

# 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, projected delivery early 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>

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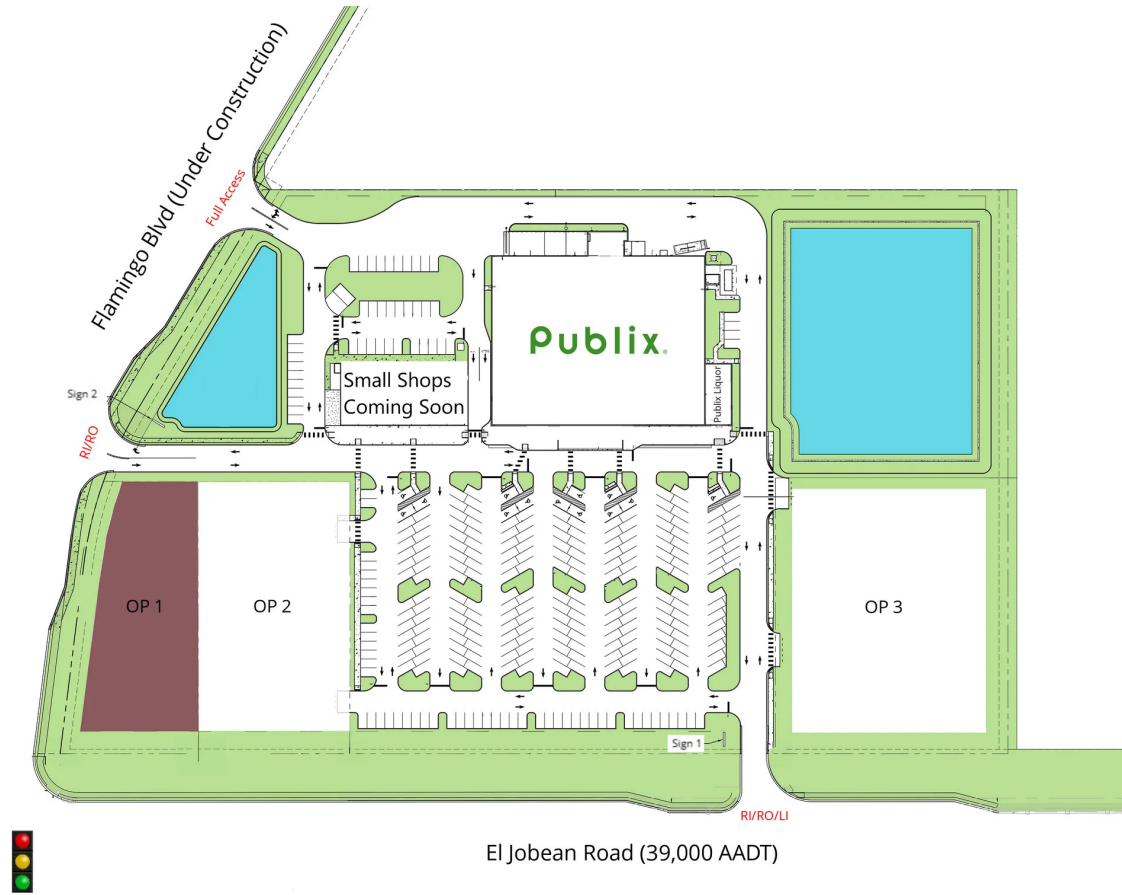
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## SITE PLAN & AVAILABILITY

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

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