

WEST PORT MARKETPLACE

NEC El Jobean Rd And Flamingo Blvd
Port Charlotte, FL 33948



PROPERTY HIGHLIGHTS

- 9,800 SF of small shop space available for lease
- Publix-anchored neighborhood shopping center delivering Q4 2027
- Prime signalized location at the northeast corner of El Jobean Road and Flamingo Boulevard, with approximately 39,000 vehicles per day on El Jobean Road
- Future Flamingo Boulevard extension will provide a direct connection north to US 41, enhancing accessibility and visibility
- Positioned to serve the rapidly growing West Port community, with more than 3,500 new homes planned within one mile of the center

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Total Households	11,395	37,270	66,729
Total Population	26,861	88,330	159,099
Average HH Income	\$81,978	\$86,232	\$83,767



The Sembler Company | 800.940.6000 | <https://www.sembler.com>

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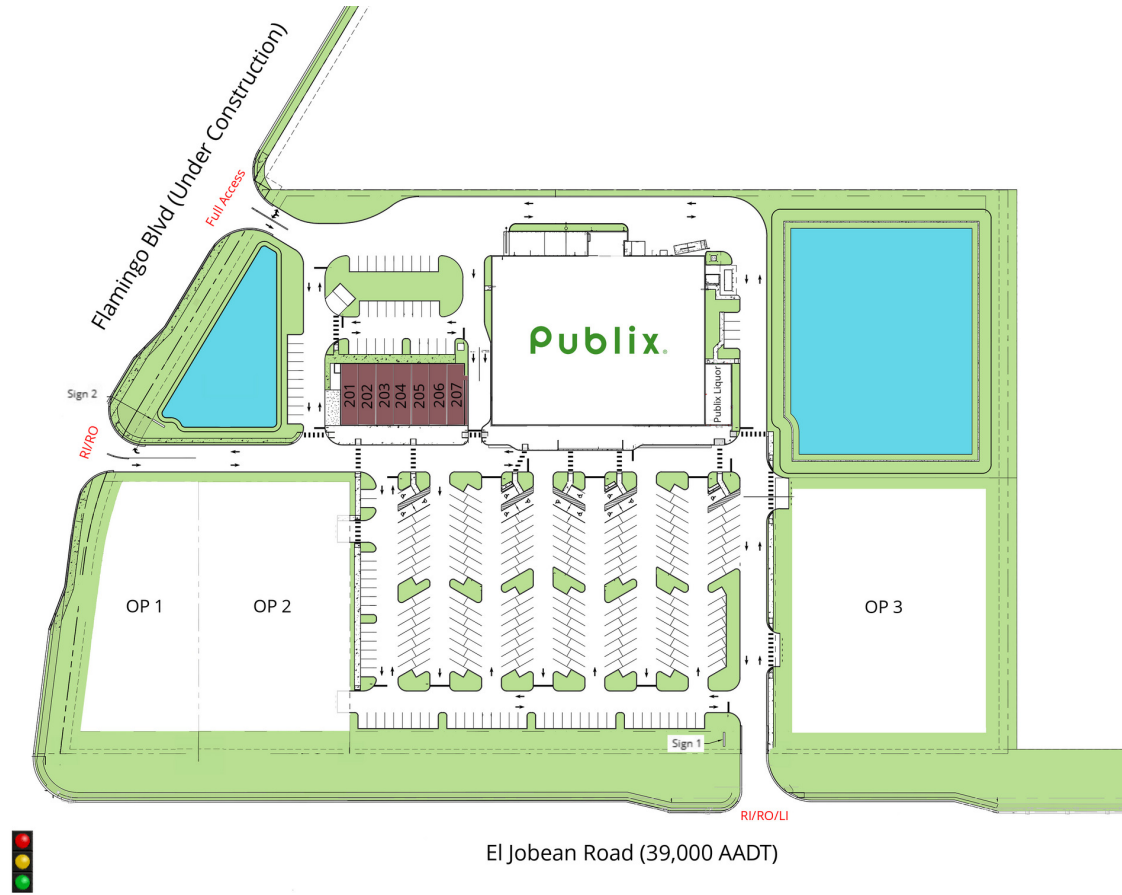
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SITE PLAN & AVAILABILITY

100	Publix	46,791 SF	205	AVAILABLE	1,400 SF
101	Publix Liquor	2,100 SF	206	AVAILABLE	1,400 SF
201	AVAILABLE	1,400 SF	207	AVAILABLE	1,400 SF
202	AVAILABLE	1,400 SF	OP 1	Sale Pending	0.95 ACRES
203	AVAILABLE	1,400 SF	OP 2	Lease Signed	1.2 ACRES
204	AVAILABLE	1,400 SF	OP 3	Lease Signed	1.86 ACRES

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