

PRIME PORT CHARLOTTE OFFICE, MEDICAL & RETAIL SPACE AVAILABLE

1032 Tamiami Trail, Murdock Town Center
Port Charlotte, FL 33953



FOR LEASE: \$18.00/SF + \$6.75 NNN

ABOUT THE PROPERTY

High visibility neighborhood plaza on US 41 northbound (Tamiami Trail), ideally located between Toledo Blade Blvd. and El Jobean Rd., with easy access to I-75. The signalized intersection at Paulson Dr & US 41 is easily accessible. Centrally located in the business hub of Charlotte County's retail, professional, service, education and County administration businesses. Commercial General zoning (CG) allows for a broad range of uses. New pylon sign. Abundant parking.

AREA DESCRIPTION

Charlotte County, Florida is experiencing a historic population and housing boom. The population recently grew by about 5% in an eight-month span, reaching 235,255 residents by late 2025.



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Broker

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PROPERTY FEATURES

- ▣ Building Size: 44,885± SF
- ▣ Lot Size: 5.05± Acres
- ▣ Property Use: Office, Retail, Medical
- ▣ Zoning: Commercial General (CG -Charlotte County)
- ▣ Utilities: Water & Sewer
- ▣ Traffic Count: 2025 AADT 42,000



AVAILABLE UNITS

UNIT	SF	RENT PSF	COMMENTS
7	3,659 ±	\$18.00 + \$6.75 NNN	Immediate occupancy, office space
5A	2,550 ±	\$18.00 + \$6.75 NNN	Build to suit
6	2,795 -5,589 ±	\$18.00 + \$6.75 NNN	Second floor with elevator, build to suit.
12	3,225-6,451 ±	\$18.00 + \$6.75 NNN	Build to suit



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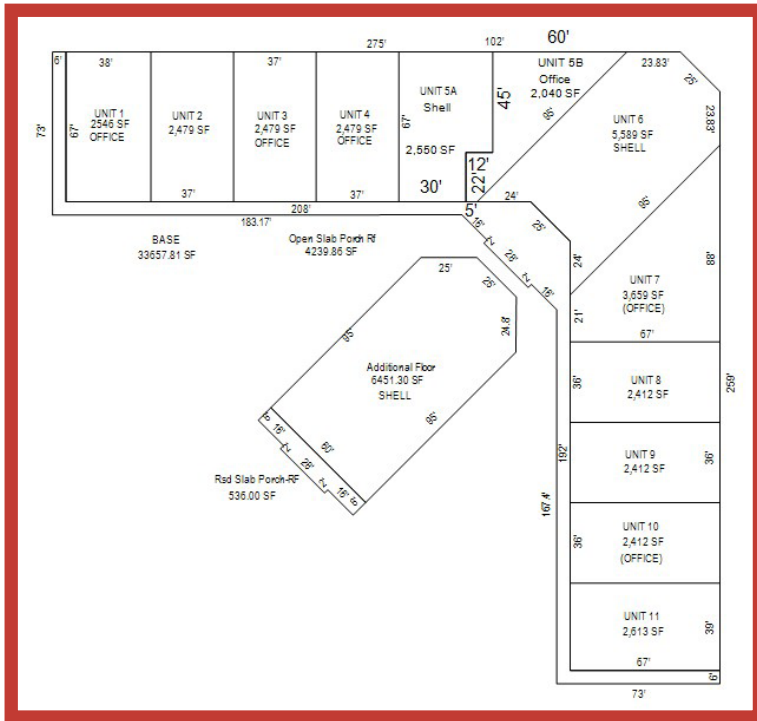
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UNIT PLAN



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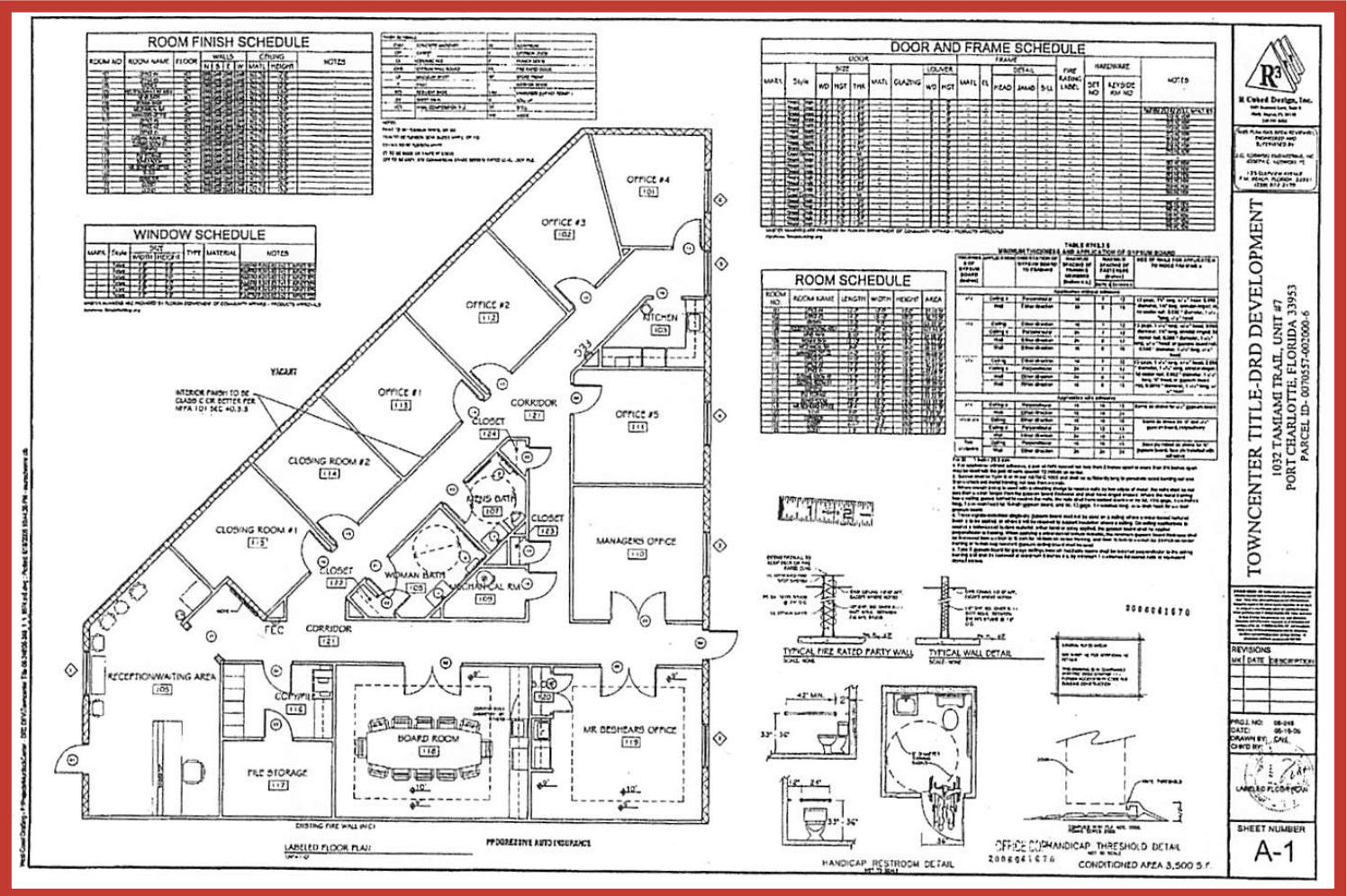
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UNIT 7 FLOOR PLAN



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