



There are no perfect words
which can describe
the feeling of gratitude
I feel towards my country.
Proud to be an American.

Happy 4th of July!

**THE MURDOCK CARROUSEL SHOPPING CENTER
ON U.S. 41 IN PORT CHARLOTTE WAS NEARLY
FULL AT THE TIME OF THE SALE.**

A Miami real investment firm has bought a Port Charlotte shopping center for \$18.9 million.

The 139,478-square-foot Murdock Carrousel shopping center is on U.S. 41 near Murdock Circle and Murdock Town Center. This is a section of Port Charlotte crowded with retailers and eateries including a Walmart Supercenter, Target, Metro Diner and Chick-fil-A all within about a mile of one another.

The center, at the time of the sales, was 83.4% occupied, according to Plaza Advisors, which represented the seller.

Among Murdock Carrousel's current tenants are Havertys Furniture, Office Depot, Edward Jones, Aaron's and Eye Centers of Florida. Lowe's Home improvement is a shadow tenant. Courtesy Louis Llovía/*Business Observer*

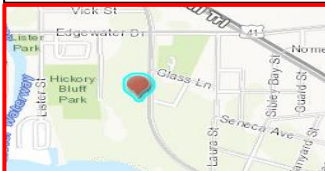
WEST PORT TOPS 200 SALES FIRST YEAR

West Port, Charlotte County's premier new master planned community, topped the 200 home sales mark in its first year. Developer Kolter Land completed construction of the initial two villages in March/April 2021 within the community. Builder home sales and model grand openings followed over the next few months as Maronda, M/I Homes, and Lennar all had strong presales for their single family homes. Four Star development finished the gated Cove village and D.R. Horton began selling single family homes there early this year.

As of May 31, 2022 there have been almost 240 homes sold within the community, including the first paired villas in the Palms at West Port from Ryan Homes. Ryan is also offering single family homes in the Palms village, which had a grand opening in May.

Most builders report their sales would be even higher but supply chain and other issues have slowed the availability of homes. Still, over 70 homes are now occupied and the street scene is really starting to take shape within the community. The official grand opening for the community was held in May starting with the inaugural West Port Charlotte Habitat 5K/10K race, followed by a community-wide tour of homes with eight models, including "dusty shoes" walk throughs of the Christopher Alan Homes model opening soon by West Port's newest builder.

Model homes are open daily and information is available anytime at WestPortCharlotte.com. Courtesy Jim Doyle/Red Dot Marketing



**RESTAURANT AND RETAIL
22801 BAYSHORE ROAD
PUNTA GORDA
[\(IN PLANNING\)](#)**

**34,700 SF restaurant and 24,660 SF
commercial retail.**



**PIPER RD. DISTRIBUTION CENTER
9301 PIPER ROAD
PUNTA GORDA
[\(IN PLANNING\)](#)**

**250,950 SF distribution center with
associated infrastructure.**

[Subscribe](#) to our monthly newsletter.



Howard J. Corr CCIM
Managing Broker

H.Corr@CorrAdvisors.com

[D] 941-815-2129

[O] 941-740-1215



CORR
COMMERCIAL ADVISORS
REAL ESTATE SERVICES

