



*Welcome, June!*

"It isn't the big pleasures that count the most; it's making a big deal out of the little ones." [Jean Webster](#)

**FEATURED LISTING**  
**2155 CENTENNIAL BOULEVARD**  
**PORT CHARLOTTE, FL 33953**  
**5.44 ACRES FOR SALE**  
**\$2,100,000**



5.44 Acres for sale at the southwest portion of the West Port Subdivision. Zoned PD (Planned Development). Please contact Howard Corr for more information: 941-815-2129.

**Thought For The Day:** "Even if you're on the right track, you'll get run over if you just sit there." — [Will Rogers](#)

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**COST OF PORT CHARLOTTE RESORT CLIMBS TO NEARLY \$700 MILLION**

The CEO of Allegiant says economic challenges continue to push up the cost of the [Sunseeker Resort](#) Charlotte Harbor.

In an earnings report released Wednesday morning, John Redmond, CEO of Las Vegas-based [Allegiant Travel Co.](#), says that because of inflationary pressures and supply chain issues "we expect the final capital expenditure budget to be \$695 million."

The new price tag is at least the third time the company has adjusted the expected cost of the resort in the past 15 months. Sunseeker, which Allegiant is building in Port Charlotte, was originally projected to cost \$510 million, but in February 2022 the company said the cost had gone up to \$585 million and that rose again later in the year to \$618 million.

When complete, the 785-room resort will have 20 restaurants and bars, two pools, a spa and salon, a 117,000-square-foot "ground level experience," adults-only rooftop retreat, 60,000 square feet of meeting space, a harbor walk and the 18-hole golf course. Courtesy Louis Llovía/[Business Observer](#) (5/3/23)



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**WHAT SELF-STARTERS SHOULD KNOW ABOUT  
SELF-STORAGE INVESTMENT**

Self-storage isn't glamorous, but demand remains strong. The industry has continued to grow and outperform many other asset classes through both good times and bad. We have also seen tremendous growth over the last three years. As the economy expands, people continue to buy more and need to store old belongings that hold sentimental value, and as the economy retracts, they may have to downsize and store those things that they have emotional ties to and don't want to discard.

The flexibility of month-to-month leases allows owners to adjust the rental pricing as they see fit. Self-storage also has extremely strong profit margins, as the cost to run a facility is very manageable and doesn't change significantly with the size.

Storage continues to be in a very good spot as existing customer rate increases continue to be healthy and our tenant base is still sticky, even through the surrounding turbulence. One thing to continue to watch in the industry, especially for smaller operators, is the growth of technology in the space and the ability to continue to manage labor expenses. Courtesy David Matthews/[LoopNet.com](http://LoopNet.com)

**FDOT UPDATE:**  
**June 4, 2023**

**SR 777 River Road from I-75 to US 41:** Construction project: Motorists can expect pond excavation near Venice Avenue on the northbound roadway and near West Villages Parkway on the southbound roadway. Embankment activities continue on the southbound roadway from US 41 to Stoney Creek Boulevard and curb and gutter is being installed at various areas on southbound roadway. Trucks will be crossing the road at various locations using intermittent flagging operations. Drainage installation will also continue between Observation Boulevard and US 41. Traffic may be shifted slightly from Stoney Creek Boulevard to just south of I-75. Please pay attention to the signs. Courtesy FDOT

**HARPOON HARRY'S OK'D FOR SHOPS, EATERY  
NEAR SUNSEEKER**

Charlotte County commissioners unanimously approved the final site plan for Harpoon Harry's owners to develop a restaurant and retail shops in Charlotte Harbor.

The project, named Harpoon Harry's & Shops at Bayshore, will encompass 6.3 acres on Bayshore Road. It will consist of a 33,354-squarefoot restaurant and 24,569 square feet of retail buildings.

The father/daughter team of Ron Evans and Kelly Evans Liscum are principals in SEI Bayshore, LLC, owner of the development.

The Evans also lead Smuggler's Enterprises, owner of Laishley's Crab House.

Smuggler's Enterprises has owned Harpoon Harry's and Captain's Table at Fishermen's Village in Punta Gorda for about three decades.

Now, the restaurant will be part of a complex on the other side of the river, on the northern shore of Charlotte Harbor.

Bayshore Road will be to the right, and the restaurant will be north of the waterfront.

Around the corner from Harpoon Harry's & Shops at Bayshore will be Sunseeker Resort, which is due to open in October.

Harpoon Harry's & Shops will be completed prior to May 23, 2026, according to the developers. Courtesy Nancy J. Semon/[The Daily Sun](http://TheDailySun.com) (5/26/23)

**D.R. HORTON, LENNAR HOMES SUBDIVISIONS TO  
BRING MORE ROOFTOPS TO CHARLOTTE COUNTY**

Charlotte County Commissioners unanimously approved preliminary plats Tuesday for two proposed subdivisions in the county.

Texas-based homebuilder D.R. Horton requested approval of a preliminary plat for a subdivision to be named Shell Oaks consisting of 110 single-family lots and 11 tracts. The 40-acre site is north of Vermont Road, south of Arrowhead Circle and west of Quail Drive within the east county area. Courtesy Katiuska Carrillo/[Gulfshore Business](http://GulfshoreBusiness.com)



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