

WEST PORT MARKETPLACE

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



PROPERTY HIGHLIGHTS

- One outparcel remaining (0.95 AC) on hard corner of lighted intersection
- Publix-anchored shopping center, delivery Q3 2027
- Located at the northeast corner of El Jobean and Flamingo Blvd, with 39,000 AADT on El Jobean
- Flamingo Blvd will be extended north to connect to US 41
- Serves the West Port community, with 3,500 new residences to be built within a mile of the shopping 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>

JESSICA MORENO
727.344.8134
jessica.moreno@sembler.com

Although the Sembler Company has obtained the information contained herein from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, express or implied, are made as to the accuracy or reliability of this information. Any references to square footage or age are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. The Sembler Company shall have no liability or responsibility to any party for any loss or damage arising from reliance by any party on the information contained herein. Site plans subject to change.

WEST PORT MARKETPLACE

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



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

JESSICA MORENO

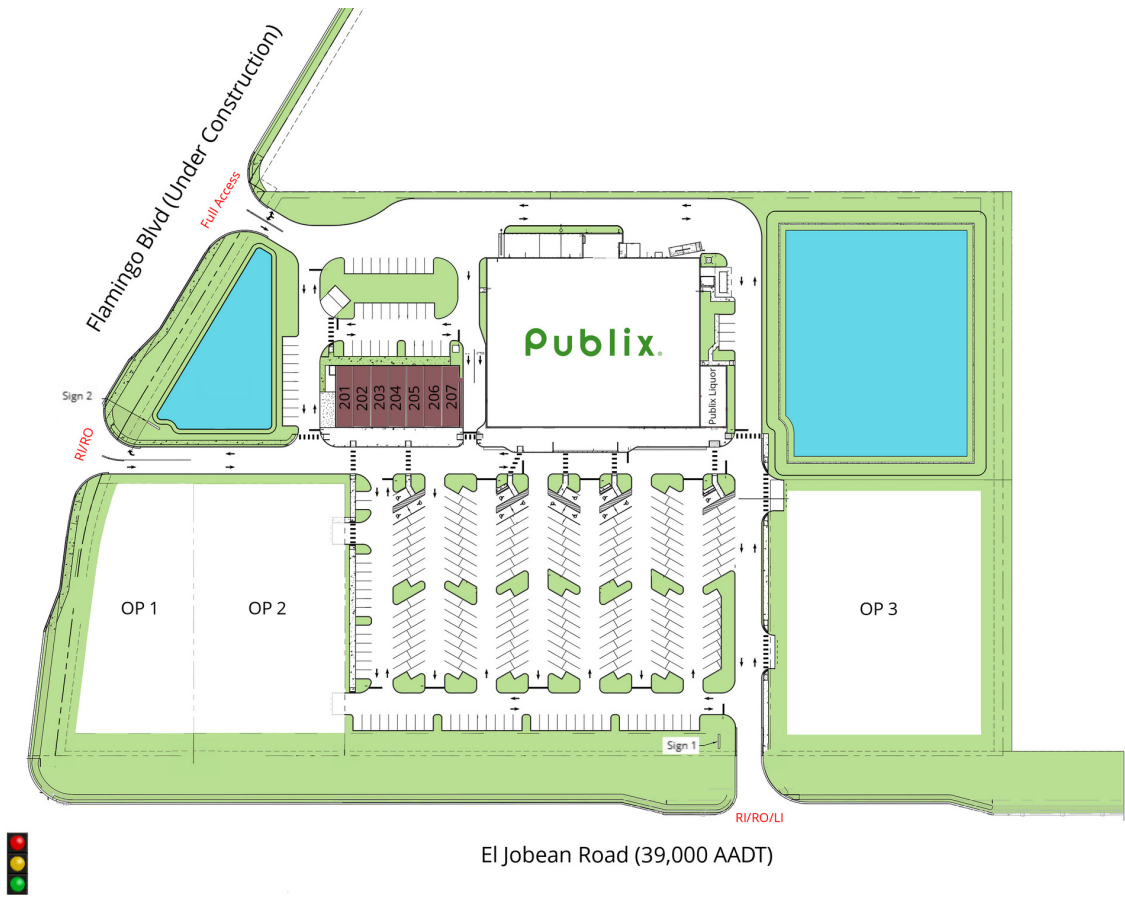
727.344.8134

jessica.moreno@sembler.com

Although the Sembler Company has obtained the information contained herein from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, express or implied, are made as to the accuracy or reliability of this information. Any references to square footage or age are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. The Sembler Company shall have no liability or responsibility to any party for any loss or damage arising from reliance by any party on the information contained herein. Site plans subject to change.

WEST PORT MARKETPLACE

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



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

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

JESSICA MORENO
727.344.8134
jessica.moreno@sembler.com

Although the Sembler Company has obtained the information contained herein from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, express or implied, are made as to the accuracy or reliability of this information. Any references to square footage or age are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. The Sembler Company shall have no liability or responsibility to any party for any loss or damage arising from reliance by any party on the information contained herein. Site plans subject to change.