



# Happy February!!



## STUDY: NORTH PORT IS SECOND-FATEST GROWING CITY IN US

**Fort Myers area listed as No. 1 for year**

North Port is again ranked at the top of the list for growth in the United States, according to study released this week.

The city finished as the second-fastest growing city in the country. It came in just behind the nearby Fort Myers-Cape Coral area, just south of the Charlotte County line in Lee County.

The study notes that North Port's population growth of 5.5% over last year — 80,021 people — was third in the country. It has the 10th highest employment increase at 7.7%. Courtesy *Port Charlotte Sun* (1/20/23)

**Thought For The Day: "A champion is simply someone who did not give up when they wanted to."**  
— [Tom Landry](#)

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## APARTMENTS OK'D NEAR SUNSEEKER

The Charlotte County Commission approved up to 222 new apartments near Sunseeker Resort.

Commissioners voted 4-1 on Tuesday to change zoning on a 41-acre property at Harper Avenue and Pinnacle Street to allow multifamily apartments planned for the western portion of the property.

The site, east of U.S. 41, is less than a mile from the massive resort under construction.

The plan was vetted through the Charlotte Harbor Community Redevelopment Area before coming to County Commission for approval.

Geri L. Waksler, attorney for the property's owner, Pastore Doyle Developers, said it's a challenging property to develop. It has a natural break with wetlands adjacent to the creek.

Waksler said the property is in the coastal high hazard area, which is prone to flooding. She said the developer had a plan to divert water throughout the property and not to existing neighborhoods.

Waksler said the apartments would be ideal for employees of nearby Sunseeker, which is currently under construction and slated to open in the fall. She said it's within walking distance for employees, which would free up additional parking at the resort.

Courtesy Elaine Allen-Emrich/*Port Charlotte Sun* (1/26/23)



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**WEST PORT UPDATE**

West Port had another impressive year for home sales and development activity, even with the disruption from Hurricane Ian. Builders sold 266 homes in 2022 bringing the total to 386 homes sold since the community opened. A total of 137 homes have closed with many more expected to follow in the first half of 2023 and beyond. Two apartment neighborhoods will open in 2023 at the north end of West Port just off U.S. 41. Continental Properties is opening the Springs which features 216 apartments. Kittle Properties is opening Swiftwater featuring 288 apartments. Lennar is completing the Landings, a village of 172 for-rent townhomes along S.R. 776, which will open in 2023. West Port is currently estimated to have approximately 1,872 dwellings in the current phase that extends from U.S. 41 to S.R. 776 and Flamingo Road to the Charlotte County Fairgrounds. Kolter Land has plans for future expansion of West Port east to Toledo Blade from U.S 41 to S.R 776. Learn more about the community at <https://westportcharlotte.com>  
Courtesy Jim Doyle/Red Dot Marketing

**A LOOK AT 2023 COMMERCIAL REAL ESTATE OPPORTUNITIES IN FLORIDA**

Financial, technology and professional service companies are absorbing office space throughout the South Florida market. For example, the Business Development Board of Palm Beach County reported that 33 companies expanded or relocated there in the 12 months ending Sept. 30, 2022, absorbing 1.698 million square feet of office or industrial real estate.

Many retailers are reducing the square footage they need, since more customers are ordering online, says Cynthia C. Shelton, senior managing director of the Investments and Capital Markets division for LandQwest Commercial in Maitland.

The shift in demand can mean commercial brokers have an opportunity to look for creative repurposing or innovative uses of retail properties, she adds, citing a second-floor fast-food outlet that can drop orders to drive-through customers on the ground level.

Education is another growth sector in the state's commercial market. That includes private schools, colleges and technical training institutions that can take advantage of empty spaces in malls and shopping centers, Shelton says.

Courtesy Florida Realtor Magazine

**FDOT UPDATE:**

January 22, 2023

SR 777 River Road from US 41 to I-75: Construction project: Motorists can expect pond excavation near Venice Ave (northbound) and embankment activities on the southbound roadway from Center Road to US 41; trucks will be crossing the road at various locations using intermittent flagging operations. Mulching trees, clearing and grubbing is taking place along the southbound roadway, from Observation Boulevard to US 41 and installation of drainage from Venice Avenue to I-75 continues. TECO Gas crews will also be installing gas main on northbound roadway along the entire corridor. Overall completion expected mid-2025. Courtesy FDOT

**FEATURED LISTING**  
**18151 MURDOCK CIRCLE**  
**PORT CHARLOTTE, FL 33948**  
**1,350 SF FREE-STANDING BUILDING**  
**FOR LEASE**  
**Zoned CG**



This free-standing retail/commercial building is located at the southern entrance of the Port Charlotte Town Center (across from Charlotte Technical College on Murdock Circle) and is being offered for lease at \$15.75/SF NNN plus applicable sales tax. CAM charge is \$1,190.50 per month plus applicable sales tax. This location has abundant exposure for your business and features 19 parking spaces, drive through, ADA restrooms, enclosed patio and open patio, private office on the second floor with a restroom and private entrance, and 200+ amp electric service. Future tenant will need approval from the mall for the use going into this location. Previous uses include restaurant and vape store.

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