



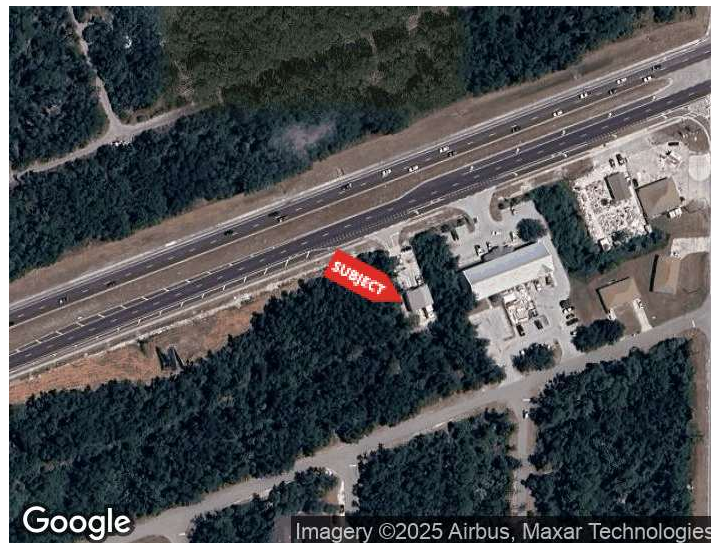
## 2.12 ACRES CG LAND – PERMITTED RETAIL SITE

1390 EL JOBEAN RD  
PORT CHARLOTTE, FLORIDA 33948

### PROPERTY HIGHLIGHTS

- 2.12 acres, CG Zoned
- Permitted & approved for 17,776 SF retail space
- 350 ft of prime frontage on El Jobean Rd
- Across from West Port (3,600 homes planned)
- Near Charlotte Sports Park (Spring Training home of the Tampa Bay Rays)
- High-visibility, high-traffic location

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	109	216	939
Total Population	306	610	2,492
Average HH Income	\$61,022	\$59,191	\$65,581



For More Information

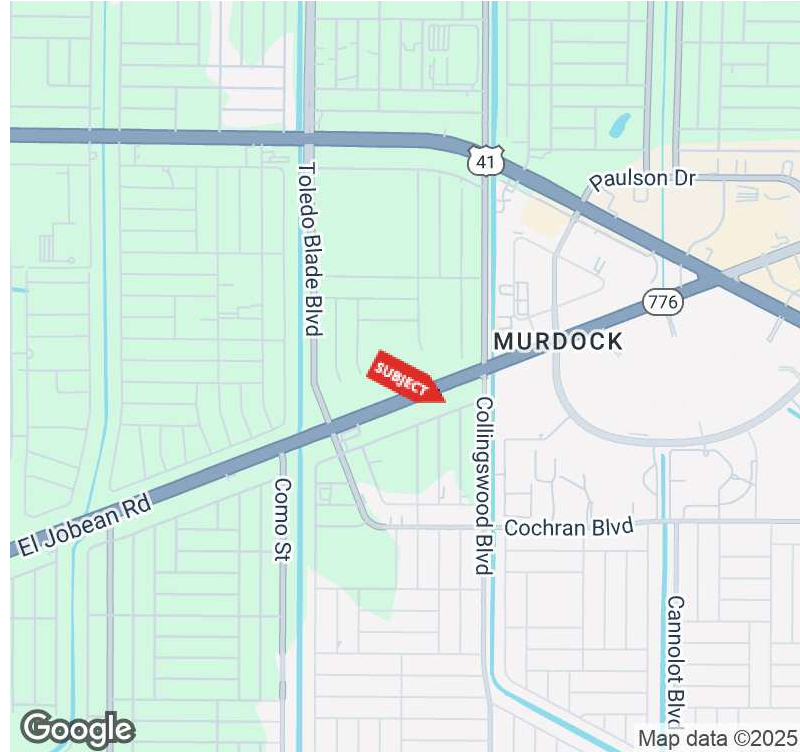
**GEOFFREY PAUL**

Commercial Specialist

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# PORT CHARLOTTE, FL 33948



## OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	82,473 SF
Price / Acre:	\$739,442
Zoning:	CG

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 1390 El Jobean Rd – Port Charlotte, FL

Property Type: Retail Development Land

Property Size: 2.12 Acres

A rare opportunity to acquire permitted and ready-to-build retail development land on highly traveled El Jobean Road.

This parcel boasts 350 feet of prime frontage and has full approvals in place for a 17,776 SF retail center. Its strategic location across from the West Port community (3,600 homes planned) and near the Charlotte Sports Park—Spring Training home of the Tampa Bay Rays and home of the Charlotte Stone Crabs—ensures strong visibility and future growth potential.

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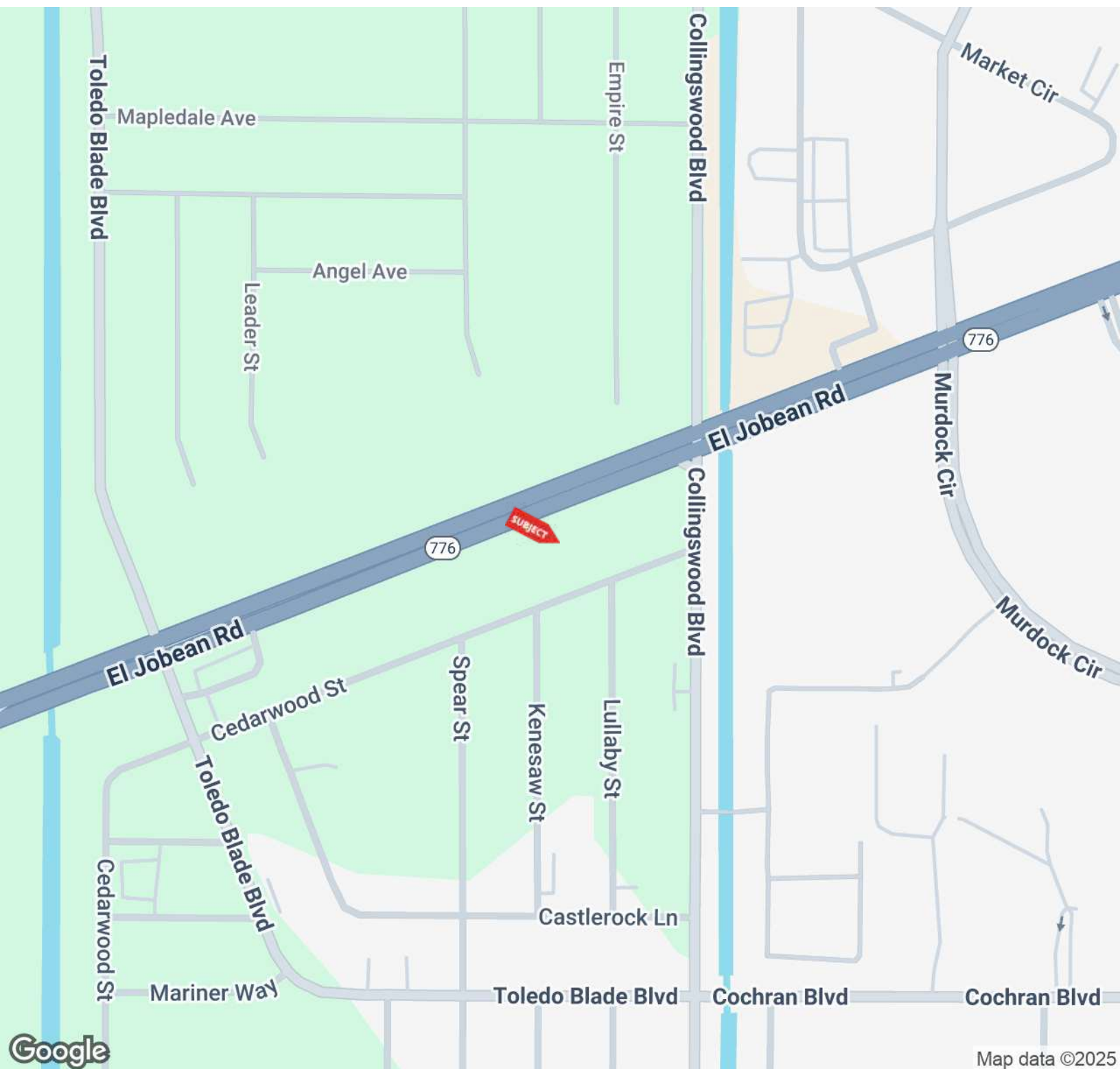
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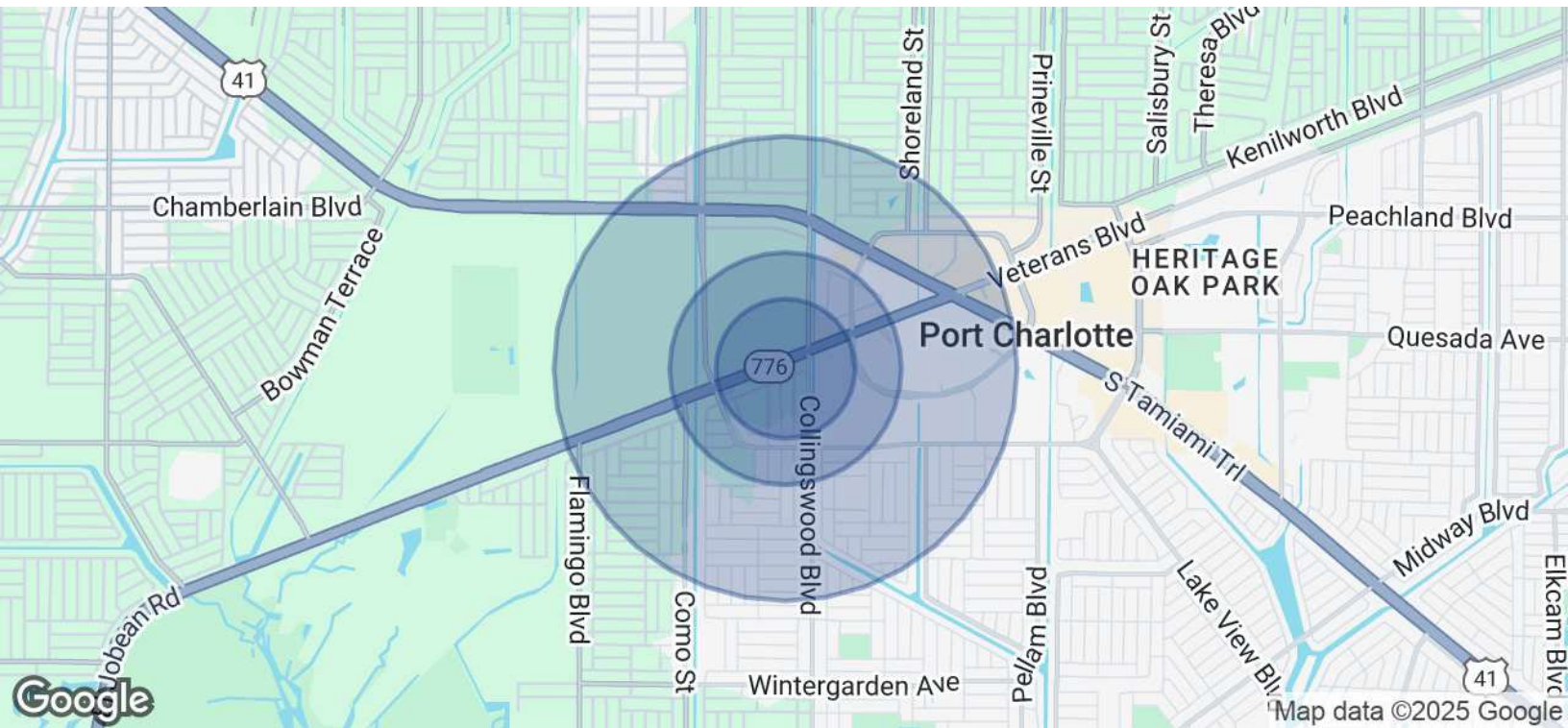


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	306	610	2,492
Average Age	48	48	49
Average Age (Male)	46	45	47
Average Age (Female)	50	51	51

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	109	216	939
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$61,022	\$59,191	\$65,581
Average House Value	\$376,311	\$370,453	\$348,229

Demographics data derived from AlphaMap

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