



**COLDWELL
BANKER
COMMERCIAL**

SUNSTAR REALTY

FOR LEASE

CBCWORLDWIDE.COM

OMNI BUILDING

N/A

4045 Tamiami Trail
Port Charlotte, FL 33952



OFFICE

Ray Brunner
415 608 1942
raybrunner@me.com

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**COLDWELL BANKER COMMERCIAL
SUNSTAR REALTY**
19700 Cochran Blvd, Port Charlotte, FL 33948
941.255.3497



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OFFERING SUMMARY

Available SF:	
Lease Rate:	N/A
Lot Size:	0.83 Acres
Year Built:	1977
Building Size:	11,512 SF
Renovated:	2005
Zoning:	CG
Market:	SW Florida
Submarket:	Charlotte County

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PROPERTY OVERVIEW

Executive office building with several private suites.
Receptionist and three conference rooms.
Janitorial and all utilities included. Security and camera systems.

PROPERTY HIGHLIGHTS

- 1 and 3 Year Terms Available
- Fully Serviced Rates
- Tenant Pays Rent, Sales Tax and Phone



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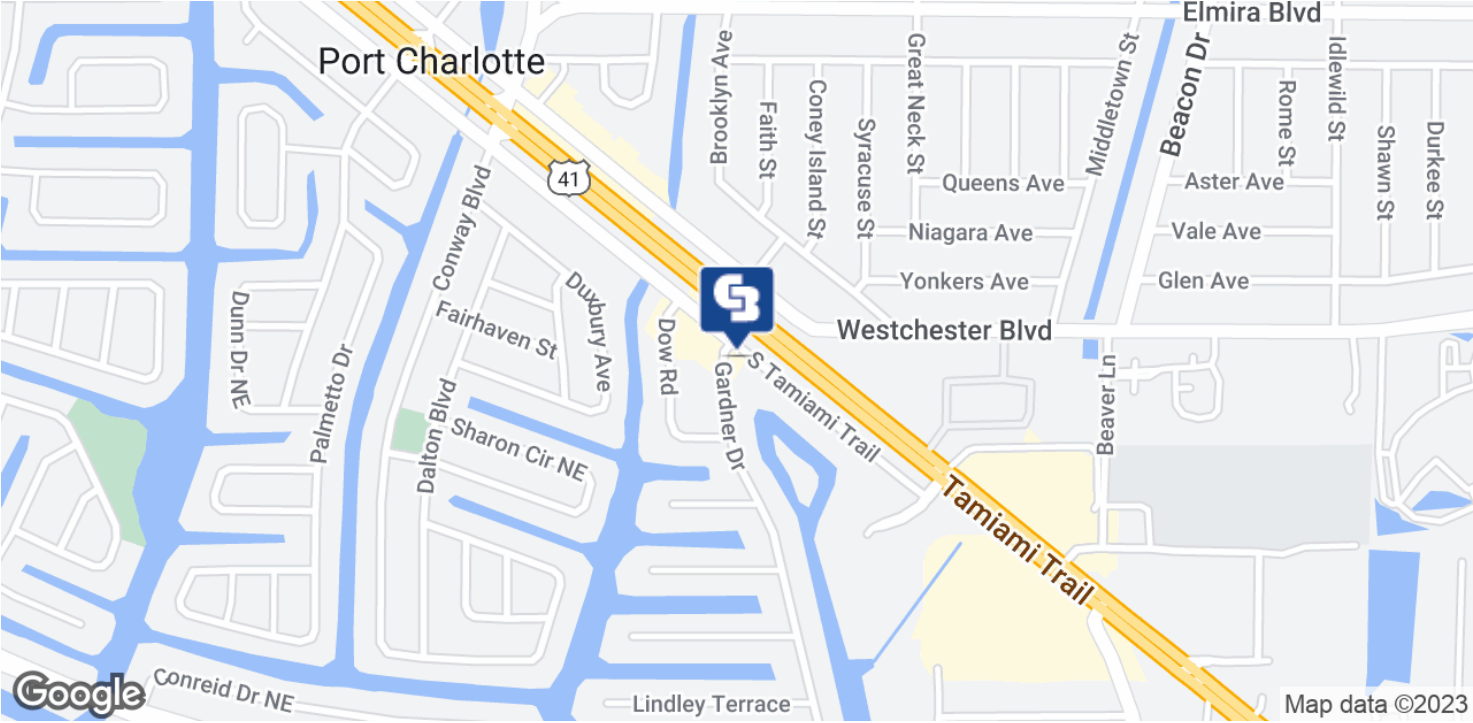
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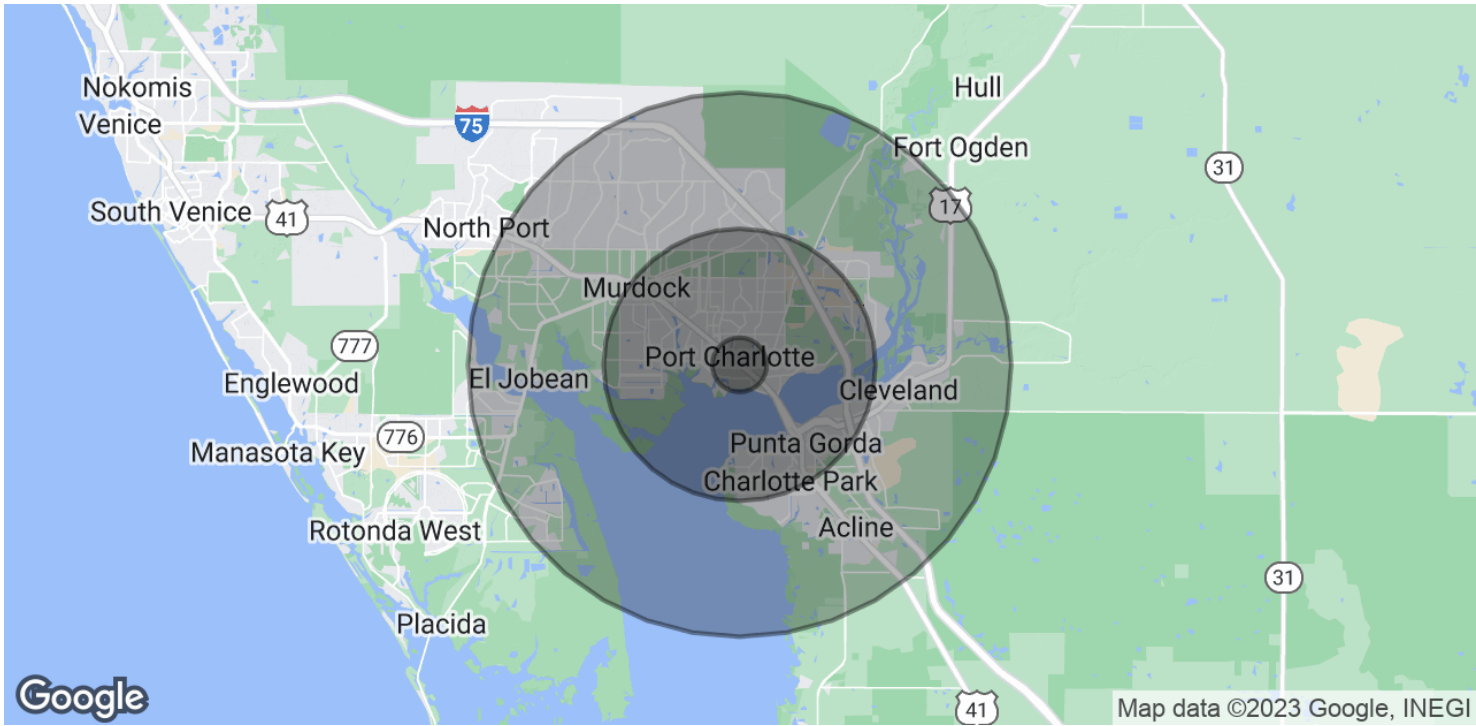
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,407	78,829	144,409
Average age	49.6	51.6	50.0
Average age (Male)	48.1	50.1	48.8
Average age (Female)	50.2	52.7	50.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,342	35,748	62,920
# of persons per HH	2.3	2.2	2.3
Average HH income	\$46,300	\$53,867	\$57,089
Average house value	\$237,461	\$236,473	\$241,589

* Demographic data derived from 2020 ACS - US Census

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DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk. here...

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RAY BRUNNER

Commercial Broker

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Direct: 415.608.1942

PROFESSIONAL BACKGROUND

Ray Brunner's career covers over forty years in Senior Management positions, real estate leasing and development.

Most notably GAP Stores where he held various positions including VP of Merchandising & Design and General Manager of GAP KIDS, Esprit Europe where he was President of European Retail operations and oversaw the development and roll out of company owned retail stores, Adidas America where he served as President of retail operations and executed a retail roll out for company owned stores, Eddie Bauer where he was VP of Real Estate and Store Operations, and DWR where he was a member of the founding team and served as President and CEO. His background provides an in-depth understanding of land and building acquisition for both retail locations and distribution facilities. He is considered an expert at retail site selection and growth strategies.

In the last three years he has transacted over \$30,000,000 in business and currently manages over \$70,000,000 in active listings.

EDUCATION

Education: Attended Western Connecticut State College and did his graduate work at UCLA.

MEMBERSHIPS

CoStar Power Broker

Life Member of Mensa

Member of the Presidents Association of the American Management Association

ICSC Member

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