

MURDOCK CIRCLE EXECUTIVE CENTER

18316-18350 Murdock Circle
Port Charlotte, FL 33948



FOR LEASE: \$20 SF + \$6.08 NNN

ABOUT THE PROPERTY

Murdock Executive Center, ideally located on Murdock Circle between Tamiami Trail (US 41) and El Jobean Rd., with multiple access points. Centrally located in the business hub of Charlotte County's retail, professional, service, education and County administration businesses. Commercial General zoning (CG) allows for a broad range of uses including medical, professional offices/services and retail. Abundant parking.

AREA DESCRIPTION

Charlotte County, Florida is experiencing a historic population and housing boom. The population recently grew by about 5% in an eight-month span, reaching 235,255 residents by late 2025.



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PROPERTY FEATURES

- Property Use: Medical, Office, Retail
- Zoning: Commercial General (CG -Charlotte County)
- Utilities: Water & Sewer
- Traffic Count: 2025 AADT 13,200 (Murdock Circle)



AVAILABLE UNITS

18316 Murdock Circle 1,333±sf - 3,999±sf

Unit 101, 1333±sf, immediate occupancy, finished medical/ office space. 2 wet exam rooms, 1 office, reception, waiting/lobby area, kitchen/break room and two restrooms Can be combined with unit 102&103 for 2666-3999 ±sf (Currently finished open space). Custom finishes. Abundant parking.

18350 Murdock Circle 1000±sf

Unit 101, 1000 ±sf, immediate occupancy, finished medical/ office space. 3 wet exam rooms, 1 office, reception, waiting/lobby area, kitchen/ break room and two restrooms. Custom finishes. Abundant parking.

18328-18342 Murdock Circle (commercial condos for lease or sale)

Freestanding 3000 ±sf buildings. Build to suit options for 1000-3000 sf.

Can also be purchased 'as is' in shell form for your personal build out or custom finished. Divisible to three units at 1000 sf each or combination thereof. Call for pricing.



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