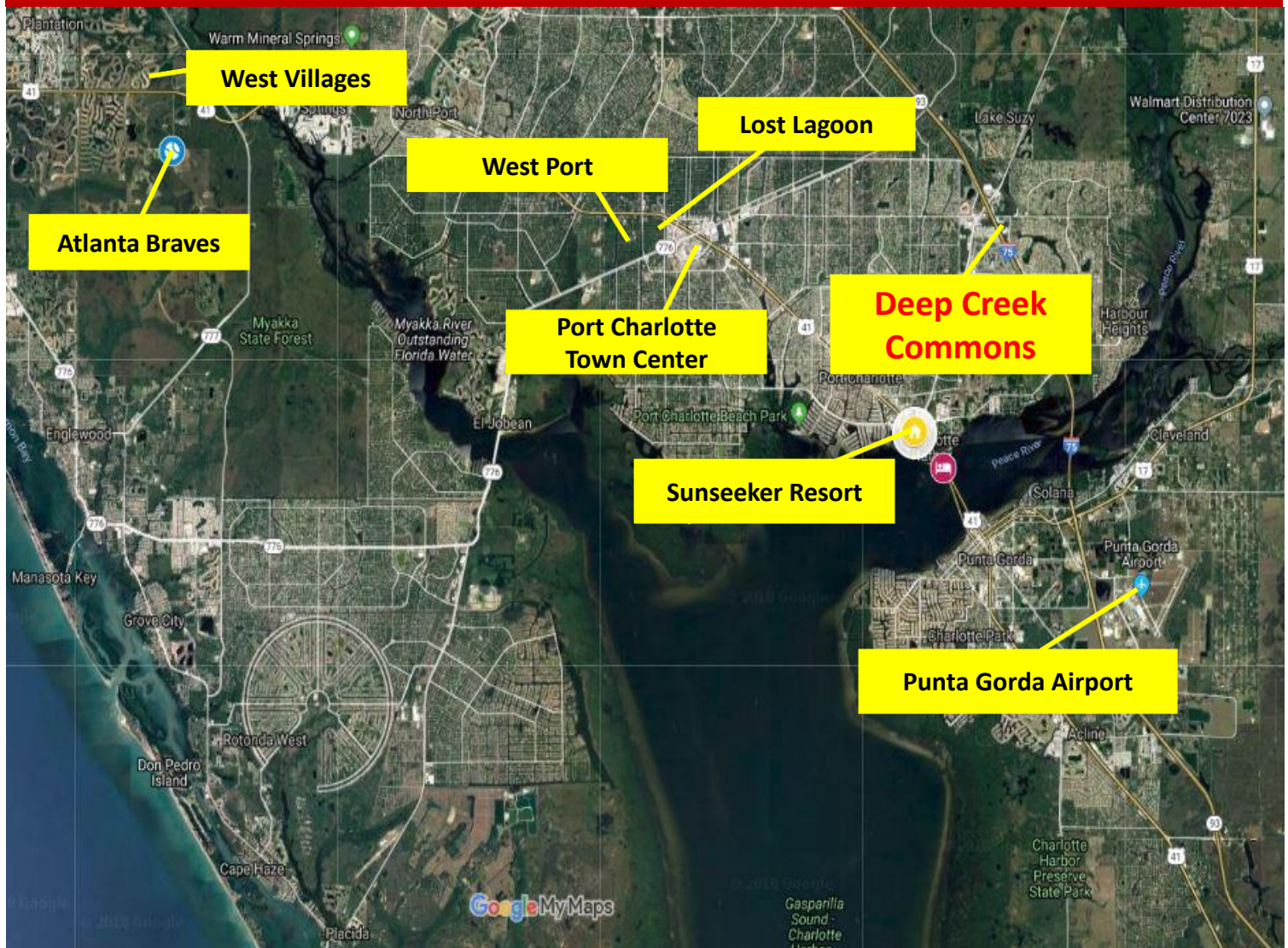


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Aerial Map



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About Corr Commercial Advisors



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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The Corr name has a heritage of Entrepreneurship, Integrity, Creativity and Excellence in Florida and Michigan real estate.

As I began my real estate career in the mid 1970's in Sarasota, Florida, my mission, vision and values were clearly influenced by my father's work ethic and dedication to excellence. To this day, I believe ethical and creative out-of-the-box thinking is a must for success in commercial real estate.

Over the past 40 years, I have owned and operated Florida real estate brokerages from Tampa to the Florida Keys. My portfolio includes development and management of shopping centers, office parks and residential communities in Michigan and Florida.

My passion for creative out-of-the-box thinking can be experienced with a visit to Port Charlotte Town Center, the home of Recreational Warehouse. In a 25,000/sf space, you can see hot tubs and full-size above-ground pools filled with water and fully functioning. This project is an example of repurposing vacated space in the ever-changing retail arena. Working on putting the pieces together for the mutual benefit of all parties was exciting.

I have been recognized as one of the most active local dealmakers with the prestigious Power Broker award for the third year in a row by CoStar Group, Inc., the data/analytics leader of the commercial real estate industry. This award recognizes professionals and firms who closed the highest transaction volume in commercial real estate transactions and leads their respective markets.

My promise to clients of Corr Commercial Advisors: we will always be knowledgeable, accountable and collaborative when working on your project. Our team of licensed real estate advisors are committed to meeting and exceeding your expectations.



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