



**COLDWELL  
BANKER  
COMMERCIAL**

SUNSTAR REALTY

# FOR SALE

## HIGHLY SOUGHT AFTER 42,000 SF INDUSTRIAL BUILDING - OWNER USER OR POTENTIAL 7% CAP

\$3,500,000

18505 Paulson Drive, Unit A  
Port Charlotte, FL 33954

AVAILABLE SPACE  
42,880 SF

### AREA

Prime location in the center of Port Charlotte's business district. Access to the two major thoroughfares US-41 and SR-776, both divided highways. Centrally located between Sarasota and Ft. Myers with quick access to I-75 via SR-776 and Toledo Blade Drive.



### OFFICE

Ray Brunner  
415 608 1942  
raybrunner@me.com

CBCWORLDWIDE.COM

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



## HIGHLY SOUGHT AFTER 42,000 SF INDUSTRIAL BUILDING - OWNER USER OR POTENTIAL 7% CAP

18505 Paulson Drive, Unit A, Port Charlotte, FL 33954

SALE

Property Overview

Complete Highlights

Additional Photos

GIS\_LONG\_PDF.pdf

Pro Forma Estimated CAP

Quick\_Sale\_Stats.pdf

Sales\_comps\_Full.pdf

Key\_Facts\_(1).pdf (3)

Executive\_Call\_Out\_Summary\_-\_CBC.pdf (3)

Traffic\_Count\_Profile\_35\_0bbed84f-2baa-4201-83f5-61278e32062c.pdf

Advisor Bio 1

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# HIGHLY SOUGHT AFTER 42,000 SF INDUSTRIAL BUILDING - OWNER USER OR POTENTIAL 7% CAP

18505 Paulson Drive, Unit A, Port Charlotte, FL 33954

SALE



## OFFERING SUMMARY

Sale Price:	\$3,500,000
Cap Rate:	6.95%
NOI:	\$243,085
Available SF:	
Lot Size:	3 Acres
Year Built:	1972
Building Size:	42,880 SF
Zoning:	Low Intensity Industrial
Market:	Sarasota
Submarket:	Charlotte
Traffic Count:	25,500
Price / SF:	\$81.62

## PROPERTY OVERVIEW

Rare 42,000 sf industrial space on 3 acres MOL. Zoned Industrial Light.

## PROPERTY HIGHLIGHTS

- Rare Fully Insulated Metal Building
- Multiple roll up doors
- Prime access to main thoroughfares US-41 & SR-776
- Adjacent to Retail such as Best Buy, Bed Bath and Beyond, Marshall's
- Feet from major lighted intersection featuring Target and Walmart

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18505 Paulson Drive, Unit A, Port Charlotte, FL 33954

SALE



## LOCATION INFORMATION

Market	Sarasota
Sub-market	Charlotte
Cross-Streets	US-41 & SR-776
Side of the Street	West
Road Type	Paved
Market Type	Medium
Nearest Highway	I-75 & US 41
Nearest Airport	Punta Gorda - PGD

## BUILDING INFORMATION

NOI	\$243,085.00
Cap Rate	6.95%
Occupancy %	0.0%
Ceiling Height	28 ft
Minimum Ceiling Height	22 ft
Office Space	300 SF
Number of Floors	1
Year Built	1972
Column Space	25 ft
Gross Leasable Area	42,880 SF
Warehouse %	90.0%
Framing	Metal
Condition	Excellent
Roof	Metal - Fully insulated
Free Standing	Yes
Number of Buildings	1
Walls	Full insulated
Ceilings	Full insulated
Floor Coverings	Concrete
Exterior Walls	Metal



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## HIGHLY SOUGHT AFTER 42,000 SF INDUSTRIAL BUILDING - OWNER USER OR POTENTIAL 7% CAP

18505 Paulson Drive, Unit A, Port Charlotte, FL 33954

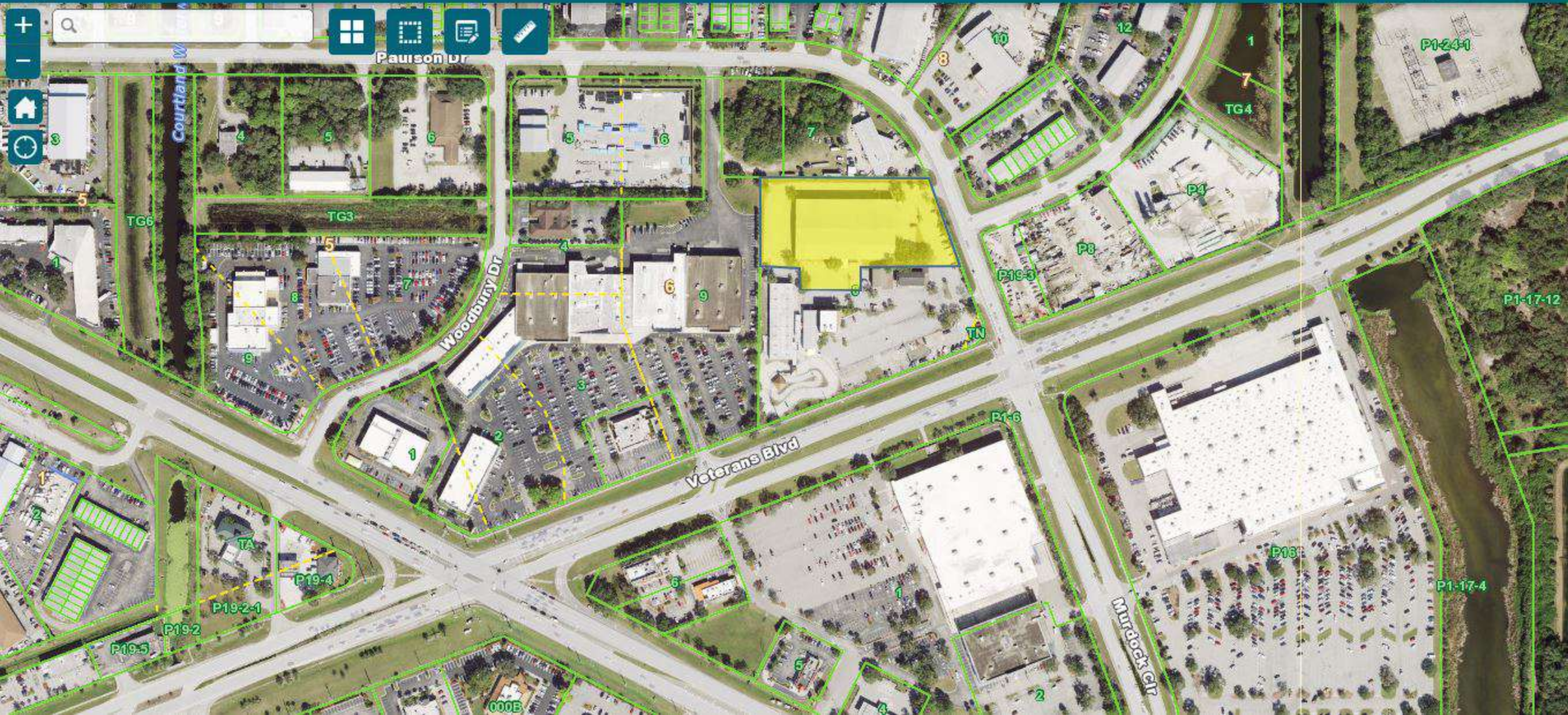
SALE



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# 18505 Paulson Dr, Port Charlotte, FL 33954 - Analysis

## Unlevered & Levered Analysis



### UNLEVERED SUMMARY

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Net Operating Income	\$243,085	\$250,378	\$257,889	\$265,626	\$273,594	\$281,802	\$290,256	\$298,964	\$307,933	\$317,171	\$326,686
Cash Flow Before Debt Service	\$107,085	\$250,378	\$257,889	\$265,626	\$273,594	\$181,802	\$290,256	\$198,964	\$307,933	\$317,171	\$326,686
Cap Rate	7.60%	7.60%	7.60%	7.60%	7.60%	7.60%	7.00%	7.00%	7.00%	7.00%	7.00%
Gross Valuation	\$0	\$3,294,441	\$3,393,275	\$3,495,073	\$3,599,925	\$3,707,923	\$4,146,517	\$4,270,913	\$4,399,040	\$4,531,011	\$4,666,942
Unlevered Income Return	7.13%	7.34%	7.56%	7.79%	8.02%	8.03%	8.27%	8.28%	8.53%	8.78%	9.05%
Unlevered Cash Return	3.82%	8.01%	7.78%	7.56%	7.79%	4.95%	8.03%	5.27%	8.28%	8.53%	9.05%
Unlevered IRR	0.00%	1.14%	4.49%	6.08%	7.05%	7.27%	8.77%	8.73%	8.94%	9.10%	9.24%

### PURCHASE

Square Footage:  RSF

Purchase price :

\$75 Per RSF

### CASH FLOWS

Occupancy :

Year 1 NOI: \$243,085

Year 1 Cap Rate: 7.60%

### SALE

Holding period:

Sale Year NOI: \$317,171

Forward Year NOI: \$326,686

Sale Cap Rate :

Sale Capitalization NOI:

Sale Valuation: \$4,531,011 | \$106/RSF

### UNLEVERED RETURNS

IRR: 8.80%

Equity Multiple : 1.893x

Net Cash Flow: \$3,152,944

NPV @  : (\$260,465)

% NCF from Residual : 63.23%

### LEVERED ANALYSIS

Loan sized by: **Loan To Value**

Amortizing: **Yes**

Loan To Value: **65.00%**

Year 1 DSCR: **1.981x**

Year 1 Debt Yield : **11.35%**

Interest rate :

Principal Remaining at Exit Date: **\$1,687,868**

IRR: **14.68%**

Equity Multiple: **2.675x**

Net Cash Flow: **\$2,380,099**

NPV @  : **\$443,048**

### PARTNER EQUITY CONTRIBUTIONS

Sponsor: **100.00%**

**0.00%**

**0.00%**

### PARTNER EQUITY IRR/MULTIPLE

Sponsor: **0.00%** /

Investor: **0.00%** /

Equity Partner: **0.00%** /

### SOURCES & USES OF FUNDS

USES OF FUNDS (acquisition only)		
Purchase Price	\$3,200,000	97.09%
Acquisition Costs	\$96,000	2.91%
Loan Fee	\$0	0.00%
Total Uses	\$3,296,000	100.00%
SOURCES OF FUNDS (including any deficits)		
Sponsor/Owner Equity	\$1,420,593	39.87%
Partner Equity	\$0	0.00%
Third Party Investor Equity	\$0	0.00%
Senior Acquisition Loan	\$2,142,400	60.13%
Total Sources	\$3,562,993	100.00%

# 18505 Paulson Dr, Port Charlotte, FL 33954 - Analysis

## Annual Cash Flow

	Total	Time 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
For the year ending		01/31/2020	01/31/2021	01/31/2022	01/31/2023	01/31/2024	01/31/2025	01/31/2026	01/31/2027	01/31/2028	01/31/2029	01/31/2030	01/31/2031
Total Reimbursement Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Potential Gross Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Effective Gross Revenue	\$7,966,307	\$0	\$694,905	\$715,752	\$737,225	\$759,341	\$782,122	\$805,585	\$829,753	\$854,645	\$880,285	\$906,693	\$933,894
Total Operating Expenses	\$5,179,610	\$0	\$451,820	\$465,375	\$479,336	\$493,716	\$508,527	\$523,783	\$539,497	\$555,682	\$572,352	\$589,523	\$607,208
Net Operating Income	\$2,786,697	\$0	\$243,085	\$250,378	\$257,889	\$265,626	\$273,594	\$281,802	\$290,256	\$298,964	\$307,933	\$317,171	\$326,686
Total Leasing & Capital Costs	\$336,000	\$0	\$136,000	\$0	\$0	\$0	\$0	\$100,000	\$0	\$100,000	\$0	\$0	\$0
Cash Flow Before Debt Service	\$2,450,697	\$0	\$107,085	\$250,378	\$257,889	\$265,626	\$273,594	\$181,802	\$290,256	\$198,964	\$307,933	\$317,171	\$326,686
Asset Management Fee to Sponsor	(\$79,663)	\$0	(\$6,949)	(\$7,158)	(\$7,372)	(\$7,593)	(\$7,821)	(\$8,056)	(\$8,298)	(\$8,546)	(\$8,803)	(\$9,067)	\$0
Renovation Budget	\$75,000	\$0	\$30,000	\$30,000	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
One-Time Fees													
Acquisition Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Broker Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Recording Fees/Misc.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Disposition Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total One-Time Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ACQUISITION/DISPOSITION													
Property Purchase Price	\$0	(\$3,200,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Acquisition Transaction Costs	(\$96,000)	(\$96,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Disposition Net Proceeds	\$4,077,910	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,077,910	\$0
UNLEVERED CASH FLOW	\$3,152,944	(\$3,296,000)	\$100,136	\$243,220	\$250,517	\$258,032	\$265,773	\$173,746	\$281,959	\$190,417	\$299,130	\$4,386,014	\$0
Unlevered IRR : 8.80%													
Unlevered Equity Multiple :													
Debt Service	(\$1,227,377)	\$0	(\$122,738)	(\$122,738)	(\$122,738)	(\$122,738)	(\$122,738)	(\$122,738)	(\$122,738)	(\$122,738)	(\$122,738)	(\$122,738)	\$0
Net Revenue After Debt Service	\$1,925,567	(\$3,296,000)	(\$22,602)	\$120,482	\$127,779	\$135,294	\$143,035	\$51,009	\$159,221	\$67,680	\$176,392	\$4,263,276	\$0
Financing Cash Flows													
Sponsor Equity Incl. Acquisition Loan Fees	(\$1,153,600)	(\$1,153,600)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sponsor Deficit Draw	(\$266,993)	\$0	(\$93,550)	\$0	\$0	\$0	\$0	(\$87,416)	\$0	(\$86,027)	\$0	\$0	\$0
Partner Equity incl. Acquisition Loan Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Partner Deficit Draw	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investor Equity incl. Acquisition Loan Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investor Deficit Draw	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Senior Loan Proceeds (at Acquisition)	\$2,142,400	\$2,142,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Senior Loan Repayment (at End of Year)	(\$1,687,868)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$1,687,868)	\$0
LEVERED CASH FLOW	\$2,380,099	(\$1,153,600)	(\$22,602)	\$120,482	\$127,779	\$135,294	\$143,035	\$51,009	\$159,221	\$67,680	\$176,392	\$2,575,409	\$0
Levered IRR : 14.68%													
Levered Equity Multiple : 2.675x													
Leveraged Yield (Levered Cash Flow/Equity)		0.00%	-1.81%	9.66%	10.25%	10.85%	11.47%	3.82%	11.93%	4.76%	12.42%	13.05%	0.00%
Debt Coverage Ratio (NOI/Debt Service)			1.981x	2.040x	2.101x	2.164x	2.229x	2.296x	2.365x	2.436x	2.509x	2.584x	







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## Quick Stats Report

Comps Statistics					
	Low	Average	Median	High	Count
Sale Price	\$535,000	\$1,313,333	\$700,000	\$4,000,000	6
RBA	4,750 SF	12,241 SF	8,377 SF	35,600 SF	9
Price per SF	\$60.89	\$91.19	\$92.45	\$112.36	6
Actual Cap Rate	8.64%	8.64%	8.64%	8.64%	1
Days on Market	105	116	116	126	2
Sale Price to Asking Price Ratio	93.02%	93.53%	93.53%	94.03%	2
Totals					
Sold Transactions	Total Sales Volume:		\$7,880,000	Total Sales Transactions: 9	
Survey Criteria					
basic criteria: Type of Property - <b>Industrial</b> ; Sale Date - <b>2/28/2019 - 2/5/2021</b> ; Sale Status - <b>Sold, Under Contract/Pending</b> ; Return and Search on Portfolio Sales as Individual Properties - <b>Yes</b> ; Exclude Non-Arms Length Comps - <b>Yes</b>					
geography criteria: Geography - <b>User Defined Polygon Search</b>					

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2/5/2021

<b>1</b>	<b>2423 Commerce Pky</b>	<b>SOLD</b>
<div> <div>North Port, FL 34289</div> <div> <div>Sale Date: 10/16/2019</div> <div>Sale Price: \$4,000,000 - Confirmed</div> <div>Price/SF: \$112.36</div> </div> <div> <div>Pro Forma Cap -</div> <div>Actual Cap Rate: -</div> <div>Comp ID: 4939001</div> <div>Research Status: Confirmed</div> </div> </div> <div> <div>Sarasota County</div> <div> <div>Bldg Type: Class B IndustrialShowroom</div> <div>Year Built/Age: Built 2018 Age: 1</div> <div>RBA: 35,600 SF</div> </div> <div> <div>Parcel No: 0962-11-0090</div> <div>Sale Conditions: -</div> </div> </div> <div>  </div>		
<b>2</b>	<b>4149 Electric Way</b>	<b>SOLD</b>
<div> <div>Port Charlotte, FL 33980</div> <div> <div>Sale Date: 03/11/2020</div> <div>Sale Price: -</div> <div>Price/SF: -</div> </div> <div> <div>Pro Forma Cap -</div> <div>Actual Cap Rate: -</div> <div>Comp ID: 5139031</div> <div>Research Status: Public Record</div> </div> </div> <div> <div>Charlotte County</div> <div> <div>Bldg Type: Class C IndustrialWarehouse</div> <div>Year Built/Age: Built 1981 Age: 39</div> <div>RBA: 4,750 SF</div> </div> <div> <div>Parcel No: 402226276005</div> <div>Sale Conditions: -</div> </div> </div> <div>  </div>		
<b>3</b>	<b>1155 Market Cir</b>	<b>SOLD</b>
<div> <div>Port Charlotte, FL 33953</div> <div> <div>Sale Date: 07/28/2020</div> <div>Sale Price: \$535,000 - Full Value</div> <div>Price/SF: \$89.39</div> </div> <div> <div>Pro Forma Cap -</div> <div>Actual Cap Rate: -</div> <div>Comp ID: 5226373</div> <div>Research Status: Full Value</div> </div> </div> <div> <div>Charlotte County</div> <div> <div>Bldg Type: Class C IndustrialManufacturing</div> <div>Year Built/Age: Built 1981 Age: 39</div> <div>RBA: 5,985 SF</div> </div> <div> <div>Parcel No: 402207155001</div> <div>Sale Conditions: -</div> </div> </div> <div>  </div>		
<b>4</b>	<b>1158 Market Cir</b>	<b>SOLD</b>
<div> <div>Port Charlotte, FL 33953</div> <div> <div>Sale Date: 05/05/2020</div> <div>Sale Price: \$590,000 - Confirmed</div> <div>Price/SF: \$69.41</div> </div> <div> <div>Pro Forma Cap -</div> <div>Actual Cap Rate: -</div> <div>Comp ID: 5163154</div> <div>Research Status: Confirmed</div> </div> </div> <div> <div>Charlotte County</div> <div> <div>Bldg Type: Class C IndustrialWarehouse</div> <div>Year Built/Age: Built 1980 Age: 40</div> <div>RBA: 8,500 SF</div> </div> <div> <div>Parcel No: 402207154002</div> <div>Sale Conditions: -</div> </div> </div> <div>  </div>		
<b>5</b>	<b>1264 Market Cir - Multi-Property Sale (Part of Multi-Property)</b>	<b>SOLD</b>
<div> <div>Port Charlotte, FL 33953</div> <div> <div>Sale Date: 10/18/2020</div> <div>Sale Price: -</div> <div>Price/SF: -</div> </div> <div> <div>Pro Forma Cap -</div> <div>Actual Cap Rate: -</div> <div>Comp ID: 5294933</div> <div>Research Status: Research Complete</div> </div> </div> <div> <div>Charlotte County</div> <div> <div>Bldg Type: Class C IndustrialShowroom</div> <div>Year Built/Age: Built 2000 Age: 20</div> <div>RBA: 12,000 SF</div> </div> <div> <div>Parcel No:</div> <div>Sale Conditions: Purchase By Tenant</div> </div> </div> <div>  </div>		
<b>6</b>	<b>1266 Market Cir - Multi-Property Sale (Part of Multi-Property)</b>	<b>SOLD</b>
<div> <div>Port Charlotte, FL 33953</div> <div> <div>Sale Date: 10/18/2020</div> <div>Sale Price: -</div> <div>Price/SF: -</div> </div> <div> <div>Pro Forma Cap -</div> <div>Actual Cap Rate: -</div> <div>Comp ID: 5294933</div> <div>Research Status: Research Complete</div> </div> </div> <div> <div>Charlotte County</div> <div> <div>Bldg Type: Class C IndustrialShowroom</div> <div>Year Built/Age: Built 2000 Age: 20</div> <div>RBA: 7,000 SF</div> </div> <div> <div>Parcel No:</div> <div>Sale Conditions: Purchase By Tenant</div> </div> </div> <div>  </div>		

**7 18320 Paulson Dr****SOLD****Port Charlotte, FL 33954****Charlotte County**

Sale Date: **06/10/2019 (105 days on mkt)**  
Sale Price: **\$1,355,000 - Confirmed**  
Price/SF: **\$60.89**

Bldg Type: **Class C Industrial Warehouse**  
Year Built/Age: **Built 1988 Age: 31**  
RBA: **22,254 SF**



Pro Forma Cap -  
Actual Cap Rate: **8.64%**  
Comp ID: **4787438**  
Research Status: **Confirmed**

Parcel No: **402207203005**  
Sale Conditions: -

**8 1009 Tamiami Trl****SOLD****Port Charlotte, FL 33953****Charlotte County**

Sale Date: **02/14/2020 (126 days on mkt)**  
Sale Price: **\$800,000 - Confirmed**  
Price/SF: **\$95.50**

Bldg Type: **Class C Industrial Manufacturing**  
Year Built/Age: **Built 1980 Age: 40**  
RBA: **8,377 SF**



Pro Forma Cap -  
Actual Cap Rate: -  
Comp ID: **5060110**  
Research Status: **Confirmed**

Parcel No: **402207108006**  
Sale Conditions: **High Vacancy Property**

**9 20120 Veterans Blvd****SOLD****Port Charlotte, FL 33954****Charlotte County**

Sale Date: **11/16/2020**  
Sale Price: **\$600,000 - Confirmed**  
Price/SF: **\$105.26**

Bldg Type: **Class C Industrial Warehouse**  
Year Built/Age: **Built 2002 Age: 18**  
RBA: **5,700 SF**



Pro Forma Cap -  
Actual Cap Rate: -  
Comp ID: **5325436**  
Research Status: **Confirmed**

Parcel No: **402204307007**  
Sale Conditions: **Purchase By Tenant**

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2/5/2021

Key Facts

18505 Paulson Dr, Port Charlotte, Florida, 33954 (15 minutes)

18505 Paulson Dr, Port Charlotte, Florida, 33954

Drive time of 15 minutes

Prepared by Ray Brunner

Latitude: 27.01474

Longitude: -82.14366

KEY FACTS

145,319

Population



2.3

Average Household Size

51.5

Median Age

\$53,853

Median Household Income

EDUCATION

9%

No High School Diploma



36%

High School Graduate



34%

Some College



21%

Bachelor's/Grad/Pr of Degree

BUSINESS



5,369

Total Businesses



46,331

Total Employees

EMPLOYMENT



60%

White Collar



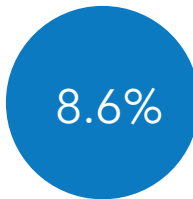
21%

Blue Collar



19%

Services



Unemployment Rate

INCOME



\$53,853

Median Household Income



\$30,663

Per Capita Income



\$155,336

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (24.2%)

The smallest group: \$150,000 - \$199,999 (3.1%)

Indicator ▲	Value	Diff	
<\$15,000	8.9%	-0.2%	<div></div>
\$15,000 - \$24,999	12%	-0.2%	<div></div>
\$25,000 - \$34,999	8.8%	+1%	<div></div>
\$35,000 - \$49,999	14.7%	-1.4%	<div></div>
\$50,000 - \$74,999	24.2%	+1.3%	<div></div>
\$75,000 - \$99,999	12.6%	0	<div></div>
\$100,000 - \$149,999	11.2%	+0.8%	<div></div>
\$150,000 - \$199,999	3.1%	-0.8%	<div></div>
\$200,000+	4.4%	-0.6%	<div></div>

Bars show deviation from Charlotte County

# Executive Call Out Summary - CBC

18505 Paulson Dr, Port Charlotte, Florida, 33954 (15 minutes)

18505 Paulson Dr, Port Charlotte, Florida, 33954

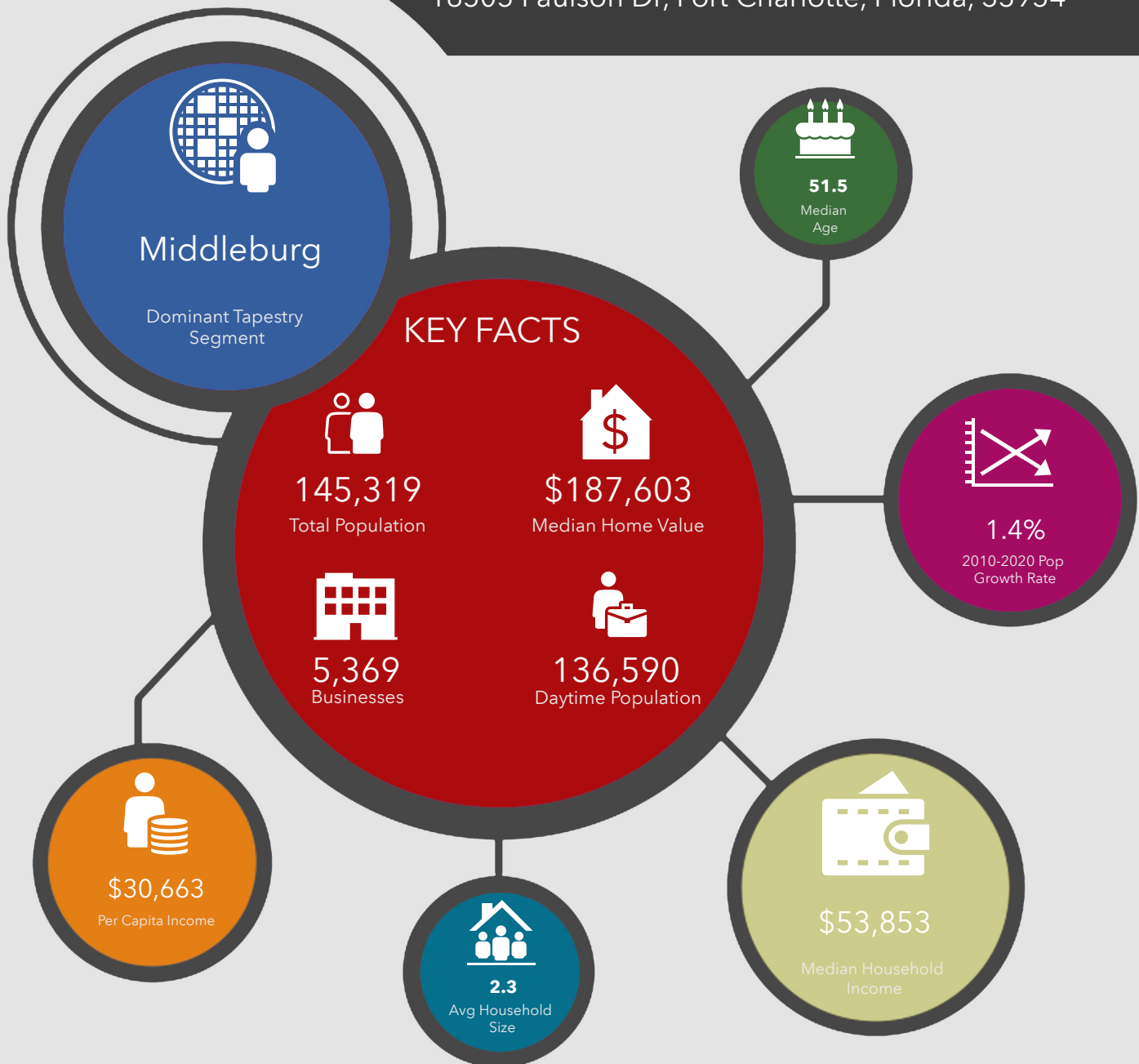
Drive time of 15 minutes

Prepared by Ray Brunner

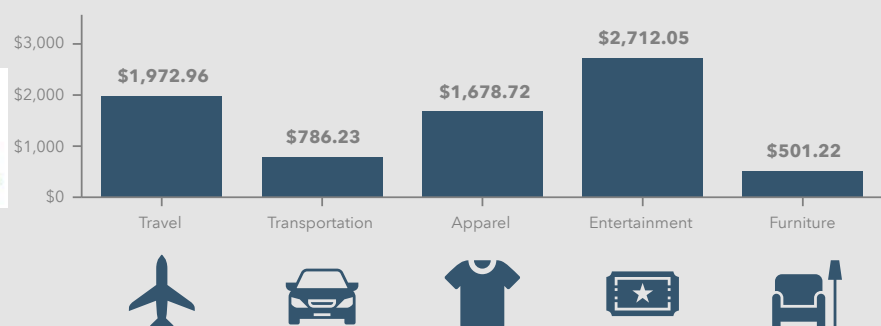
Latitude: 27.01474

Longitude: -82.14366

18505 Paulson Dr, Port Charlotte, Florida, 33954



## KEY SPENDING FACTS



This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and Infogroup. The vintage of the data is 2020, 2025.

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Spending facts are average annual dollars per household



## Traffic Count Profile

18505 Paulson Dr, Port Charlotte, Florida, 33954  
Drive Time: 5, 10, 15 minute radii

Prepared by Ray Brunner

Latitude: 27.01474

Longitude: -82.14366

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.20	Tamiami Trl	Veterans Blvd (0.16 miles NW)	2019	35,000
0.22	Paulson Drive	Woodbury Dr (0.03 miles E)	2019	4,100
0.24	Murdock Circle	Tamiami Trl (0.13 miles S)	2019	10,300
0.25	El Jobean Rd	Veterans Blvd (0.05 miles NE)	2005	25,500
0.55	Tamiami Trail	Frizzell Ln NW (0.04 miles W)	2019	47,000
0.61	Cochran Boulevard	Cochran Blvd (0.05 miles NW)	2019	16,900
0.62	Murdock Circle	Education Way (0.17 miles E)	2019	13,100
0.65	Prineville Street	Toronto Ave (0.06 miles W)	2019	3,900
0.69	Cochran Boulevard	Cochran Blvd (0.06 miles S)	2018	15,600
0.69	Tamiami Trail	Tamiami Trl (0.0 miles SW)	2019	31,500
0.73	Tamiami Trl	Toledo Blade Blvd (0.06 miles E)	2005	58,500
0.74	El Jobean Road	Murdock Cir (0.08 miles NE)	2019	27,000
0.83	Cochran Boulevard	Barksdale St (0.04 miles W)	2019	16,900
0.95	Tamiami Trl	Toledo Blade Blvd (0.15000001 miles NW)	2001	51,500
1.02	Peachland Boulevard	Green Oak Trl (0.02 miles E)	2019	7,600
1.09	Tamiami Trl	Toledo Blade Blvd (0.17 miles W)	2005	40,500
1.26	Hillsborough Boulevard	Gypsy Ave (0.06 miles S)	2019	5,600
1.28	Toledo Blade Boulevard	Toledo Blade Blv (0.02 miles N)	2019	15,600
1.30	Tamiami Trl	Barger Dr (0.03 miles W)	2005	34,000
1.37	El Jobean Rd	Como St (0.07 miles SW)	2001	18,600
1.48	Tamiami Trail	Crestview Cir NW (0.03 miles W)	2019	54,000
1.53	Veterans Boulevard	Rose Apple Cir (0.05 miles E)	2019	25,500
1.75	Flamingo Boulevard	Walsh Ave (0.01 miles S)	2019	70
1.80	Pellam Boulevard	Wintergarden Ave (0.0 miles N)	2019	2,900
2.05	Lake View Boulevard	Dobell Ter (0.02 miles NW)	2019	9,500
2.09	Atwater Street	Sedley Ave (0.06 miles W)	2019	6,600
2.10	Tamiami Trl	Midway Blvd (0.06 miles SE)	2005	62,000
2.18	Quesada Avenue	Dorchester St (0.04 miles E)	2019	5,700
2.19	Midway Boulevard	Albury Dr (0.02 miles SW)	2019	13,400
2.30	Tamiami Trl	Midway Blvd (0.13 miles NW)	2005	60,000

**Data Note:** The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2020 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

**Source:** ©2020 Kalibrate Technologies (Q4 2020).



## HIGHLY SOUGHT AFTER 42,000 SF INDUSTRIAL BUILDING - OWNER USER OR POTENTIAL 7% CAP

18505 Paulson Drive, Unit A, Port Charlotte, FL 33954

SALE



### RAY BRUNNER

Commercial Broker

raybrunner@me.com

Direct: 415.608.1942

### PROFESSIONAL BACKGROUND

Ray Brunners' career covers over 40 years in Senior Management & C-Suite Positions, Real Estate site selection & development. Design within reach as CEO, President Retail Operations & Development America & Europe. President Retail Development & Operations Esprit Europe, SVP Operation & Real Estate Eddie Bauer, VP Store Development & Visual Merchandising - GAP. This experience is both in North America and European site selection, leasing, and location strategy brings a valuable resource to Coldwell Banker Sunstar Realty.

### 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

**Sunstar Realty**  
19700 Cochran Blvd  
Port Charlotte, FL 33948  
941.255.3497

[CBCWORLDWIDE.COM](http://CBCWORLDWIDE.COM)

Ray Brunner  
415 608 1942  
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SUNSTAR REALTY



## HIGHLY SOUGHT AFTER 42,000 SF INDUSTRIAL BUILDING - OWNER USER OR POTENTIAL 7% CAP

18505 Paulson Drive, Unit A, Port Charlotte, FL 33954

SALE

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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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