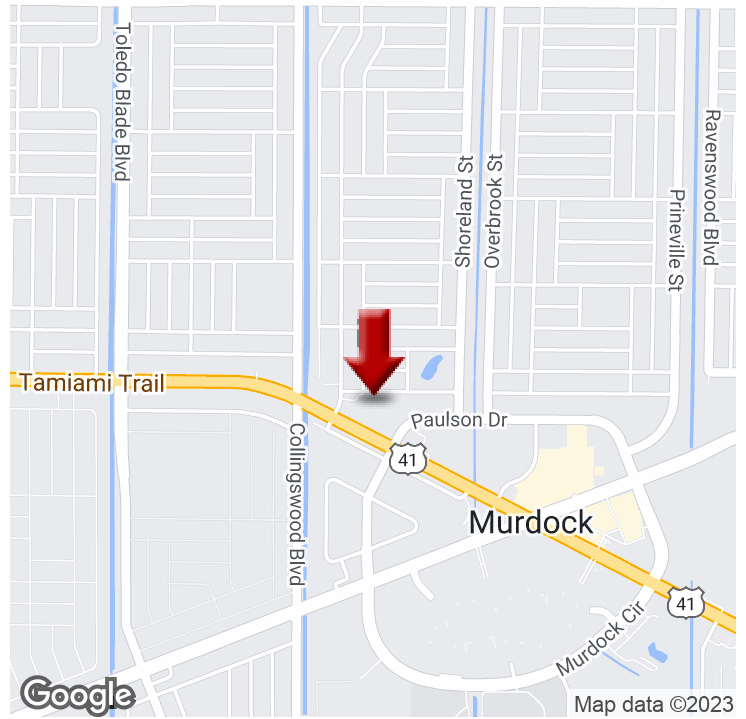


OFFICE/RETAIL FOR LEASE

MURDOCK TOWN CENTER

1032 Tamiami Trail, Port Charlotte, FL 33954



OFFERING SUMMARY

NUMBER OF UNITS:	13
AVAILABLE SF:	2,479 - 12,040 SF
LEASE RATE:	\$14.00 SF/yr (+CAM/OE)
LOT SIZE:	5.05 Acres
BUILDING SIZE:	44,885 SF
ZONING:	CG
MARKET:	Port Charlotte
SUBMARKET:	North Port

PROPERTY OVERVIEW

Murdock Town Center is located in the business hub of Charlotte County's retail, service, education and County administration. This location is easily accessed directly off Tamiami Trail (41). Center features dual access, ample parking, fresh Florida color scheme and mature palms in lot.

PROPERTY HIGHLIGHTS

- Great Location in Charlotte County's Business Hub
- Easy Access from US-41 & Sherbourne St
- Convenient to North Port & Port Charlotte
- Ample Parking

KW COMMERCIAL
1675 W. Marion Ave.,
Suite 112
Punta Gorda, FL 33950

JIM QUINN
Broker, Operating Principal
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C: 941.457.1380
jquinn@kw.com

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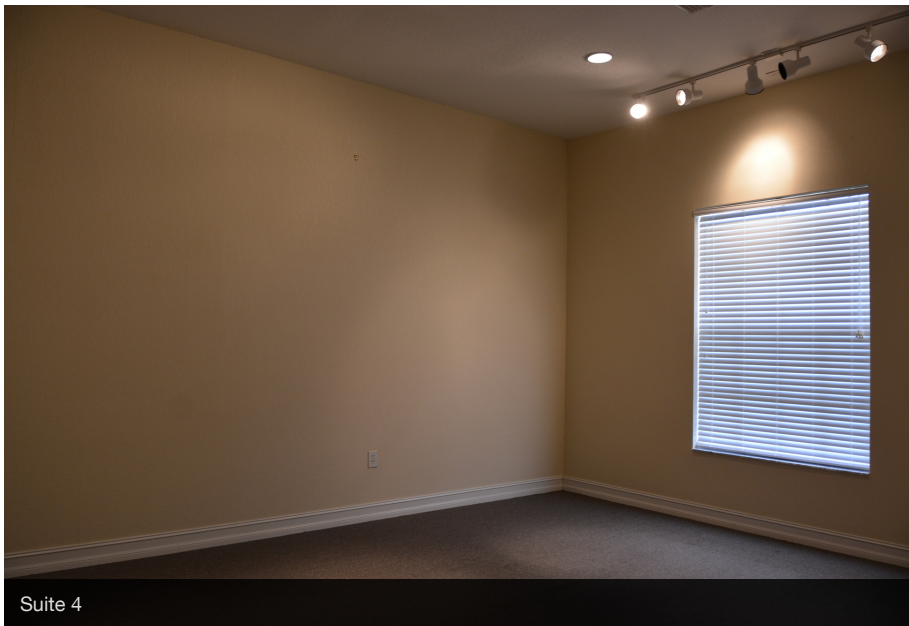
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MURDOCK TOWN CENTER

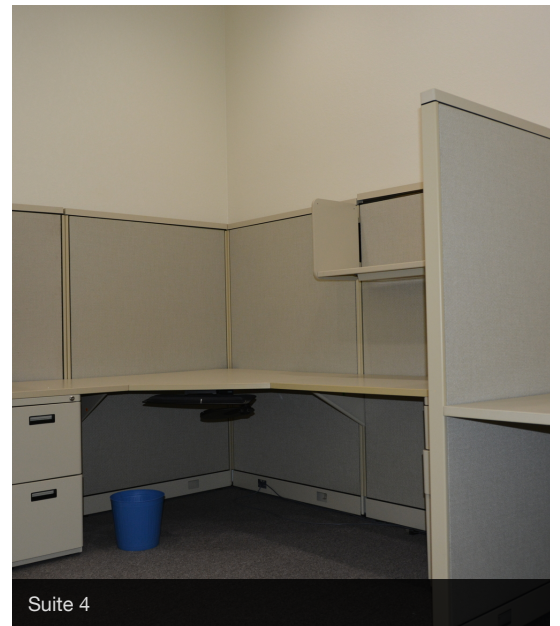
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Suite 4 Faces SW. Features reception, private and open offices, a comfortable conference room, kitchenette and individual restrooms.



Suite 4



Suite 4

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Suite 5 - Faces SW, Gray Box, Bring Your Plans!!



Suite 5

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Suite 6/12 - Faces SW. 2 Floors with Lift. Moderate Space. Gray box. Large customizable space. Bring your plans! 12,040 SqFt



Caption 2

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MURDOCK TOWN CENTER

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Suites 8, 9 & 10 (7,236 SqFt)



Suites 8, 9 & 10



Suites 8, 9 & 10



Suites 8, 9 & 10

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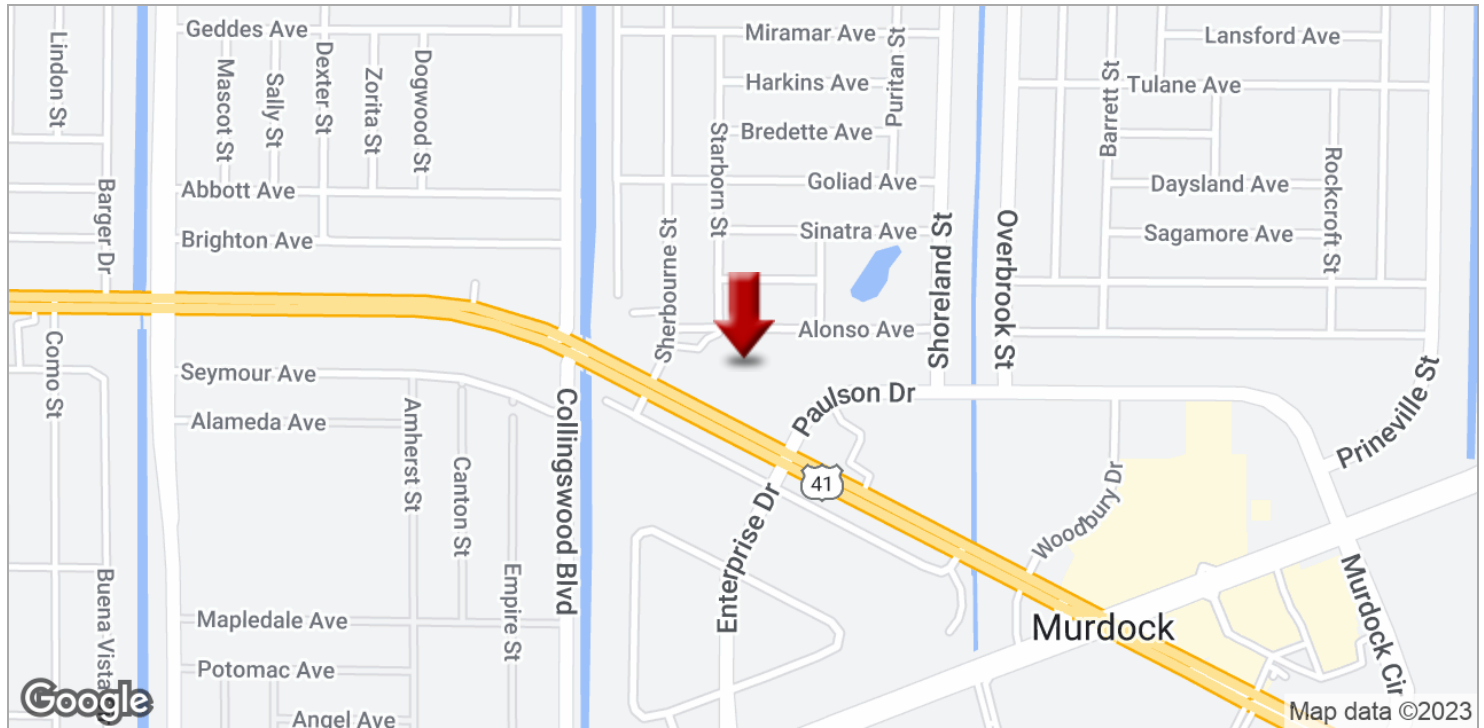
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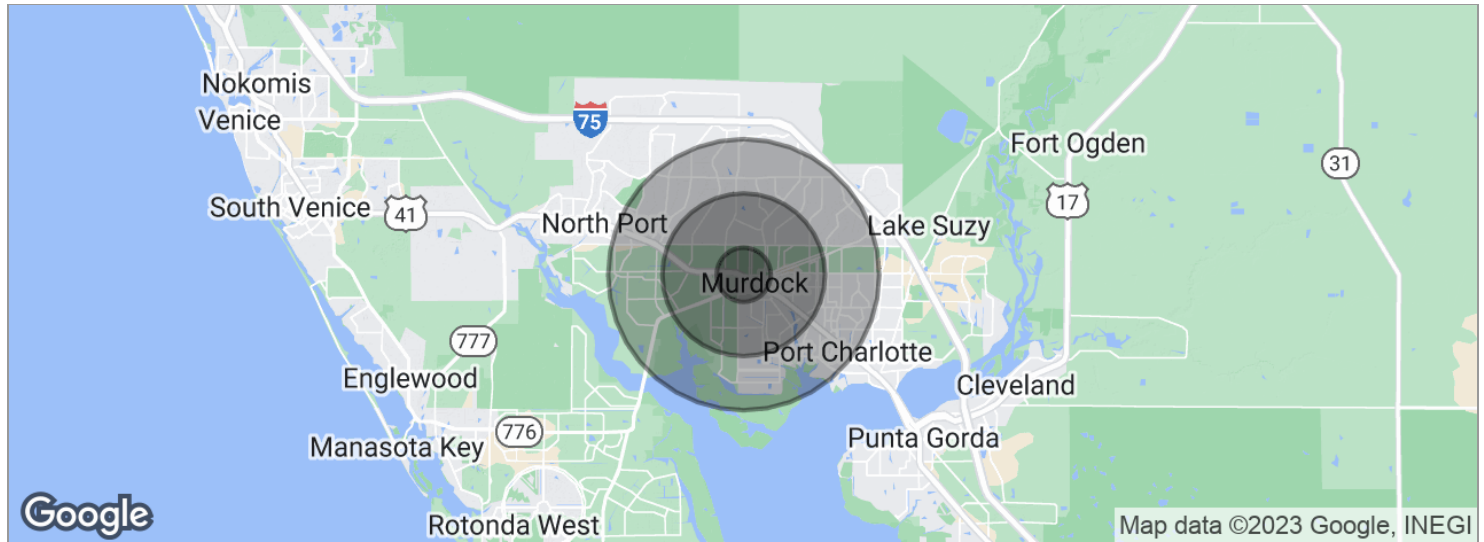
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MURDOCK TOWN CENTER

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,568	22,944	68,288
Median age	53.4	48.2	47.0
Median age (male)	51.7	46.3	44.9
Median age (Female)	55.7	50.3	48.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,214	9,850	28,958
# of persons per HH	2.1	2.3	2.4
Average HH income	\$48,712	\$53,768	\$53,650
Average house value		\$205,893	\$192,732

** Demographic data derived from 2020 ACS - US Census*

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