

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

SHOPS AT CENTENNIAL PARK

FOR GROUND LEASE, BUILD TO SUIT OR PURCHASE

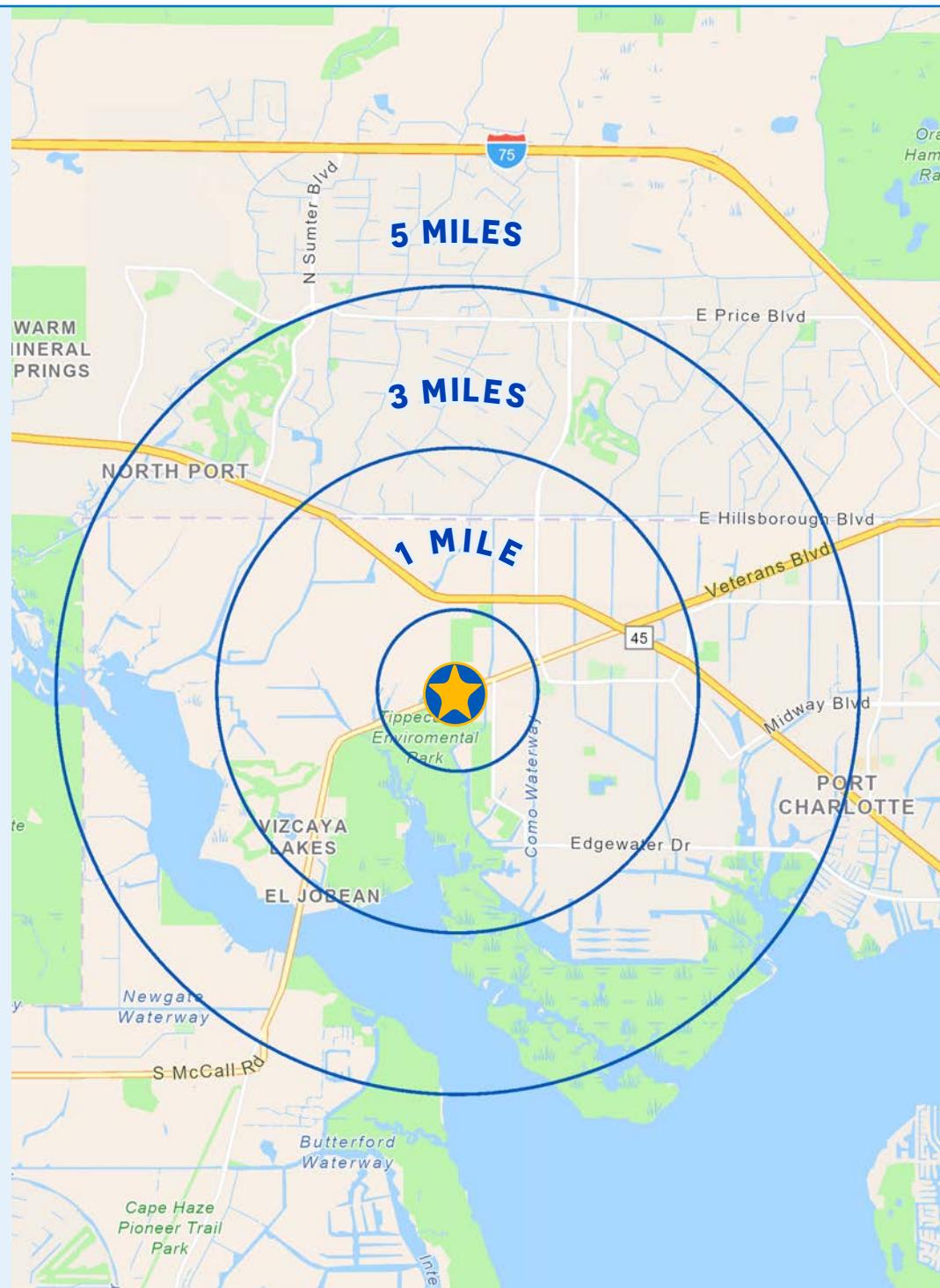
PROPERTY HIGHLIGHTS

- 2 parcels available for Purchase, BTS, Ground Lease, or Multi-Tenant 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

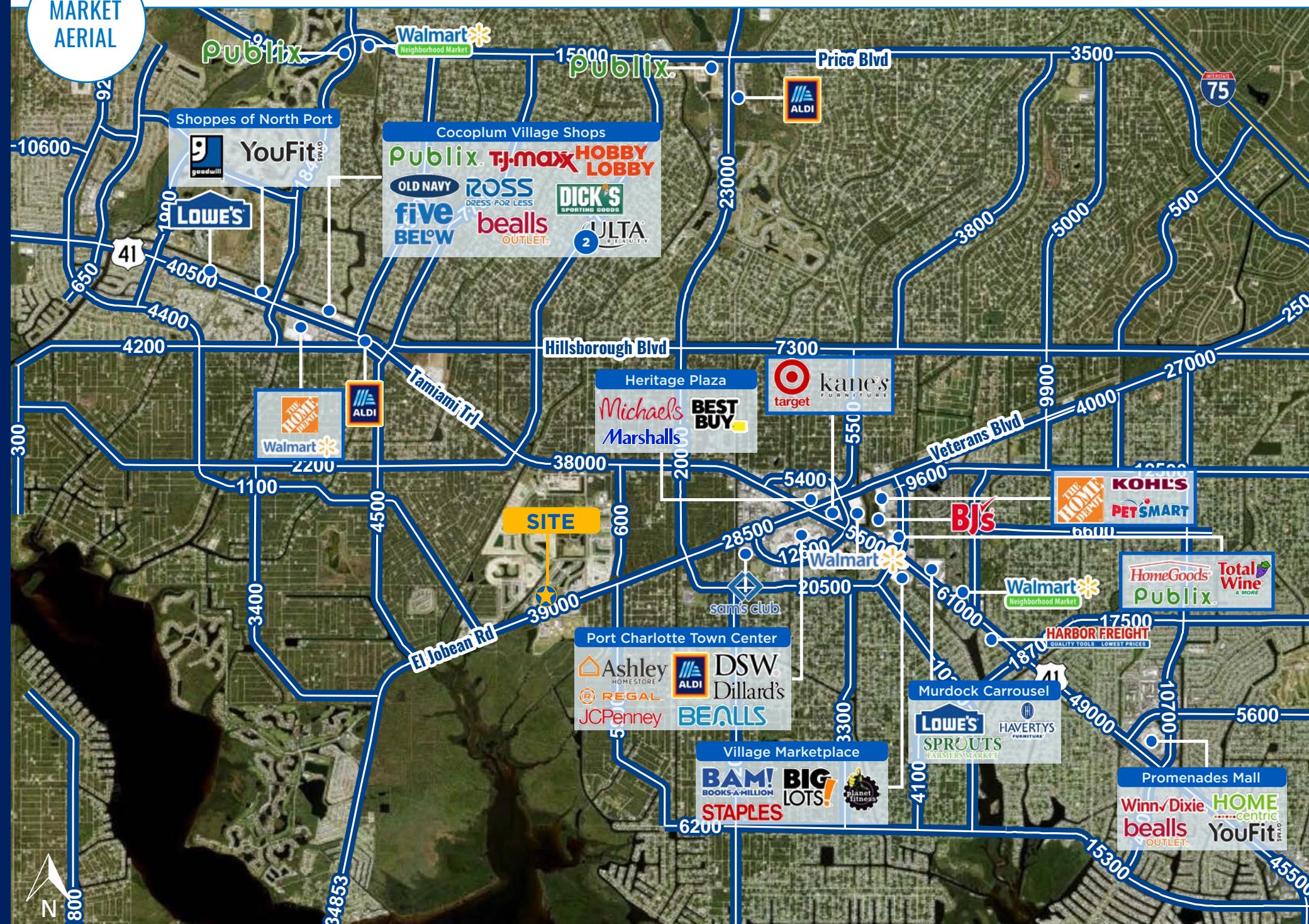
	1 MILE	3 MILE	5 MILE
 POPULATION	1,904	21,702	80,871
 DAYTIME POPULATION	1,735	26,808	75,856
 MEDIAN HH INCOME	\$72,819	\$65,856	\$69,221
 TOTAL HOUSEHOLDS	793	8,894	34,624

SOURCE: ESRI

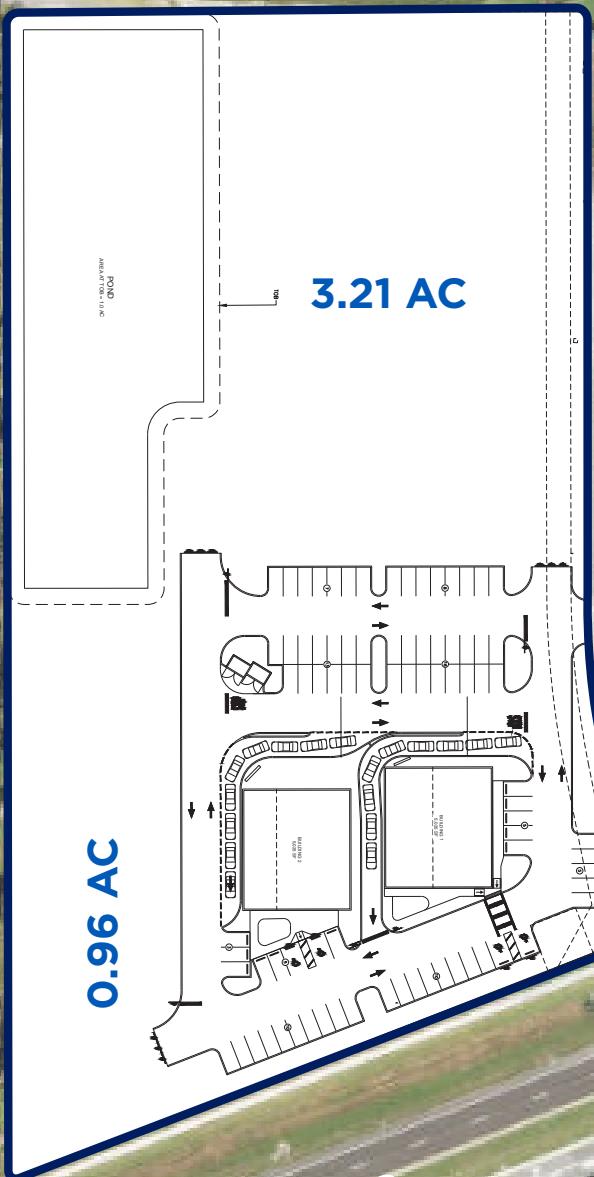


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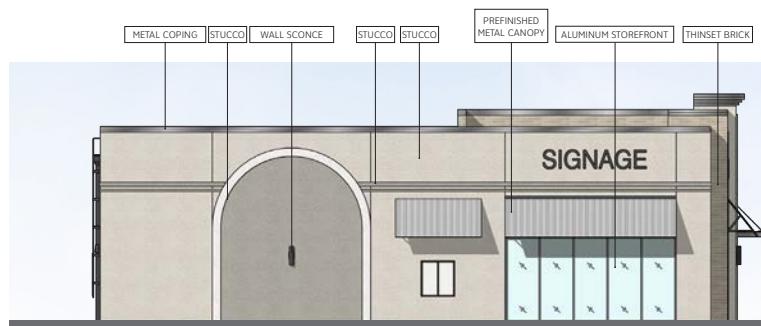
MARKET AERIAL



SITE
AERIAL







WEST ELEVATION



EAST ELEVATION



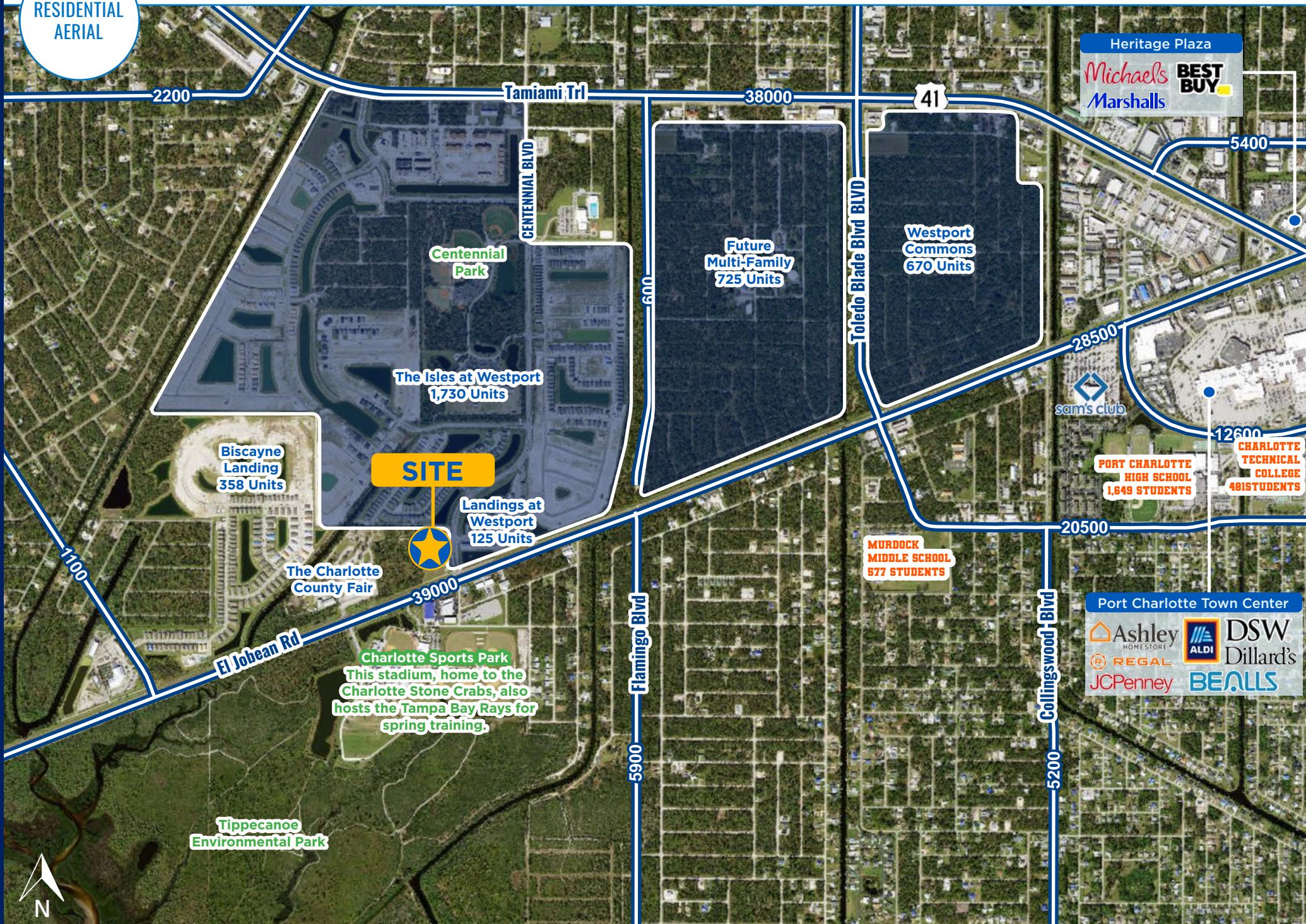
SOUTH ELEVATION



NORTH ELEVATION

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RESIDENTIAL
AERIAL



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PROPERTY #142

0.96 AC

3.21 AC

CENTENNIAL BLVD

EL JOBEAN RD

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