



**COLDWELL
BANKER
COMMERCIAL**

SUNSTAR REALTY

FOR LEASE

ATWATER CROSSING

N/A

20580 Veterans Blvd
Port Charlotte, FL 33954

AVAILABLE SPACE

Fully Leased

FEATURES

- 1,375-4,000 SF Available
- Newly Constructed Atwater Crossing
- Frontage on Three Streets
- Lighted Intersection
- High Traffic Area

AREA

Located in Atwater Crossing plaza at the intersection of Atwater Street and Veterans Boulevard. Across the street from Quigley Eye Center.



OFFICE

Alfredo Sanchez
941 627 3321
Alsanchez517@gmail.com

Ray Brunner
415 608 1942
raybrunner@me.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL
SUNSTAR REALTY**

19700 Cochran Blvd, Port Charlotte, FL 33948
941.255.3497

CBCWORLDWIDE.COM



ATWATER CROSSING

20580 Veterans Blvd, Port Charlotte, FL 33954

Property Overview

Executive Summary

Key Facts

Traffic Count Profile

Additional Photos

Demographics Map & Report

Location Maps - 11 & 15
Zoom

Advisor Bio 1 - RB

Disclaimer - CB

LEASE

CBCWORLDWIDE.COM

Alfredo Sanchez
941 627 3321
Alsanchez517@gmail.com

Ray Brunner
415 608 1942
raybrunner@me.com

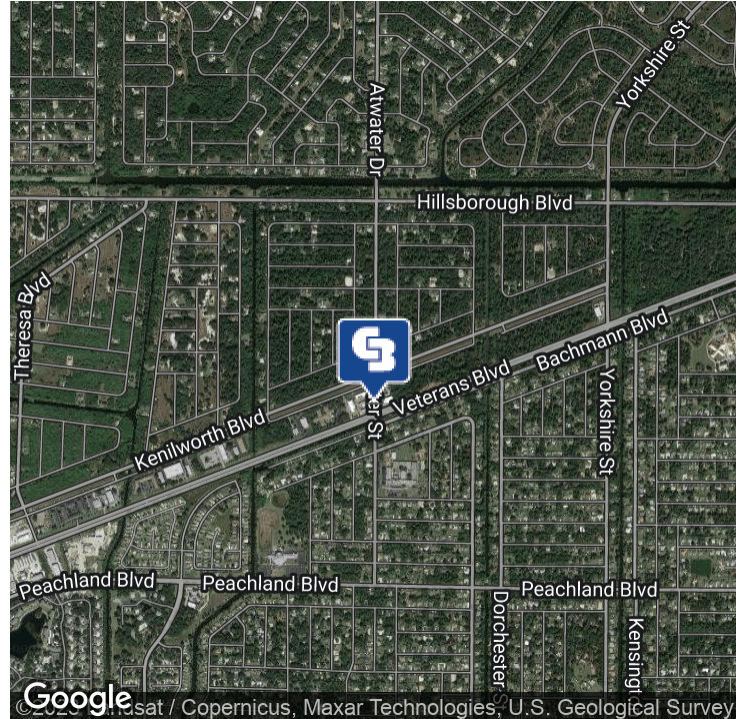




ATWATER CROSSING

20580 Veterans Blvd, Port Charlotte, FL 33954

LEASE



OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	\$14.00 SF/yr (+ \$5 CAM + \$2.35 SF real estate taxes)
Lot Size:	144,512 SF
Year Built:	2019
Building Size:	28,961 SF
Renovated:	2019
Zoning:	CG
Market:	Fort Myers
Submarket:	North Port-Port Charlotte
Traffic Count:	25,500

CBCWORLDWIDE.COM

Alfredo Sanchez
941 627 3321
Alsanchez517@gmail.com

Ray Brunner
415 608 1942
raybrunner@me.com

PROPERTY OVERVIEW

1,375-4,000 SF available for lease at Atwater Crossing, a new retail plaza at the prominent intersection of Veterans Blvd and Atwater Street in Port Charlotte. Join Mobil, Kangaroo Express, Sportsman's Wholesale and others in this newly constructed complex in a high traffic area. Atwater Crossing has access points from Veterans Blvd, Atwater Street and Kenilworth Blvd. Great exposure and frontage on all three streets. Across the street from Quigley Eye Center. Lease rate is \$14 SF+ \$5 CAM + \$2.35 PSF real estate taxes. Currently space is all open space and can be divided into three spaces of approximately 1,375 SF each.

PROPERTY HIGHLIGHTS

- 1,375-4,000 SF Available
- Newly Constructed Atwater Crossing
- Frontage on Three Streets
- Lighted Intersection
- High Traffic Area

OTHER RESOURCES

[VIDEO](#)

Executive Summary - Call Outs

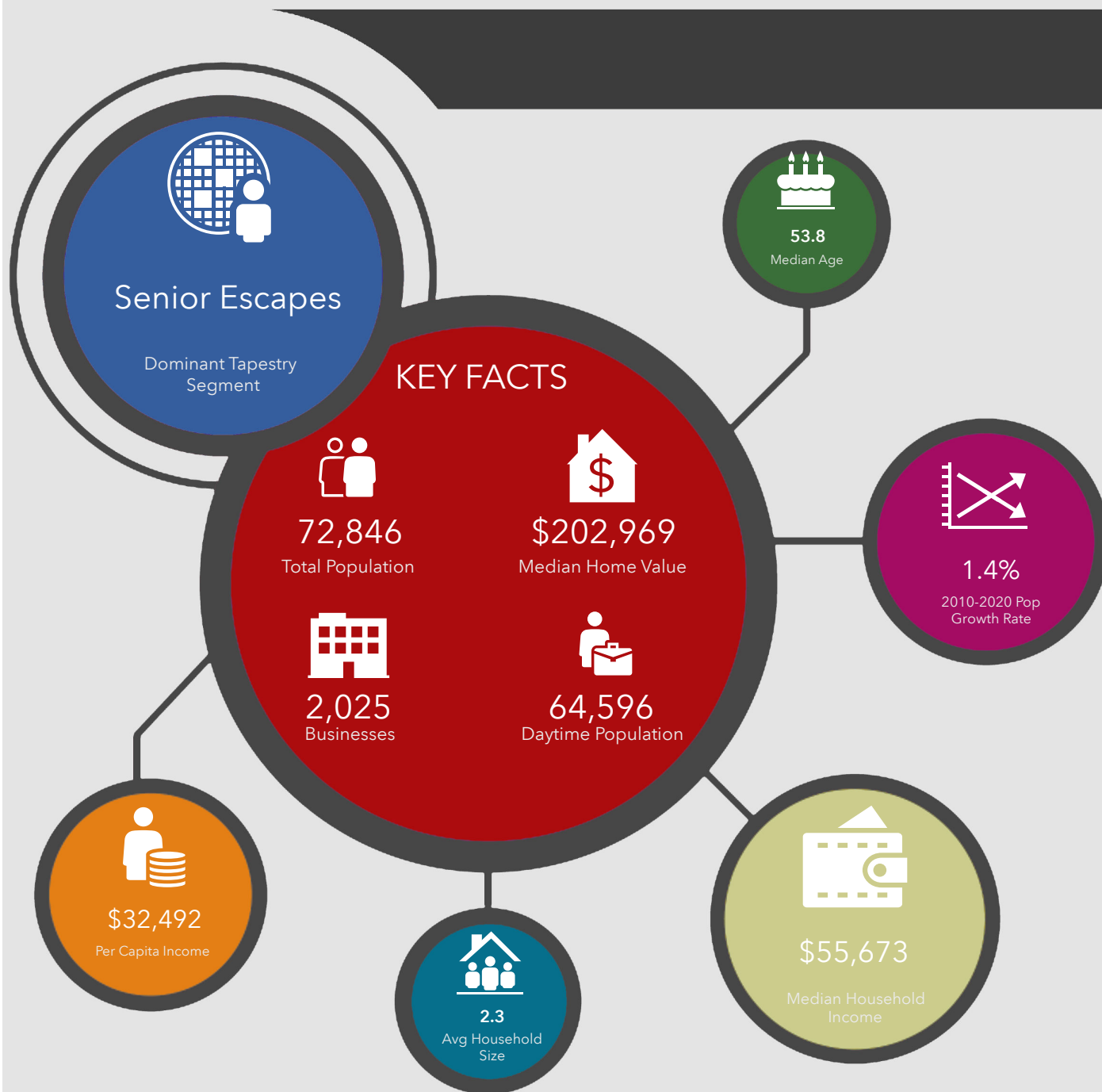
20580 Veterans Blvd, Port Charlotte, Florida, 33954 (10 - 15 minute)

Drive Time Band: 10 - 15 minute radius

Prepared by Ray Brunner

Latitude: 27.02477

Longitude: -82.11387



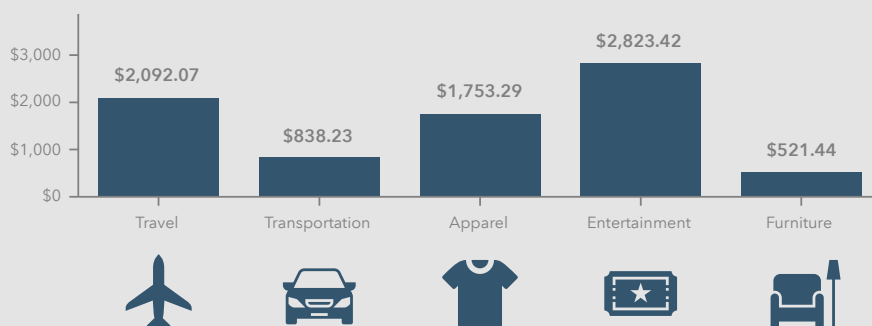
KEY SPENDING FACTS



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

© 2021 Esri

Spending facts are average annual dollars per household

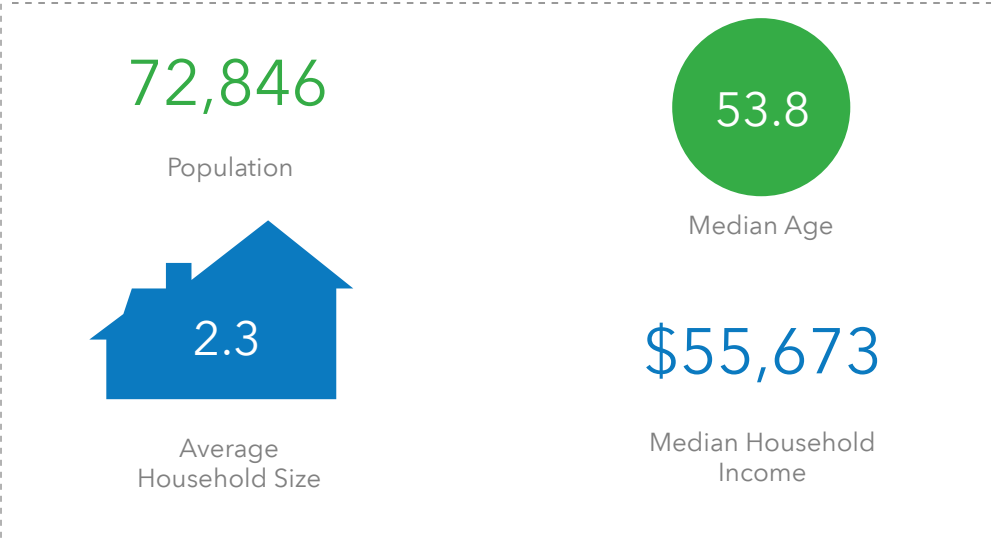


Key Facts

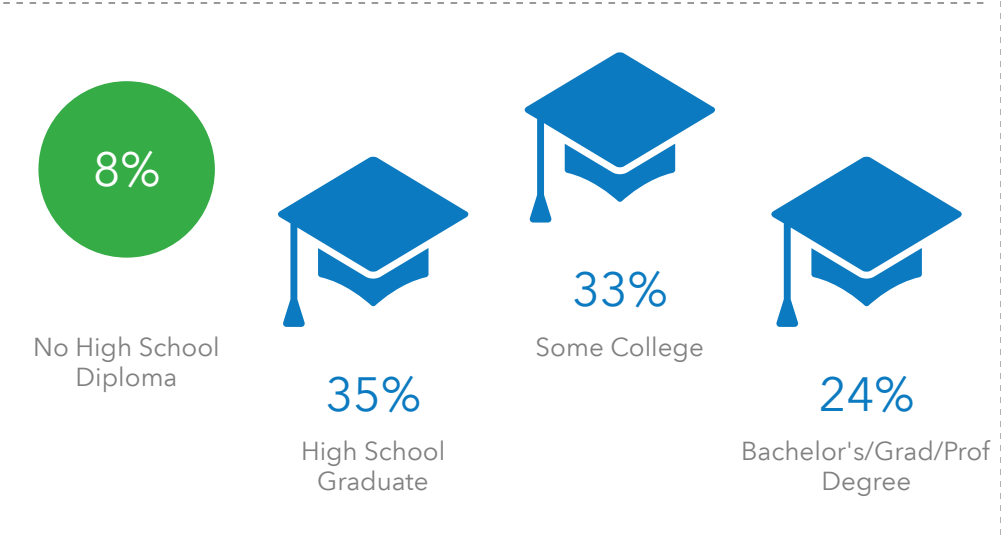
20580 Veterans Blvd, Port Charlotte, Florida, 33954 (10 - 15 minute)
Drive Time Band: 10 - 15 minute radius

Prepared by Ray Brunner
Latitude: 27.02477
Longitude: -82.11387

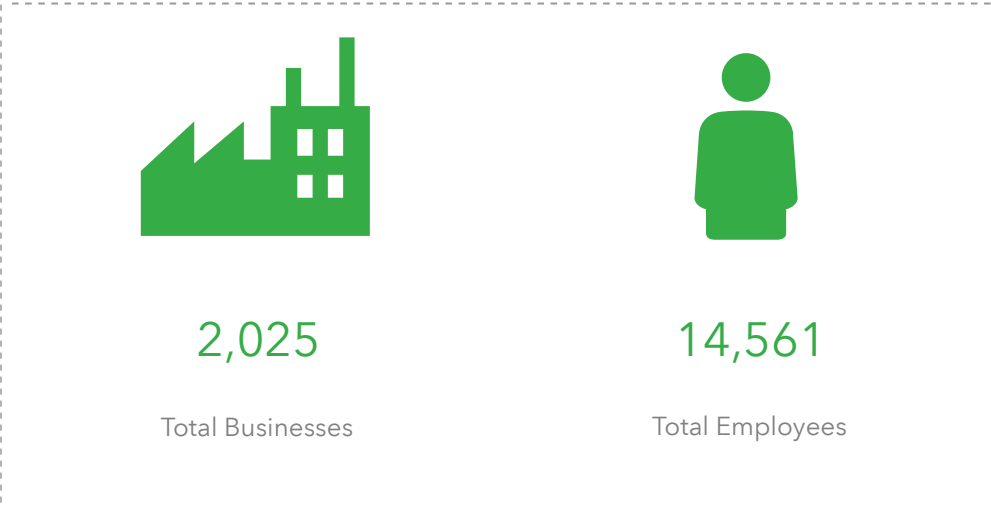
KEY FACTS



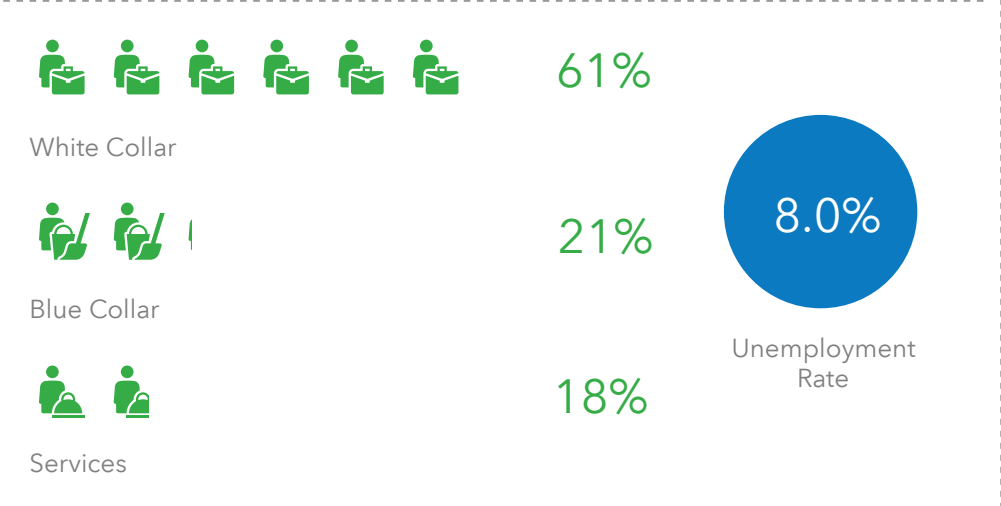
EDUCATION



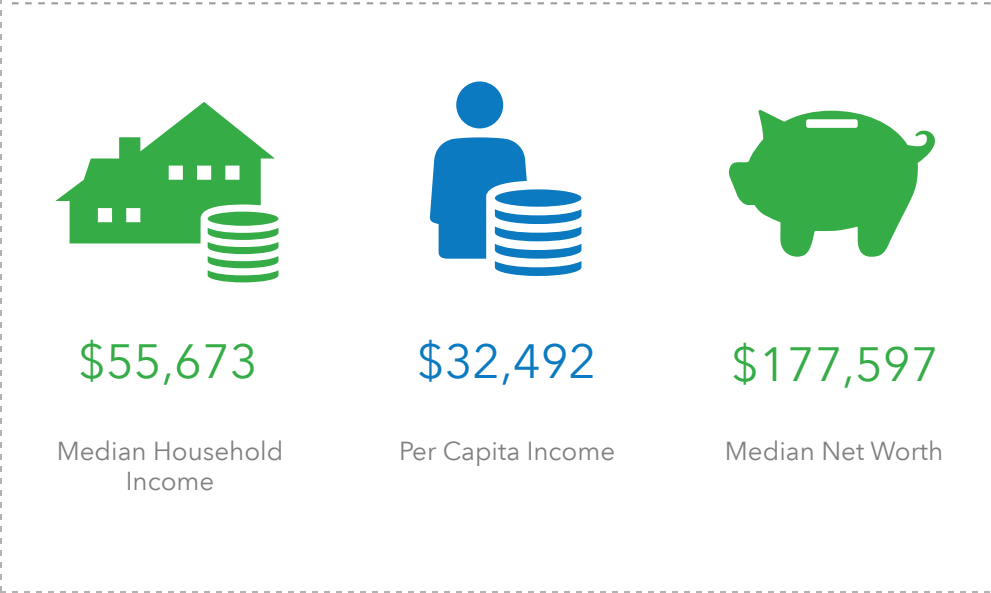
BUSINESS



EMPLOYMENT



INCOME



Households By Income

The largest group: \$50,000 - \$74,999 (25%)
The smallest group: \$150,000 - \$199,999 (3.7%)

Indicator ▲	Value	Diff	
<\$15,000	7.5%	-1.6%	
\$15,000 - \$24,999	11.2%	-1%	
\$25,000 - \$34,999	8.4%	+0.6%	
\$35,000 - \$49,999	14.9%	-1.2%	
\$50,000 - \$74,999	25%	+2.1%	
\$75,000 - \$99,999	12.8%	+0.2%	
\$100,000 - \$149,999	11.8%	+1.4%	
\$150,000 - \$199,999	3.7%	-0.2%	
\$200,000+	4.8%	-0.2%	

Bars show deviation from
Charlotte County



Traffic Count Profile

20580 Veterans Blvd, Port Charlotte, Florida, 33954
Drive Time Bands: 0-5, 5-10, 10-15 minute radii

Prepared by Ray Brunner
Latitude: 27.02477
Longitude: -82.11387

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.24	Atwater Street	Sedley Ave (0.06 miles W)	2019	6,600
0.43	Veterans Boulevard	Rose Apple Cir (0.05 miles E)	2019	25,500
0.46	Bachmann Boulevard	Vilna St (0.06 miles SE)	2019	3,100
0.96	Peachland Boulevard	Green Oak Trl (0.02 miles E)	2019	7,600
1.06	Quesada Avenue	Dorchester St (0.04 miles E)	2019	5,700
1.12	Peachland Boulevard	Dewhurst St (0.03 miles E)	2019	10,000
1.27	Harbor Boulevard	Bancroft Ave (0.01 miles S)	2018	2,700
1.36	Cochran Boulevard	Cochran Blvd (0.05 miles NW)	2019	16,900
1.49	Cochran Boulevard	Cochran Blvd (0.06 miles S)	2018	15,600
1.61	Prineville Street	Toronto Ave (0.06 miles W)	2019	3,900
1.68	Quesada Avenue	Ardella St (0.06 miles N)	2019	1,500
1.72	Tamiami Trl	Toledo Blade Blvd (0.15000001 miles NW)	2001	51,500
1.74	South San Mateo Drive	Pasadena Ln (0.14 miles SW)	2019	2,800
1.75	Tamiami Trl	Toledo Blade Blvd (0.06 miles E)	2005	58,500
1.77	Tamiami Trail	Crestview Cir NW (0.03 miles W)	2019	54,000
1.78	Atwater Drive	Sweden Ave (0.01 miles SW)	2019	3,800
1.82	Tamiami Trail	Frizzell Ln NW (0.04 miles W)	2019	47,000
1.85	Harbor Boulevard	Kenelm Ave (0.03 miles N)	2019	2,900
1.85	Yorkshire Street	Worrell Ln (0.05 miles SW)	2019	120
1.86	Murdock Circle	Tamiami Trl (0.13 miles S)	2019	10,300
1.89	Midway Boulevard	Zerby St (0.02 miles W)	2019	13,700
2.02	Midway Boulevard	Albury Dr (0.02 miles SW)	2019	13,400
2.03	Tamiami Trl	Midway Blvd (0.06 miles SE)	2005	62,000
2.04	Tamiami Trl	Veterans Blvd (0.16 miles NW)	2019	35,000
2.08	Paulson Drive	Woodbury Dr (0.03 miles E)	2019	4,100
2.15	Hillsborough Boulevard	Gypsy Ave (0.06 miles S)	2019	5,600
2.15	Tamiami Trl	Midway Blvd (0.13 miles NW)	2005	60,000
2.20	El Jobean Rd	Veterans Blvd (0.05 miles NE)	2005	25,500
2.33	Raintree Boulevard	Oriole St (0.03 miles SW)	2019	170
2.43	Murdock Circle	Education Way (0.17 miles E)	2019	13,100

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: ©2021 Kalibrate Technologies (Q1 2021).



ATWATER CROSSING

20580 Veterans Blvd, Port Charlotte, FL 33954

LEASE



CBCWORLDWIDE.COM

Alfredo Sanchez
941 627 3321
Alsanchez517@gmail.com

Ray Brunner
415 608 1942
raybrunner@me.com

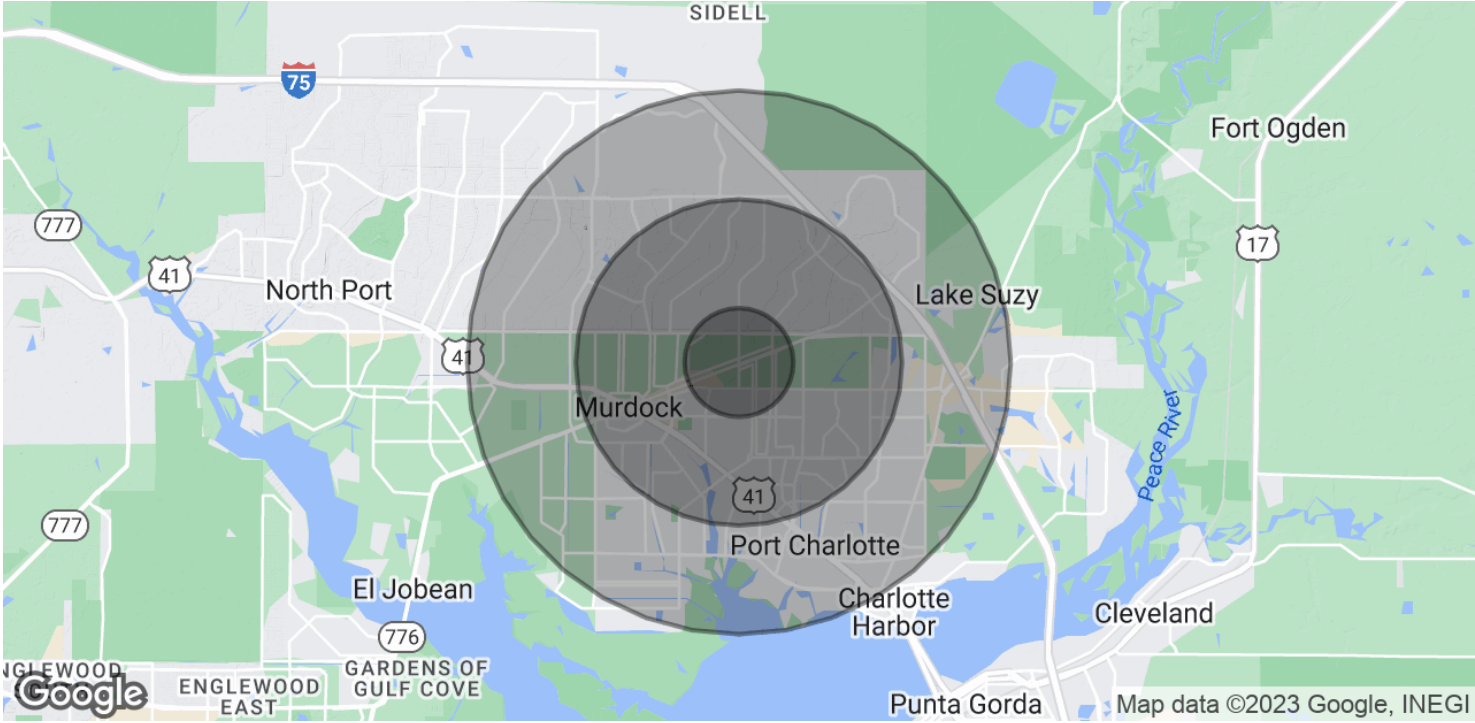
 **COLDWELL
BANKER
COMMERCIAL**
SUNSTAR REALTY



ATWATER CROSSING

20580 Veterans Blvd, Port Charlotte, FL 33954

LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,159	39,338	80,941
Average age	50.3	47.4	47.0
Average age (Male)	48.6	45.5	45.3
Average age (Female)	51.3	48.7	48.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,847	17,137	34,425
# of persons per HH	2.3	2.3	2.4
Average HH income	\$53,080	\$50,169	\$52,794
Average house value	\$181,194	\$184,740	\$202,940

* Demographic data derived from 2020 ACS - US Census

CBCWORLDWIDE.COM

Alfredo Sanchez
941 627 3321
Alsanchez517@gmail.com

Ray Brunner
415 608 1942
raybrunner@me.com

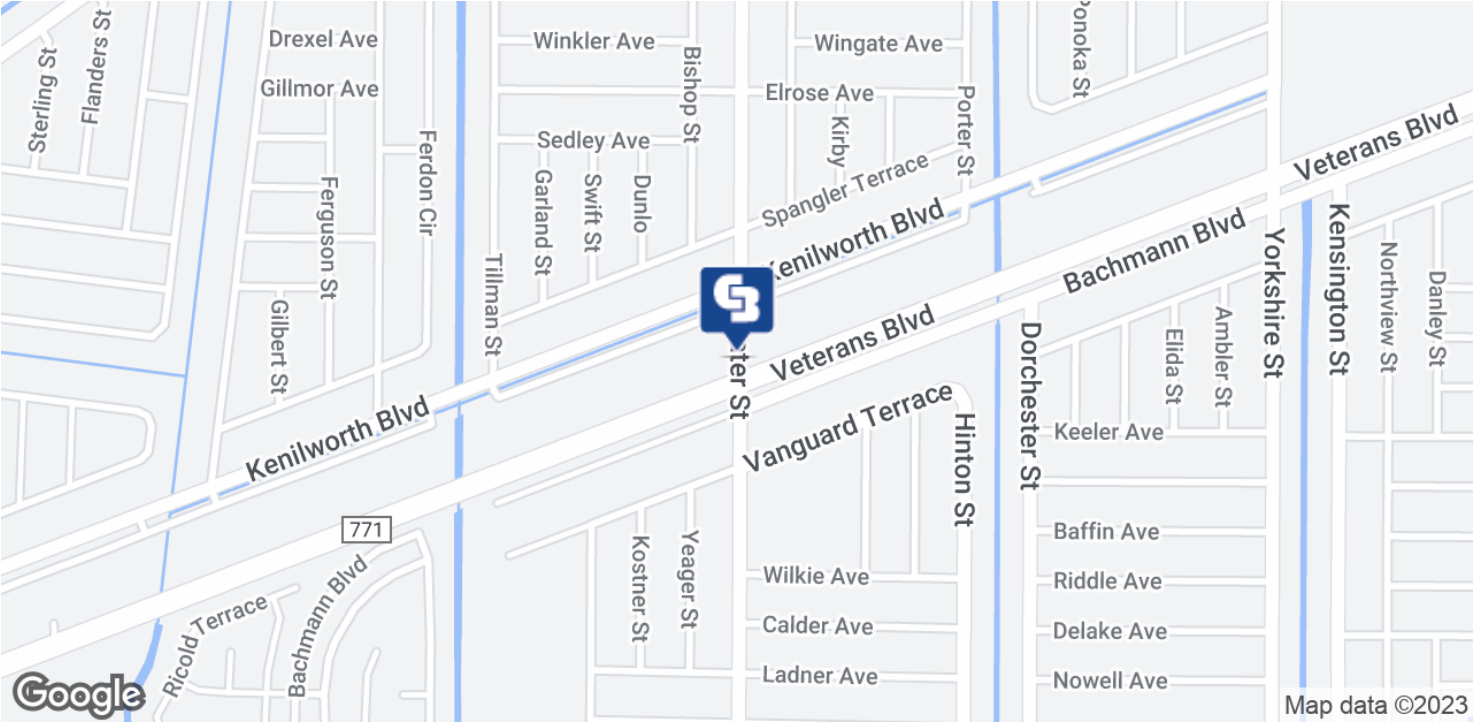




ATWATER CROSSING

20580 Veterans Blvd, Port Charlotte, FL 33954

LEASE



CBCWORLDWIDE.COM

Alfredo Sanchez
941 627 3321
Alsanchez517@gmail.com

Ray Brunner
415 608 1942
raybrunner@me.com

**COLDWELL
BANKER
COMMERCIAL**
SUNSTAR REALTY



ATWATER CROSSING

20580 Veterans Blvd, Port Charlotte, FL 33954



ALFREDO SANCHEZ

Broker Associate

Alsanchez517@gmail.com

Direct: 941.627.3321

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

City Tech (CUNY)

MEMBERSHIPS

PGPCNP & Desoto Realtors; NAR, NAHB

Sunstar Realty
19700 Cochran Blvd
Port Charlotte, FL 33948
941.255.3497

CBCWORLDWIDE.COM

Alfredo Sanchez
941 627 3321
Alsanchez517@gmail.com

Ray Brunner
415 608 1942
raybrunner@me.com



ATWATER CROSSING

20580 Veterans Blvd, Port Charlotte, FL 33954

LEASE

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the Coldwell Banker Commercial Broker or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the Coldwell Banker Commercial Broker listed in his proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the Coldwell Banker Commercial Broker.

Neither the Coldwell Banker Commercial Broker nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the Coldwell Banker Commercial Broker and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the Coldwell Banker Commercial Broker nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Coldwell Banker Commercial Broker from any liability with respect thereto.

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...

CBCWORLDWIDE.COM

Alfredo Sanchez
941 627 3321
Alsanchez517@gmail.com

Ray Brunner
415 608 1942
raybrunner@me.com

