



SOLD!
4030 Tamiami Trail
Port Charlotte, Florida



Corr Commercial Advisors, LLC is pleased to announce the sale of this 5,580 SF retail plaza on Tamiami Trail at Gardner Drive, Port Charlotte. The property traded on December 20, 2024. Howard Corr, Corr Commercial Advisors, LLC represented the seller and Oscar Montalvo, Premier Plus Realty Company (Naples, Florida) represented the buyer.

CUSTOMER TESTIMONIAL

Please know that as a commercial property owner in Port Charlotte Florida, I had the privilege of being represented by **Howard Corr** and the entire team at **Corr Commercial Advisors, LLC** for the sale of our building.

Howard and his staff were the epitome of professionalism from start to close on our deal at Sunrise Plaza.

If you are in need of a Commercial Real Estate Broker, I highly and without reservation recommend **Corr Commercial Advisors, LLC**.

William J Bates, Jr.
Manager,
PBM Charlotte Properties, LLC
Sunrise Plaza
4030 Tamiami Trail
Port Charlotte, FL 33952

THOUGHT FOR THE DAY: "What lies behind us and what lies before us are tiny matters compared to what lies within us." – [Ralph Waldo Emerson](#)

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CONSUMER PRICE INDEX SUMMARY

January 15, 2025

Area prices unchanged in December; up 2.8 percent over the past year

The Consumer Price Index for All Urban Consumers (CPI-U) for the South was unchanged in December, the U.S. Bureau of Labor Statistics reported today. An increase in the shelter index was more than offset by declines in the gasoline and apparel indexes. (Data in this report are not seasonally adjusted. Accordingly, month-to-month changes may reflect the impact of seasonal influences.)

The all items CPI-U for the South increased 2.8 percent for the 12 months ending in December, after increasing 2.7 percent for the 12-month period ending in November.

The index for all items less food and energy advanced 3.1 percent over the past 12 months. The food index continued to increase, up 2.5 percent over the past year. In contrast, the energy index declined 0.5 percent over the same period.

Prices for transportation services increased 7.1 percent over the year, within this category, prices for motor vehicle insurance increased 12.7 percent over the year. Courtesy U.S. Bureau of Labor Statistics

SMALL BUSINESS OPTIMISM INDEX

December 2024 Report: Small Business Optimism Surges Again, Reaches Six-Year High

*The NFIB Research Foundation has collected Small Business Economic Trends data with quarterly surveys since the 4th quarter of 1973 and monthly surveys since 1986. Survey respondents are drawn from NFIB's membership. The report is released on the second Tuesday of each month. This survey was conducted in **December 2024**.*

Small business optimism expands on an improved economic outlook post-election. The Optimism Index rose by 3.4 points in December to 105.1, the second consecutive month above the 51-year average of 98. This is the highest reading since October 2018. Of the 10 Optimism Index components, seven increased, two decreased, and one was unchanged. The Uncertainty Index declined 12 points to 86, as business owners became more certain about economic policies following the election. Courtesy [National Federation of Independent Business \(NFIB\)](#)

WHAT IS AN EXIT CAP RATE?

An exit cap rate (also known as a terminal cap rate) is the projected capitalization rate used to estimate a property's future selling price at the end of your investment period. This critical metric helps investors forecast potential returns and plan their exit strategies.

Exit cap rates help investors estimate a property's future value at sale. They reflect the relationship between a property's expected net operating income and its anticipated sale price. Understanding this relationship is crucial for evaluating potential returns and making informed investment decisions.

Exit cap rates often exceed entry cap rates to account for future market uncertainty and property aging. For example, a property purchased at a 5% cap rate might use a 6% terminal cap rate for a five-year hold period. Courtesy LoopNet Team



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