



Hello  
February



**FEATURED LISTING**  
**MEDICAL/OFFICE BUILDING FOR SALE**  
**\$5,250,000**  
**19700 COCHRAN BOULEVARD**  
**PORT CHARLOTTE FLORIDA 33948**

This approximately 12,000 SF Medical/Office building has undergone a complete remodeling and is being offered with new leases at higher than market rents and is trading at nearly a 7% cap rate. Located conveniently on Cochran Boulevard, at the hard corner of Peachland and Cochran Boulevard, this property offers maximum exposure and easy access. This strategic location is ideal for attracting both foot traffic and patients who require urgent and primary care services.

Please visit our [website](#) and check out our newest listings and other properties that may be a perfect fit for your new or expanding business!

**NEW LISTING!** [4690 Career Lane, North Port](#) – 1.99 A Commercially-Zoned Vacant Commercial Land near I-75 Exit 179 @ Toledo Blade Boulevard – Offered for sale: \$2,000,000

**NEW LISTING!** [4820 Career Lane, North Port](#) – 1.82 A Commercially-Zoned Vacant Commercial Land near I-75 Exit 179 @ Toledo Blade Boulevard – Offered for sale: \$2,000,000

**PRICE IMPROVEMENT!** 795 Crestview Circle NW, Port Charlotte – Stand Alone OMI Zoned Building – FOR LEASE @ \$16/SF MG plus sales tax with 4% annual increases plus \$125/month lawn maintenance (also available FOR SALE)

**PRICE IMPROVEMENT!** [8395 Gasparilla Road, Port Charlotte](#) (1.16 Acres vacant CG zoned land) – FOR SALE - \$359,000!

**PRICE IMPROVEMENT!** [1997 Redmond Street, Port Charlotte](#) – (10,062 SF/.23 A) OMI Zoned – FOR SALE – \$54,900

[659 Tamiami Trail, Port Charlotte](#) (.57 A/25,000 SF) – CG Zoned - FOR SALE - \$350,000

19700 Cochran Blvd., Port Charlotte – FOR LEASE (sublease): 1,000-2,000 SF @ \$25/SF (Gross Lease)

[134 Anchor Road, Rotonda West](#) – 3,000-6,000 SF Warehouse Space - FOR LEASE - \$18/SF NNN

[199 Tamiami Trail, Port Charlotte](#) - 7,500 SF CG-Zoned Land FOR SALE \$85,000, can be sold in conjunction with [203/207 Tamiami Trail, PC](#) (15,000 SF, list price \$205,000)



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18501 Murdock Circle, Suite 300 | Port Charlotte FL, 33948



**WATER PARK, FREE PARKING, CONVENTION CENTER:  
SUNSEEKER RESORT SETS NEW VISION**

Leadership there said they are rolling out a series of changes aimed at boosting bookings, group business and making the waterfront property a more regular destination for locals.

Vince Parrotta is now at the resort's helm as the Vice President and Managing Director.

He's a veteran hotel industry executive who spent 25 years with Four Seasons, most recently as president of hotel operations for the Americas, and also served as chief operating officer at Omni Hotels.

While the property currently has about 60,000 square feet of meeting space, ownership plans to add a 100,000-square-foot convention center to the property.

Parrotta said the additional space will help balance group, leisure and local visitation, with a target occupancy of about 60 to 65 percent.

The resort is also placing a renewed emphasis attracting locals. Changes already underway include free parking for guests dining or attending events, a move Parrotta said came directly from community feedback.

To encourage repeat visits, Sunseeker is rolling out a schedule of weekly events, including trivia nights, live music and tasting events. A dedicated [website](#), now highlights those offerings.

"We also need a water park," said Parrotta. "A lot of people say, 'do you really need one?' Yeah, because we're not on the beach."

"If we marry all those things together," he said, "we're going to have a very successful resort."

Courtesy Alex Orenzuk/Fox4

**CONSUMER PRICE INDEX SUMMARY**

January 13, 2026

**Regional prices unchanged in December, up 2.2 percent over the year**

The Consumer Price Index for All Urban Consumers (CPI-U) in the South region was unchanged in December, the U.S. Bureau of Labor Statistics (BLS) reported today. The index for food rose 0.6 percent over the month. The index for all items less food and energy was little changed in December, up 0.1 percent. In contrast, the energy index fell 1.8 percent in December. (Data in this report are not seasonally adjusted. Accordingly, month-to-month changes may reflect the impact of seasonal influences.)

The South all items CPI-U rose 2.2 percent for the 12 months ending December, as it did for the 12 months ending November. The index for all items less food and energy rose 2.2 percent over the last 12 months. The food index increased 3.0 percent for the 12 months ending December. The energy index rose 0.7 percent over the last year. Courtesy U.S. Bureau of Labor Statistics ([next release](#) 2/11/26)

**Thought For The Day: "A ship is safe in harbor, but that's not what ships are for." – [John A. Shedd](#)**

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