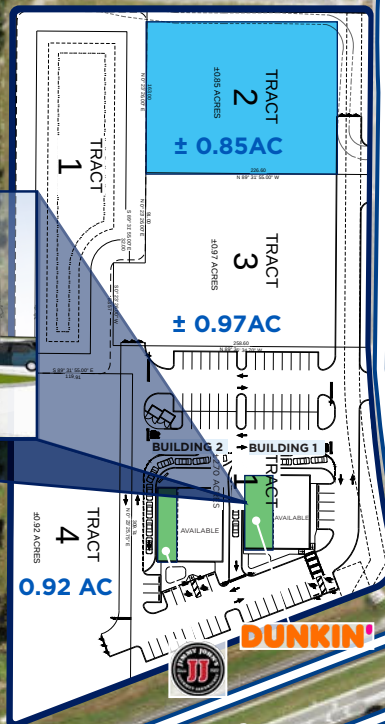


The Isles at Westport
1,730 Units

Landings at Westport
125 Units



CENTENNIAL BLVD

39,000 AADT

EL JOBEAN RD

EL JOBEAN RD



EL JOBEAN RD & CENTENNIAL BLVD, PORT CHARLOTTE, FL 33948

SHOPS AT CENTENNIAL PARK

FOR GROUND LEASE, BUILD TO SUIT OR PURCHASE



PROPERTY DETAILS

SHOPS AT CENTENNIAL PARK • PORT CHARLOTTE • FOR GROUND LEASE, BUILD TO SUIT OR PURCHASE

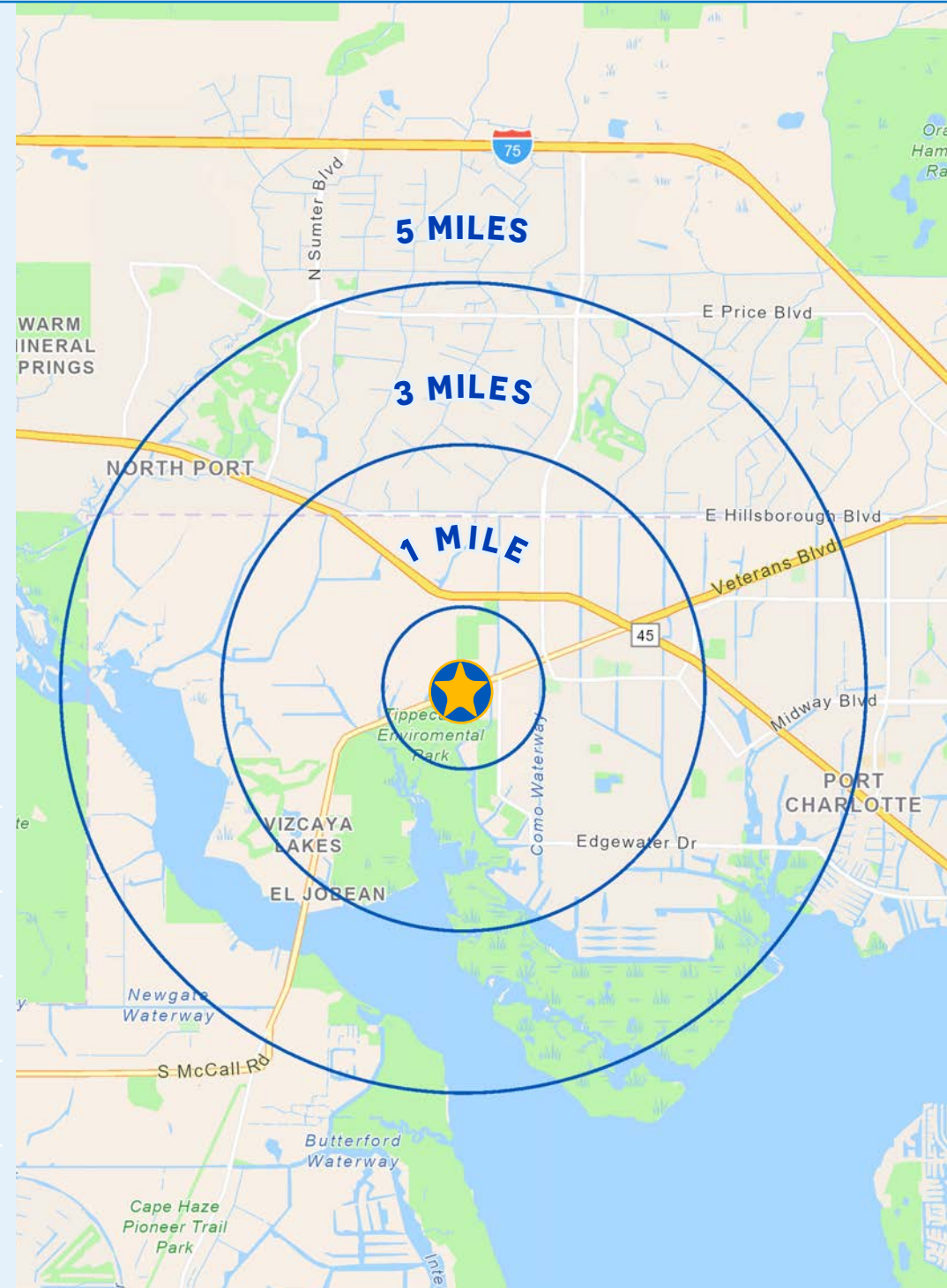
PROPERTY HIGHLIGHTS

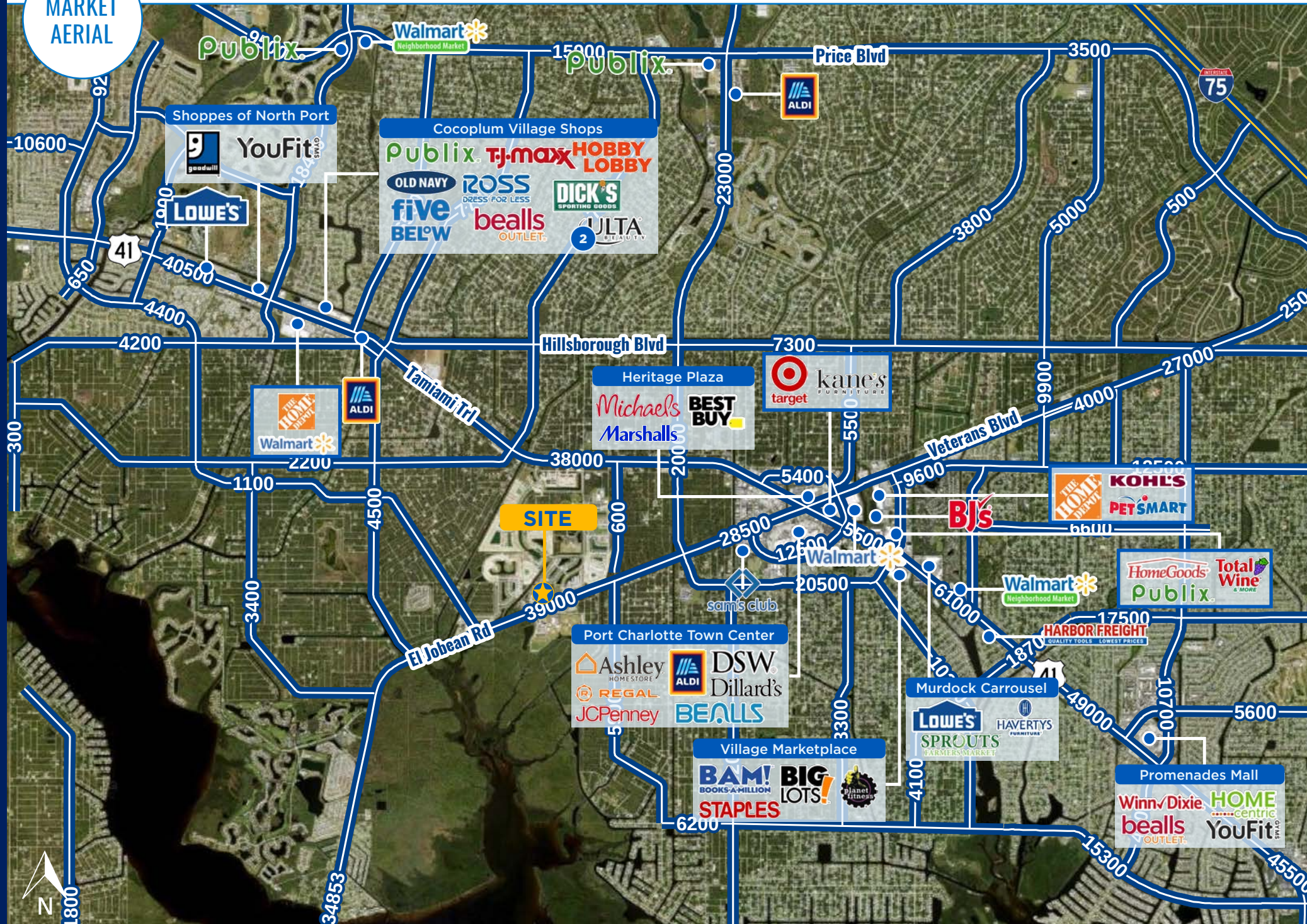
- 3 parcels available for Purchase, BTS, Ground Lease, or Multi-Tenant Lease
 - Building 1: 1,400 - 3,275 SF available for lease
 - Building 2: 1,400 - 3,525 SF available for lease
- \$22/sf for frontage parcel, \$16/sf for rear parcels
- Located at the entrance to Centennial Park, a 1,730-unit residential development
- Permitted uses: Banks, Day Care, Gas Station, QSRs, Medical, and more
- 400 ft of frontage along El Jobean Rd, 39,000 cars/day
- Across from Charlotte Sports Park - home of the Tampa Bay Rays' spring training and venue for sports, concerts, and festivals

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 POPULATION	1,904	21,702	80,871
 DAYTIME POPULATION	1,735	26,808	75,856
 MEDIAN HH INCOME	\$72,819	\$65,856	\$69,221
 TOTAL HOUSEHOLDS	793	8,894	34,624

SOURCE: ESRI

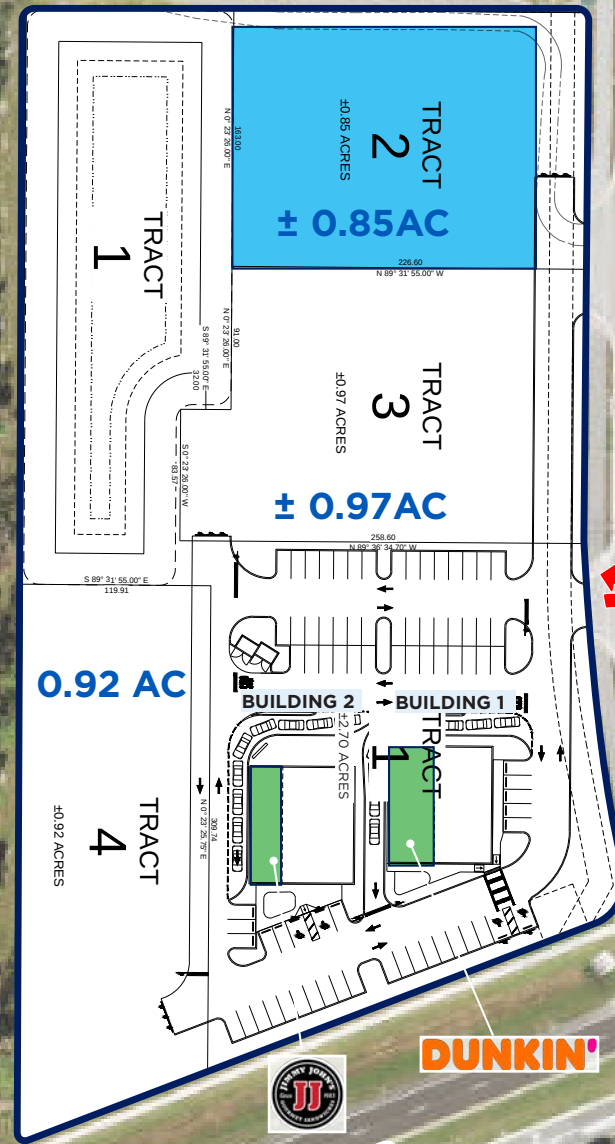




SITE
AERIAL

Building	Tenant	Available Space	Total GLA
1	Dunkin' (1,750 SF)	1,400-3,275 SF	5,025 SF
2	Jimmy John's (1,500 SF)	1,400-3,525 SF	5,025 SF

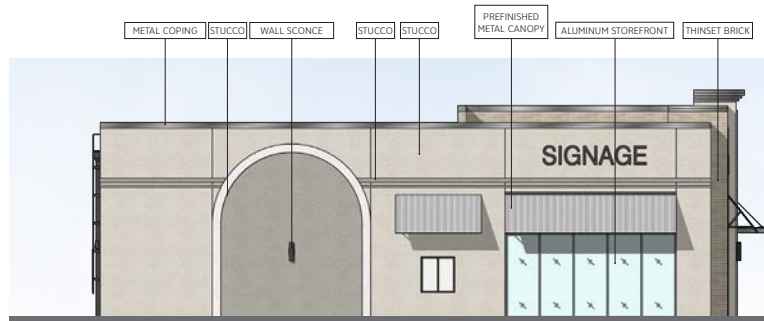
 AVAILABLE
 AT LOI
 AT LEASE / PSA



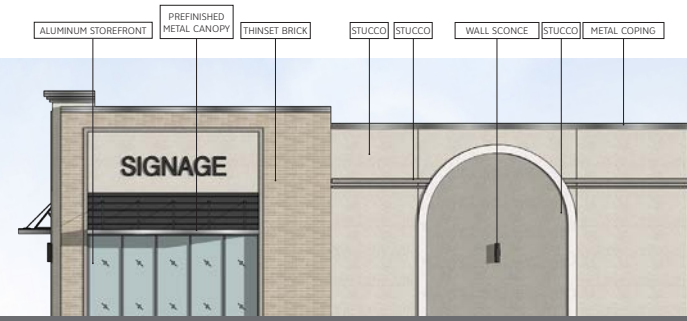
39,000 AADT







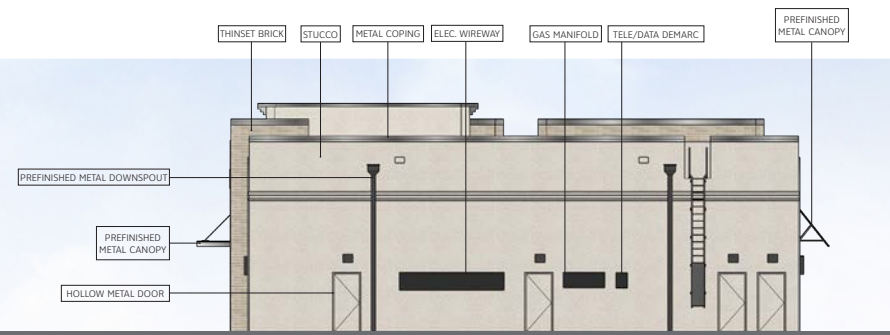
WEST ELEVATION



EAST ELEVATION

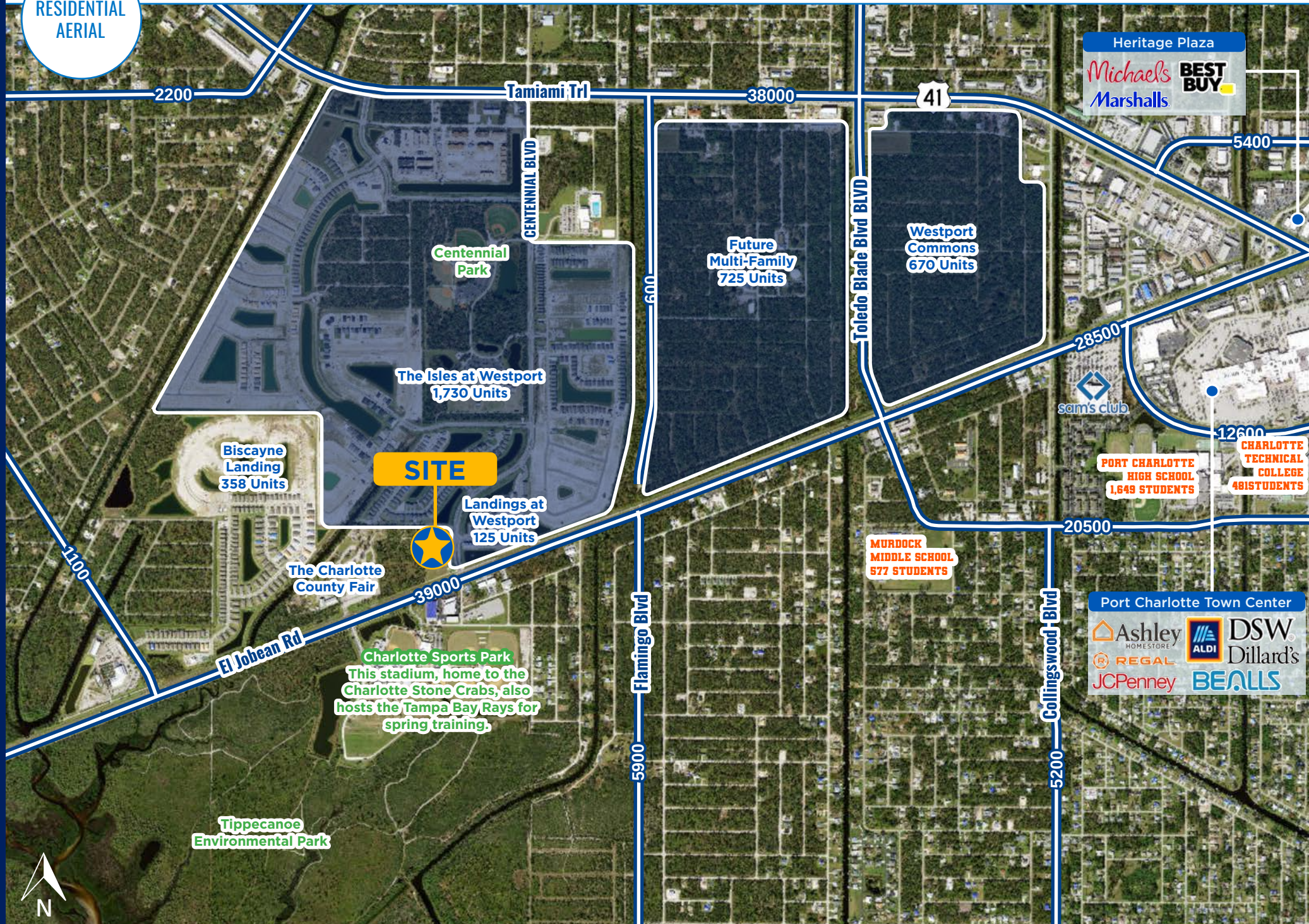


SOUTH ELEVATION

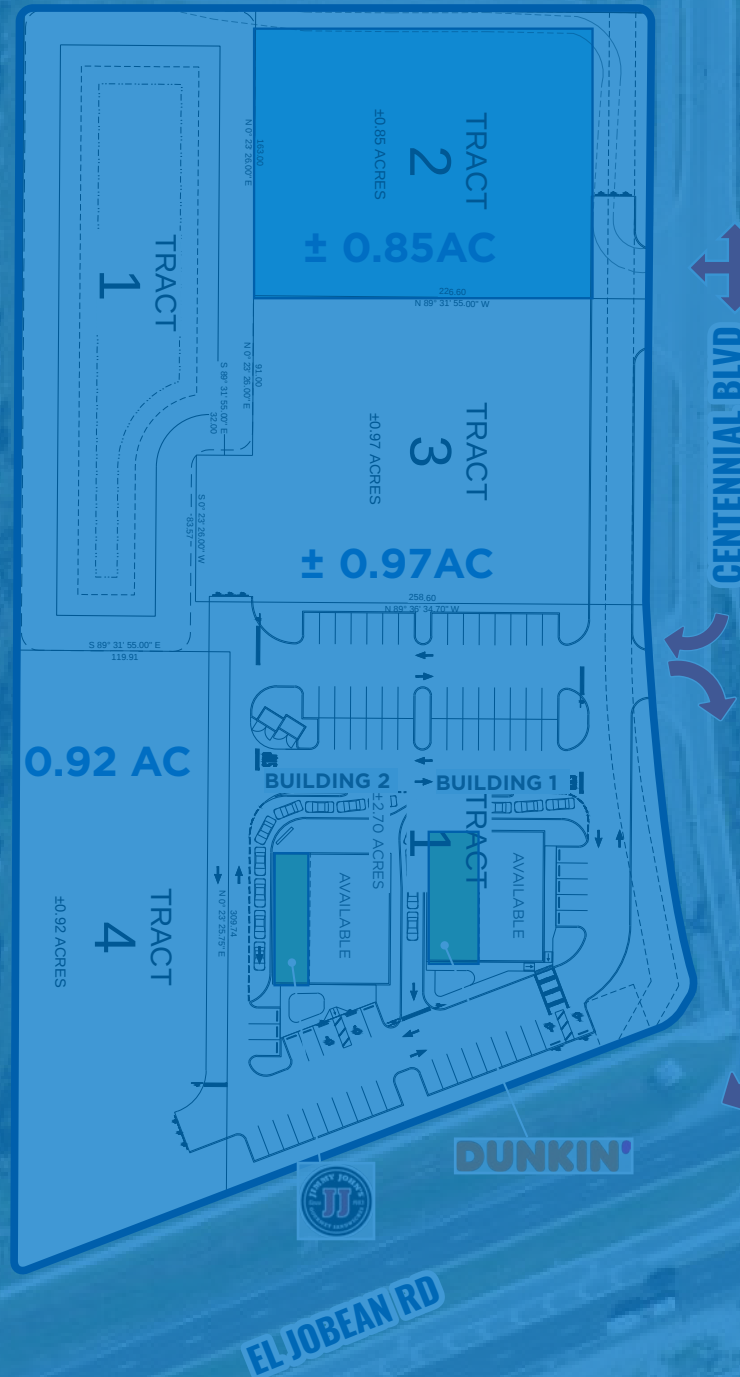


NORTH ELEVATION

RESIDENTIAL
AERIAL



Building	Tenant	Available Space	Total GLA
1	Dunkin' (1,750 SF)	1,400-3,275 SF	5,025 SF
2	Jimmy John's (1,500 SF)	1,400-3,525 SF	5,025 SF



EL JOBEAN RD & CENTENNIAL BLVD, PORT CHARLOTTE, FL 33948

SHOPS AT CENTENNIAL PARK

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