

MURDOCK PLAZA

3,600± SF Restaurant Space
1700 TAMIAMI TR., PORT CHARLOTTE, FL 33948



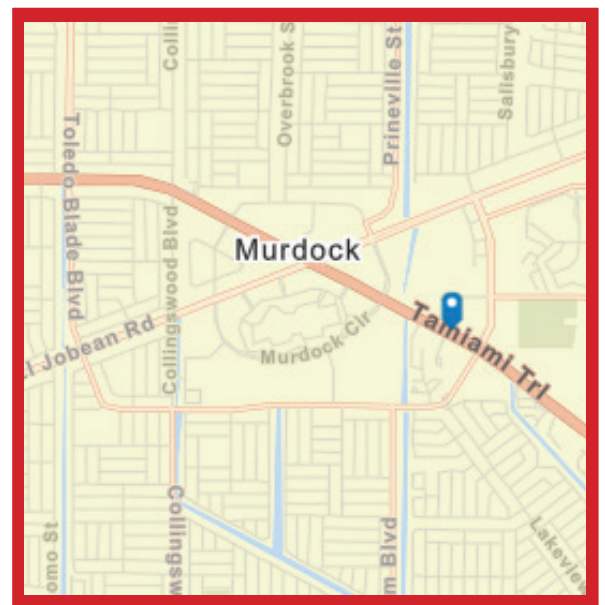
FOR LEASE: \$11.00 PSF + \$3.60 PSF CAM

AGGRESSIVE RENTAL RATES

2nd generation restaurant space with a full kitchen with hood, natural gas and 2 restrooms. Murdock Plaza is a highly visible, 83,165 SF neighborhood shopping center located directly on Tamiami Trail with over 700± feet of frontage and 47,000 cars daily. This well maintained retail center is situated within the busiest corridor in Charlotte County.

PROPERTY FEATURES

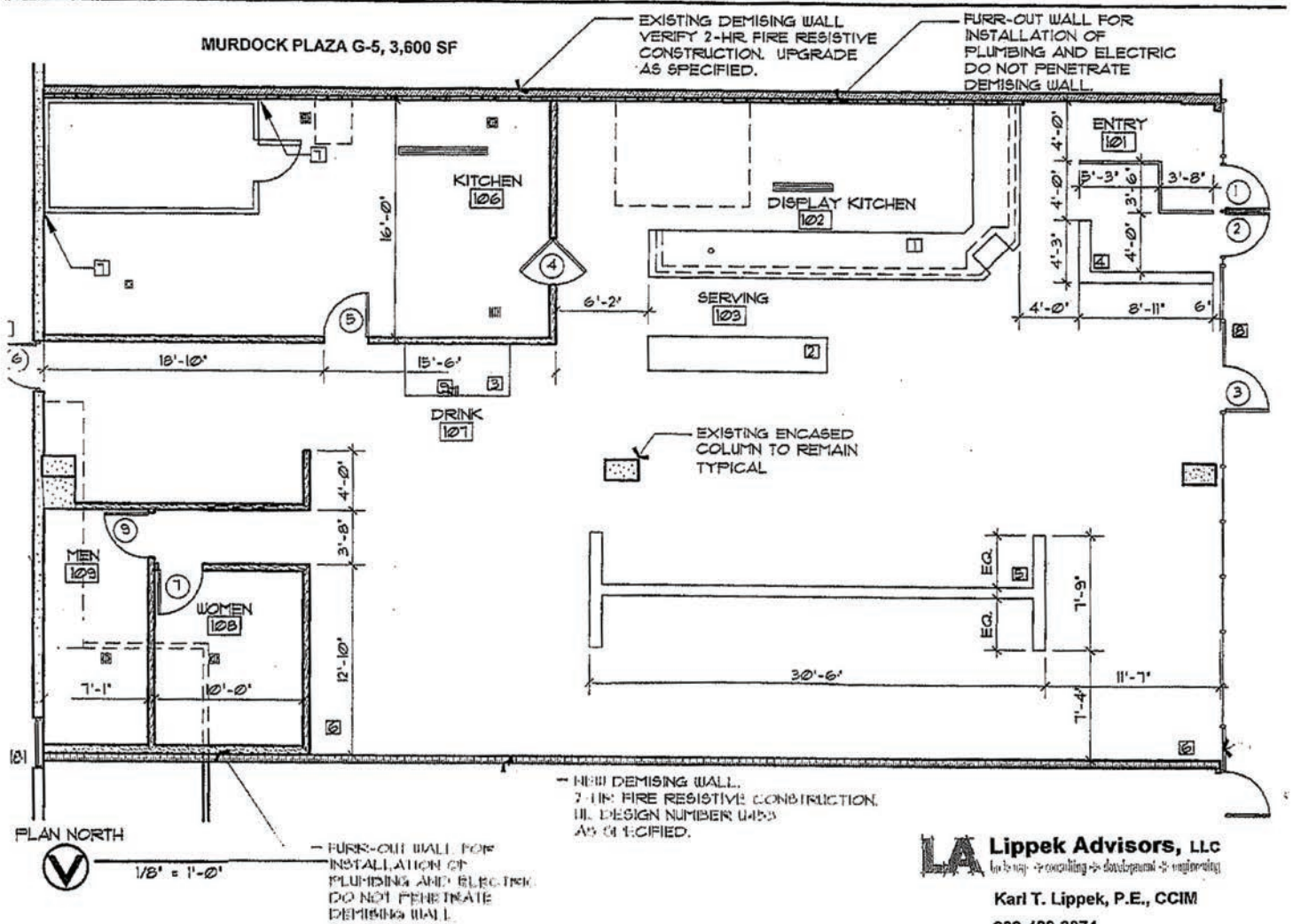
- Available: Unit 5G: 3,600± SF
- Building Size: 83,165± SF
- Land Size: 7.88± Acres
- Year Built: 1991
- Zoning: CG - Commercial General (Charlotte County)
- Utilities: water & sewer
- Two large pylon signs
- Parking: 5.36/1,000 SF (446 spaces)
- Excellent exposure
- Quality mix of national and local tenants
- Traffic Count: 47,000 AADT (2019)
- Parcel ID: 402208301007



JIM BOBACK, CCIM
Broker/Owner

C 239-565-2616 • O 239-466-7770
JB@BobackCommercialGroup.com
www.BobackCommercialGroup.com

FLOOR PLAN - UNIT G5 | 3,600± SF



LA Lippek Advisors, LLC
to buy • to sell • to develop • to manage
 Karl T. Lippek, P.E., CCIM
 239-489-3074

2020 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,797	41,006	93,146
# Households	2,508	17,569	38,807
Median HH Income	\$40,329	\$48,432	\$52,391
Median Age	62.8	51.3	49.8

JIM BOBACK, CCIM
Broker/Owner

C 239-565-2616 • O 239-466-7770
 JB@BobackCommercialGroup.com
 www.BobackCommercialGroup.com

MURDOCK PLAZA RETAIL SHOPPING CENTER

1700 TAMIAMI TR., PORT CHARLOTTE, FL 33948

**Boback
Commercial
Group**
Sales • Leasing • Property Management



JIM BOBACK, CCIM
Broker/Owner

C 239-565-2616 • O 239-466-7770
JB@BobackCommercialGroup.com
www.BobackCommercialGroup.com

MURDOCK PLAZA RETAIL SHOPPING CENTER

1700 TAMIAMI TR., PORT CHARLOTTE, FL 33948

**Boback
Commercial
Group**
Sales • Leasing • Property Management

AERIAL



JOIN EXISTING TENANTS

These are just a few of the national and local tenants at Murdock Plaza.



JIM BOBACK, CCIM
Broker/Owner

C 239-565-2616 • O 239-466-7770
JB@BobackCommercialGroup.com
www.BobackCommercialGroup.com