



**COLDWELL
BANKER
COMMERCIAL
REALTY**

FOR LEASE

1020 EL JOBEAN RD.

\$17.00 SF/yr (NNN) + \$6.92 PSF Pass-Through Expenses

1020 El Jobean Rd.
Port Charlotte, FL 33948

AVAILABLE SPACE
2,601 SF

FEATURES

- Excellent location adjacent to Port Charlotte Town Center
- Take advantage of location and high traffic counts! AADT 43,500 on nearby US-41/Tamiami Trail
- Great visibility with signage on El Jobean Rd. and interior access road
- 180 Front footage on the interior access road
- 175 Front footage on El Jobean Rd



OFFICE

Kayla Weiss
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200 W Marion Ave, Punta Gorda, FL 33950
941.639.0090



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OFFERING SUMMARY

Available SF:	2,601 SF
Lease Rate:	\$17.00 SF/yr (NN) + \$6.92 PSF Pass Through Expenses
Year Built:	1992
Renovated:	2002
Zoning:	CG
Market:	Port Charlotte
Submarket:	Murdock Circle

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PROPERTY OVERVIEW

Retail Space available adjacent to Port Charlotte Town Center. This space is ideal for a retail storefront or restaurant. Murdock is the epicenter of retail and office business in Port Charlotte.

Modified triple net lease with Tenant paying pro-rata share of real estate taxes, property insurance, flood insurance, and operating expenses for the unit occupied. Tenant also pays pro-rata share of shared grounds and maintenance expenses.

PROPERTY HIGHLIGHTS

- Excellent location adjacent to Port Charlotte Town Center
- Take advantage of location and high traffic counts! AADT 43,500 on nearby US-41/Tamiami Trail
- Great visibility with signage on El Jobean Rd. and interior access road
- 180 Front footage on the interior access road
- 175 Front footage on El Jobean Rd.



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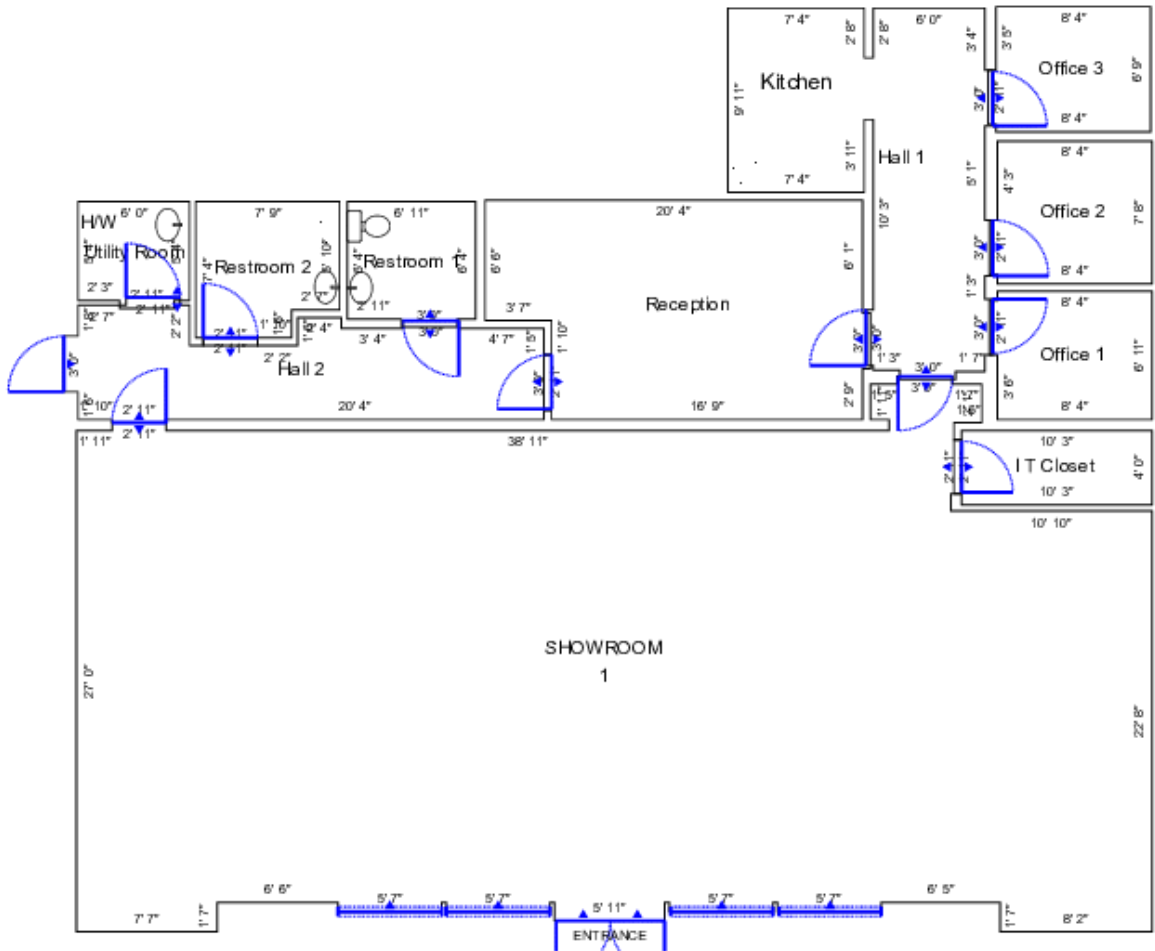
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5/8/2019

Room Plan

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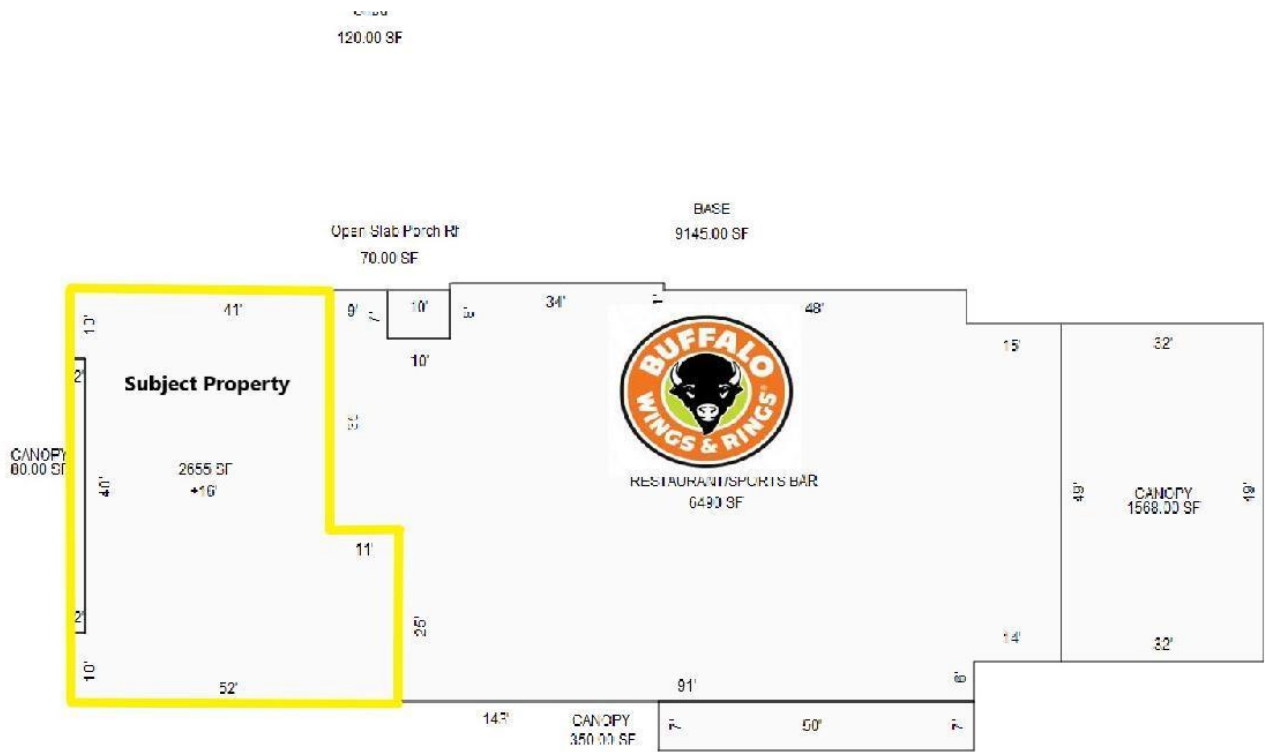
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Sketch by Alex Skatch

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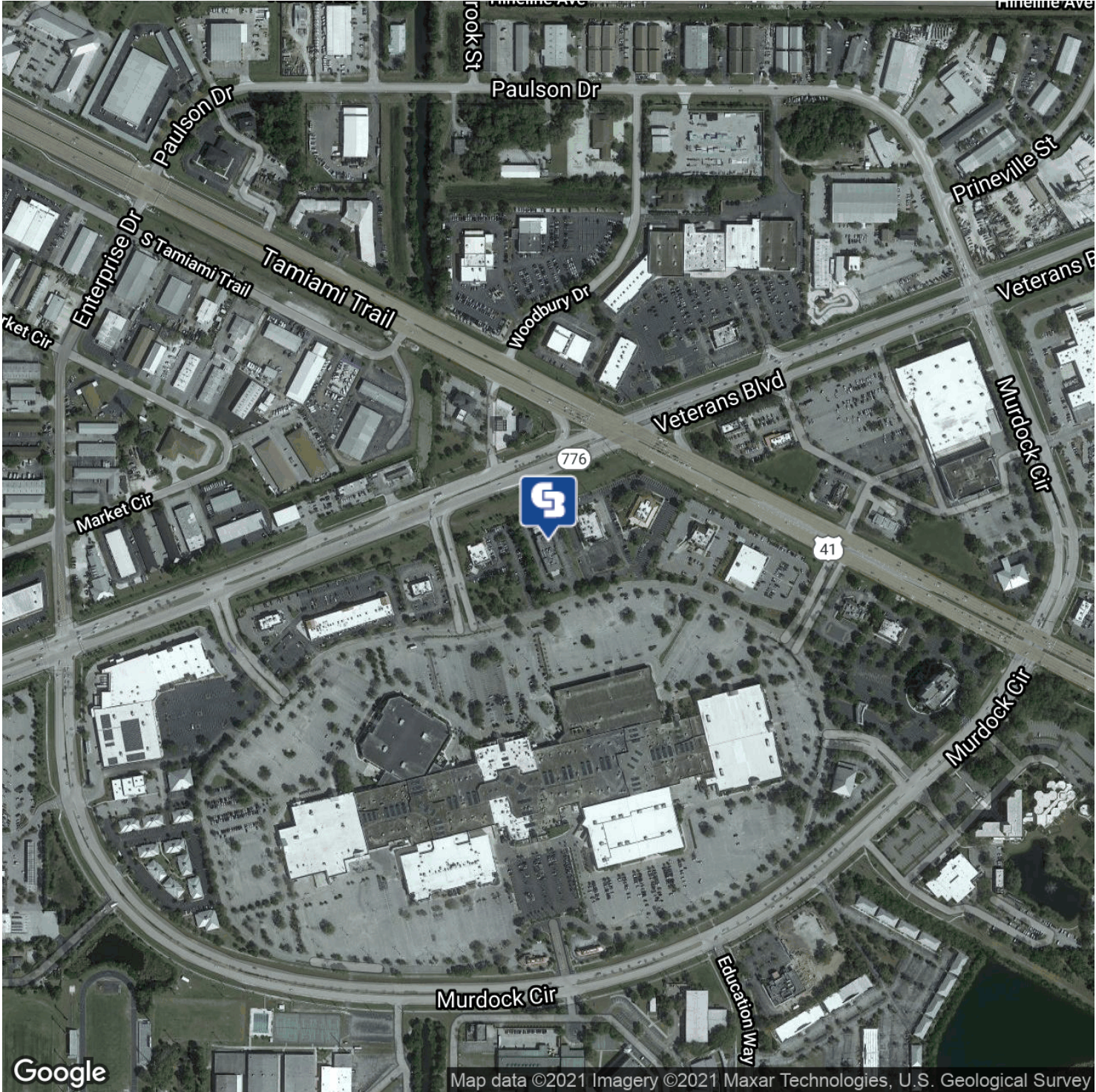
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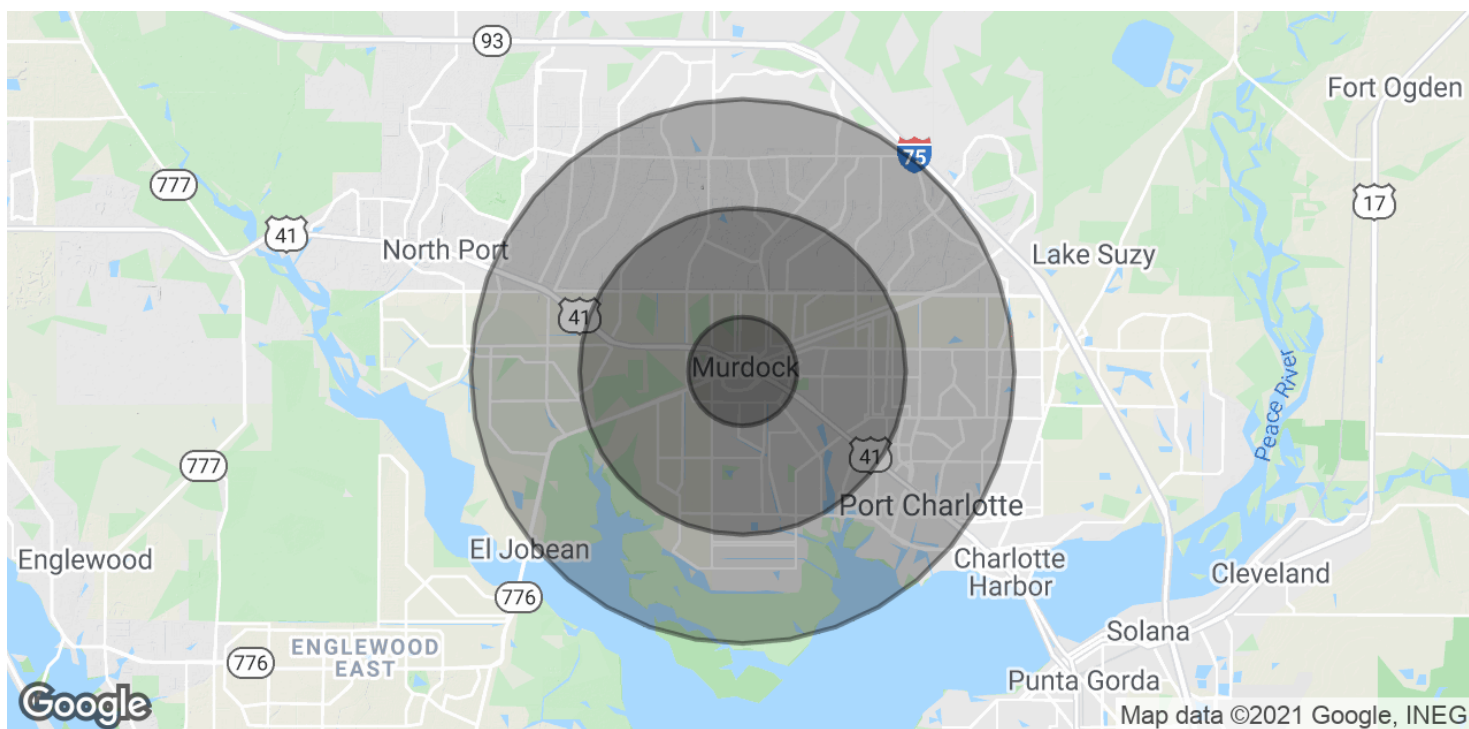
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,497	26,346	70,009
Average age	51.0	49.1	47.0
Average age (Male)	48.9	47.0	45.1
Average age (Female)	54.2	51.3	48.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,588	11,509	29,731
# of persons per HH	2.2	2.3	2.4
Average HH income	\$47,702	\$52,208	\$53,370
Average house value		\$197,500	\$196,436

* Demographic data derived from 2010 US Census

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BACKGROUND

Kayla Weiss earned her Florida real estate license when she was 18 years old. Kayla joined Coldwell Banker Commercial in 2018. Kayla has participated in transactions exceeding \$10,000,000 working with investors and tenants in the community.

To enhance her commercial real estate education, Kayla has enrolled in the CCIM Designation Curriculum Program which consists of a general Foundations course and three one-week core CRE segments. Kayla has successfully completed the Foundations course and CCIM 101: Financial Analysis for Commercial Investment Real Estate with plans to complete the program.

Kayla Weiss

Realtor®

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Cell **941-268-4423**



NRT

PRIMARY SPECIALTY

Commercial Real Estate Services

AWARDS

2017 Rookie Of The Year Award