

Market View

Charlotte County

1st Quarter 2024



CRE

CONSULTANTS

Commercial Real Estate Consultants, LLC
Florida Licensed Real Estate Broker

OFFICE

SECTOR OVERVIEW

Never flashy, the Charlotte County office sector quietly put together 1Q2024 results that reflect one of the best starts to the year in some time.

While vacancy did tick up by 10-bps to a still minimal 2.4% and net absorption was negative, just barely, that is the extent of anything resembling bad news. Vacancies have now be suppressed below 3% for 6-straight quarters, since 3Q22. Leasing activity was sharply up, jumping 175% by number of deals & >200% by SF. Average asking rents also jumped a dramatic 5.3% from Q4, bringing YOY gains to 11.4%

Sales activity was also impressive, despite number of deals being flat and SF sold falling sharply, dollar volume was up nearly 9-fold from the prior quarter. The resulting average, \$304, & median, \$225, PSF pricing were the highest and 2nd highest figures, respectively, seen in the past decade.

SUPPLY

SUBMARKET	# BLDGS	TOTAL SF	VACANCY RATE
Punta Gorda	177	1,356,181	1.7%
Port Charlotte	312	2,318,040	3.5%
All Other Areas	184	811,222	0.4%
TOTAL	673	4,485,443	2.4%

DEMAND

SUBMARKET	LEASES	LEASED SF	NET ABSORPTION
Punta Gorda	5	3,078	1,108
Port Charlotte	17	33,522	-5,420
All Other Areas	0	0	1,316
TOTAL	22	36,600	-2,996

NEW & UNDER CONSTRUCTION



0

SF Delivered YTD

0



SF Under Construction

TOP LEASES

	Description	Address	Built	SF Leased	Tenant
1	Class B Office	1962 Cedarwood St, Port Charlotte	2007	8,060	Anderson Academy
2	Class C Office	1493 Collingswood Blvd, Port Charlotte	1985	6,135	Merchant Direct
3	Class C Office	20600 Veterans Blvd, Port Charlotte	2008	2,800	Ultimate 60 Fitness

* Excludes Renewals

TOP SALES

	Description	Address	Built	Asset SF	Sales \$ PSF	Sale Type
1	Class B Medical Office	22395 Edgewater Dr, Port Charlotte	2002	12,077	\$4,891,000 \$404.98 PSF	Investment
2	Class B Office	Harbor Square 19700 Cochran Blvd, Port Charlotte	2006	11,980	\$2,700,000 \$225.38 PSF	Owner User
3	Class C Office Condo	406 N Indiana Ave, Englewood	1984	2,500	\$502,500 \$201.00 PSF	Investment

* Includes User and Investment Sales

OFFICE

Market Statistics

LEASE ACTIVITY

SALES ACTIVITY

	# Executed Leases	Total SF Leased	Avg Deal Size	Current Avg. Asking Rate	# Sold	Median Sold PSF	# Sold	Median Sold PSF
SPACES UNDER 2,500 SF				BASE RENT	USER SALES		INVESTMENT SALES	
Punta Gorda	5	3,078	616	\$23.72	0	n/a	0	n/a
Port Charlotte	13	13,967	1,074	\$18.80	0	n/a	0	n/a
All Other Areas	0	0	n/a	\$17.57	0	n/a	0	n/a
TOTAL	18	17,045	947	\$19.29	0	n/a	0	n/a
SPACES FROM 2,500 - 4,999 SF				BASE RENT	USER SALES		INVESTMENT SALES	
Punta Gorda	0	0	n/a	\$22.88	0	n/a	0	n/a
Port Charlotte	2	5,360	2,680	\$19.38	0	n/a	0	n/a
All Other Areas	0	0	n/a	n/a	0	n/a	1	\$201
TOTAL	2	5,360	n/a	\$19.98	0	n/a	1	\$201
SPACES FROM 5,000 - 9,999 SF				BASE RENT	USER SALES		INVESTMENT SALES	
Punta Gorda	0	0	n/a	\$24.05	0	n/a	0	n/a
Port Charlotte	2	14,195	n/a	\$18.00	0	n/a	0	n/a
All Other Areas	0	0	n/a	n/a	0	n/a	0	n/a
TOTAL	2	14,195	n/a	\$21.47	0	n/a	0	n/a
SPACES FROM 10,000 - 24,999 SF				BASE RENT	USER SALES		INVESTMENT SALES	
Punta Gorda	0	0	n/a	n/a	0	n/a	0	n/a
Port Charlotte	0	0	n/a	n/a	1	\$225	1	\$405
All Other Areas	0	0	n/a	n/a	0	n/a	0	n/a
TOTAL	0	0	n/a	n/a	1	\$225	1	\$405
SPACES FROM 25,000 SF+				BASE RENT	USER SALES		INVESTMENT SALES	
Punta Gorda	0	0	n/a	n/a	0	n/a	0	n/a
Port Charlotte	0	0	n/a	n/a	0	n/a	0	n/a
All Other Areas	0	0	n/a	n/a	0	n/a	0	n/a
TOTAL	0	0	n/a	n/a	0	n/a	0	n/a

6.2%
Charlotte County

CAP RATES

Reflect average of advertised rates as reported to Costar over past 4-quarters (4 Sales Total)

5.4%
Punta Gorda

6.6%
Port Charlotte

6.3%
All Other Areas

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