

# COCHRAN RETAIL PAD

19681 COCHRAN BOULEVARD  
PORT CHARLOTTE, FL 33948

J. Chris Malkin

Site Location





# DISCLAIMER

PRIME PORT CHARLOTTE RETAIL PAD | 1.11 ACRES | PORT CHARLOTTE, FL

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.





# 1 PROPERTY INFORMATION

19681 COCHRAN BOULEVARD  
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# Executive Summary



## PROPERTY SUMMARY

**SALE PRICE:** \$799,000

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**LOT SIZE:** 1.11 Acres

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**APN #:** 402208130001

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**ZONING:** CG

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**MARKET:** Port Charlotte

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**SUB MARKET:** Murdock Circle

## PROPERTY OVERVIEW

1.11 Acres Prime Retail across from Home Depot and Kohl's on Cochran Blvd with parking lot in place. It is a rare opportunity to find a pad site with the infrastructure as complete as the Subject Property. Further, it is located on a highly visible corner that does have a traffic signal. Ideally suited for a single tenant net lease development opportunity.

## PROPERTY HIGHLIGHTS

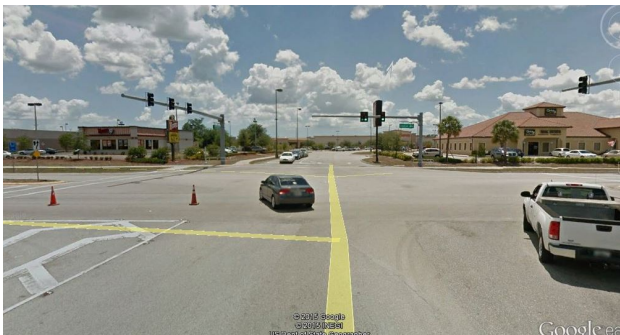
- Zoned CG - Commercial General
- 1.11 acres MOL
- Traffic count: 50,500 AADT on US 41, NW of Cochran Boulevard
- Across the Street from Home Depot and Kohl's

# Complete Highlights



## PROPERTY HIGHLIGHTS

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- 1.11 acres MOL
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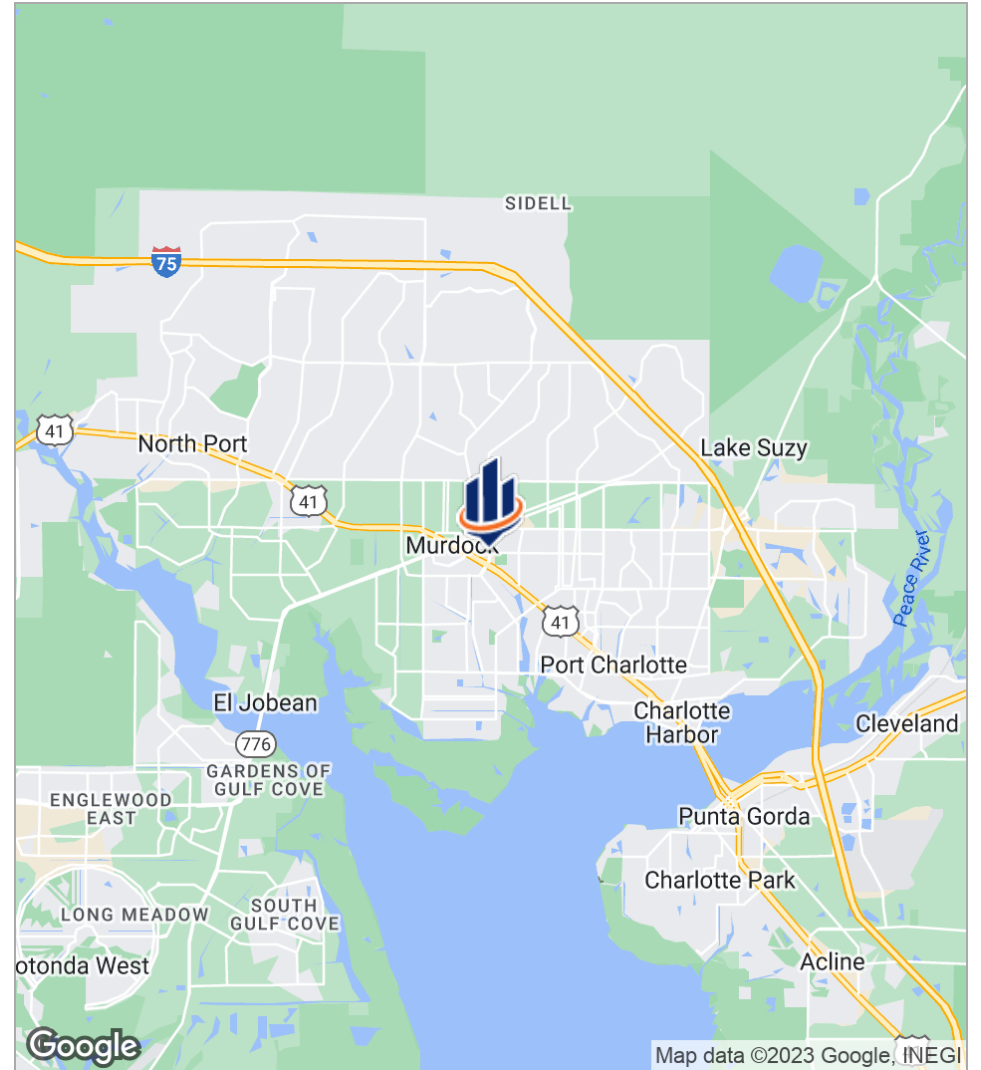
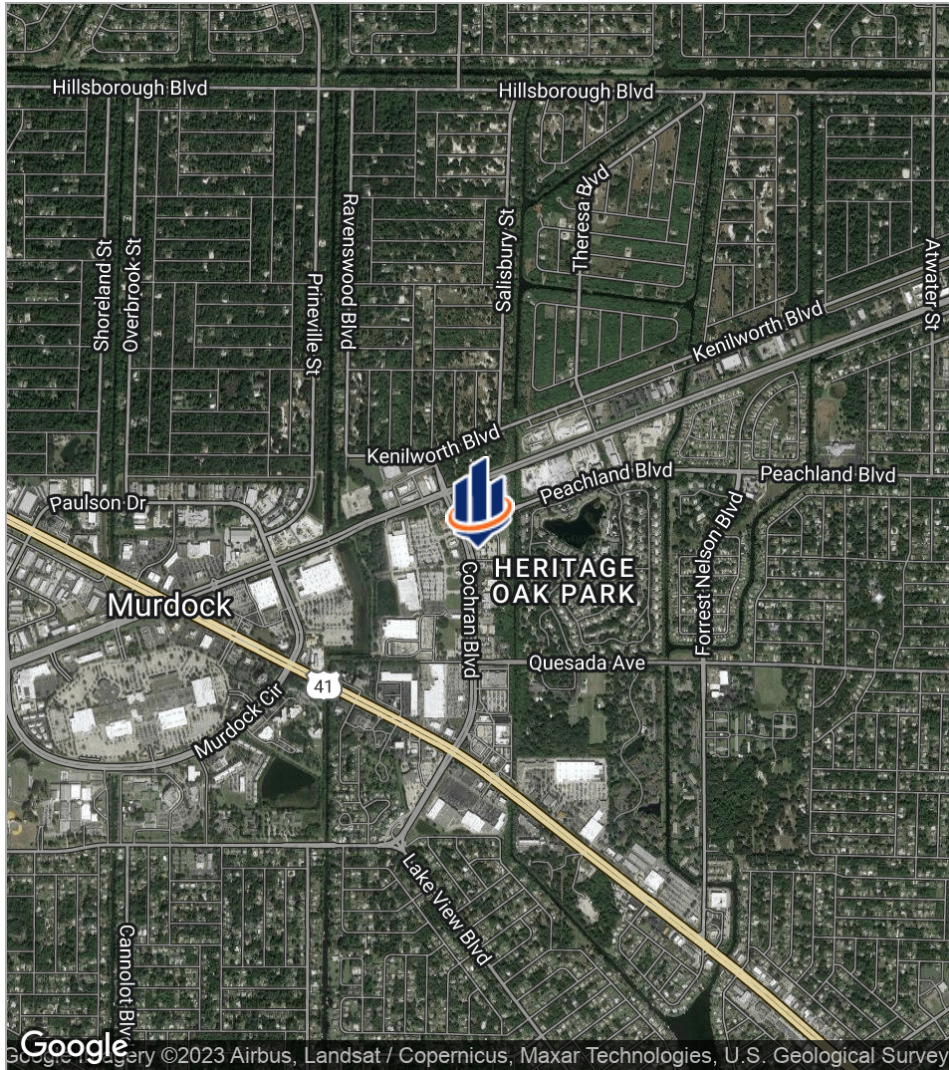




## 2 LOCATION INFORMATION

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# Location Maps





# Retailer Map







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# DEMOGRAPHICS

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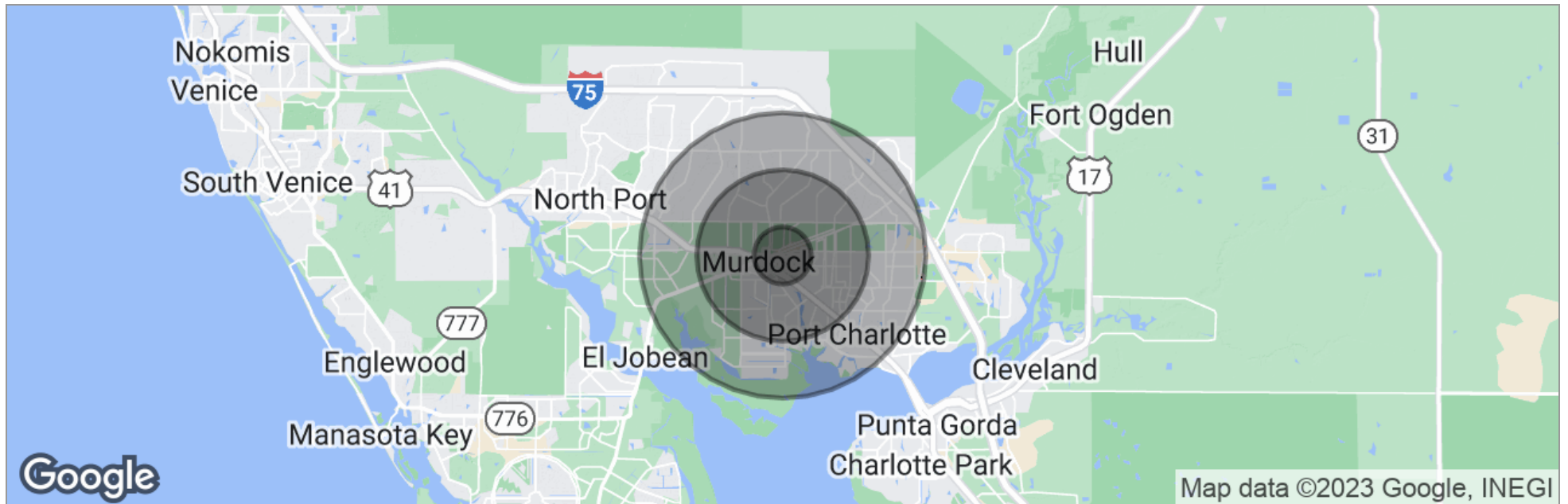
# Demographics Report

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,769	15,099	32,096
Total persons per hh	2.0	2.3	2.4
Average hh income	\$46,359	\$49,990	\$53,668
Average house value		\$190,471	\$202,181

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	3,548	34,217	76,410
Median age	56.5	48.6	46.5
Median age (male)	55.4	46.3	44.8
Median age (female)	57.9	50.7	47.7

\* Demographic data derived from 2020 ACS - US Census

# Demographics Map



	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	3,548	34,217	76,410
Population Density	1,129	1,210	973
Median Age	56.5	48.6	46.5
Median Age [Male]	55.4	46.3	44.8
Median Age [Female]	57.9	50.7	47.7
Total Households	1,769	15,099	32,096
# of Persons Per HH	2.0	2.3	2.4
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# 4 ADDITIONAL INFORMATION

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# Additional Photos



# Advisor Bio & Contact 1

## J. Chris Malkin

Senior Advisor

SVN | Florida Commercial Real Estate Advisors

A 30-year SW Florida Resident, J. Chris Malkin, joined SVN in Sarasota, Florida in May of 2009, and is now a Partner and Director of SVN LOTUS Commercial Real Estate Advisors, with business partner Ashley Bloom.

With more than 24 years involvement in the commercial real estate sector nationally, as an investor and a vendor to JMB Realty, Urban Retail Properties, Simon Properties & General Growth to name a few and as a developer along the Gulf Coastal region, Chris brings knowledge and experience that strengthens and elevates SVN within the company and along Florida's Gulf and beyond. With positive results, Malkins' focus has been on Industrial/Flex-warehouse, Hospitality, Self Storage, Land, and multi-family assets, including traditional purchase and sale, note purchase, and acquisition of foreclosure judgments throughout the State of Florida. Additionally, Chris has managed and facilitated Bank Owned transactions related to Industrial, Hospitality, Self-Storage, flex-warehouse and residential subdivisions assets to highlight just a few.

Malkin and partners launched the SVN office whose primary market area covered the local 3 counties. Along with the efforts of his partners, SVN has penetrated the market by providing a wide range of commercial real estate services including sales/leasing, Broker Opinion of Values, property management & stabilization and commercial association management.

This effort has been successful by combining national exposure with local expertise.

Malkin is a Florida Licensed Real Estate Professional, FL Licensed Community Association Manager, and Certified Property Management Specialist.

### Memberships & Affiliations

Certified Property Management Specialist (CPMS)  
Florida Licensed Community Association Manager (FCAM)

FL #SL3158478

FL #CAM41028

Phone: 941.366.1136 x200

Fax: 941.296.7512

Cell: 941.350.0235

Email: [chris.malkin@svn.com](mailto:chris.malkin@svn.com)

Address: 810 Saturn Street  
Suite 24 Unit B  
Jupiter, FL 33477



# Advisor Bio & Contact 2

## Memberships & Affiliations

Phone:

Fax:

Cell:

Email:

Address: 810 Saturn Street  
Suite 24 Unit B  
Jupiter, FL 33477