



LEASE

New Construction Restaurant with Drive- Through at Veterans & Cochran Blvds

19100 PEACHLAND BLVD

Port Charlotte, FL 33948

PRESENTED BY:

TIFFANY LUONGO

O: 239.707.1700

TiffanyL@SVN.com

HUNTER MCCARTHY

O: 941.421.9569

hunter.mccarthy@svn.com

FL #SL3472177

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$40.00 SF/yr (NNN)
BUILDING SIZE:	0 SF
AVAILABLE SF:	2,300 SF
LOT SIZE:	2.89 Acres
RENOVATED:	2021
ZONING:	Retail

PROPERTY OVERVIEW

End-Cap Restaurant with Drive Through adjacent to a newly-constructed Daybreak convenience & fuel with car wash.

CORNER COMBINED TRAFFIC COUNT IS 42,200

- AADT at Veterans Blvd is 25,500
- AADT at Cochran Blvd is 16,700

PROPERTY HIGHLIGHTS

- Full Block with TWO Lighted Intersections
- Access from three streets: Peachland, Cochran, and Veterans Blvd.
- Across from The Home Depot
- Surrounded by National Retail
- Located in one of the US's fastest growing MSAs

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ADDITIONAL PHOTOS



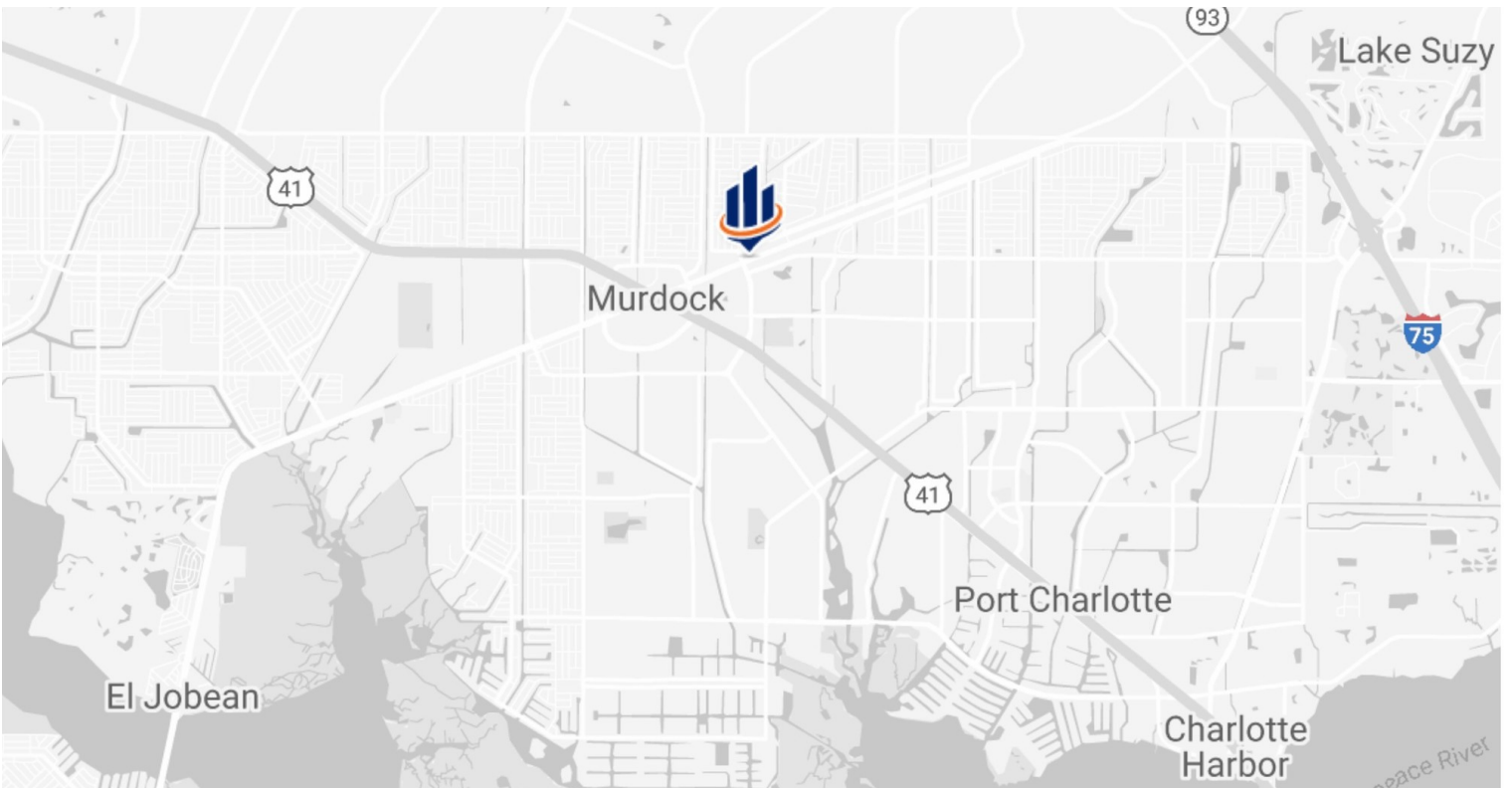
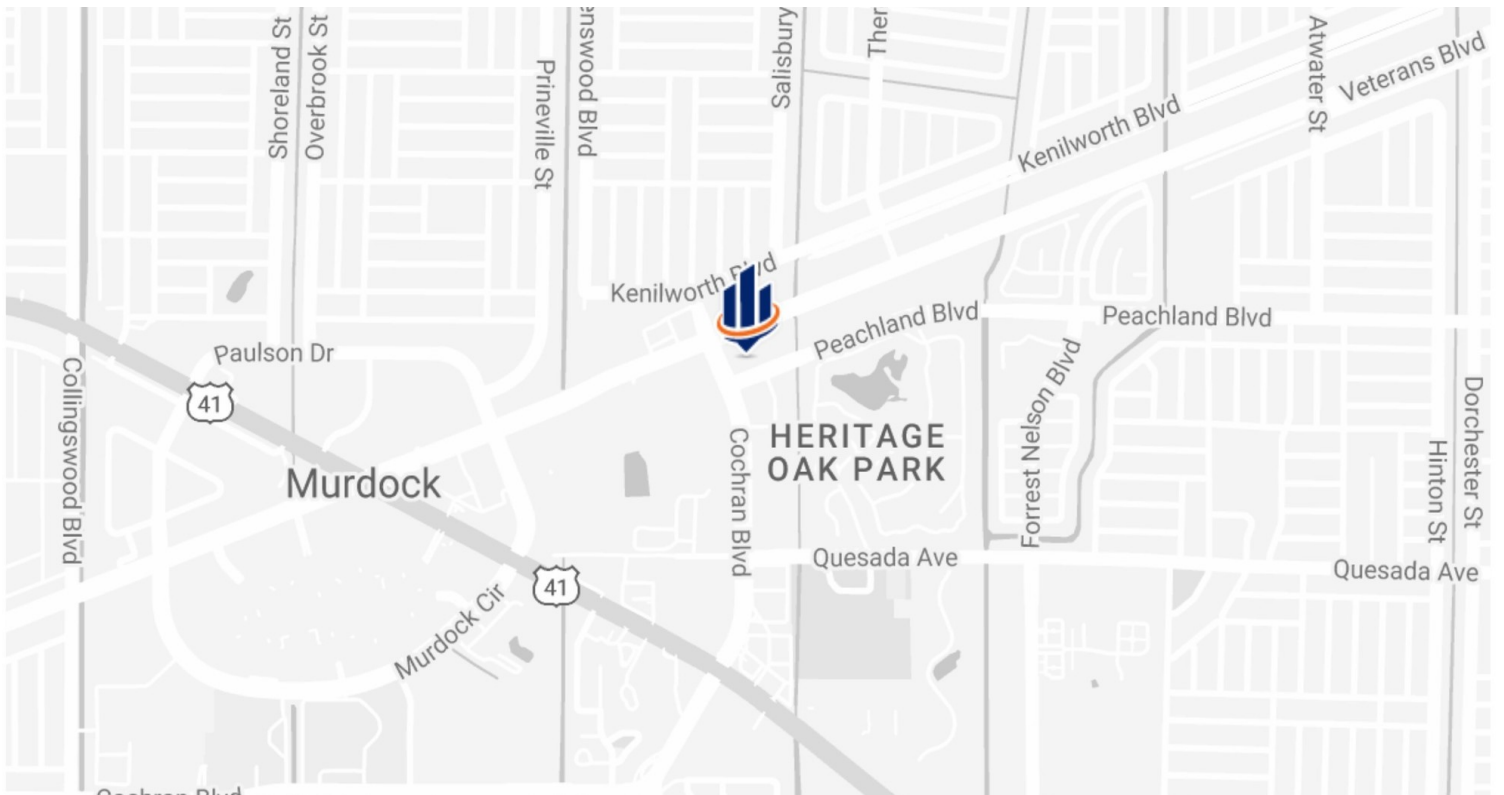
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LOCATION MAPS



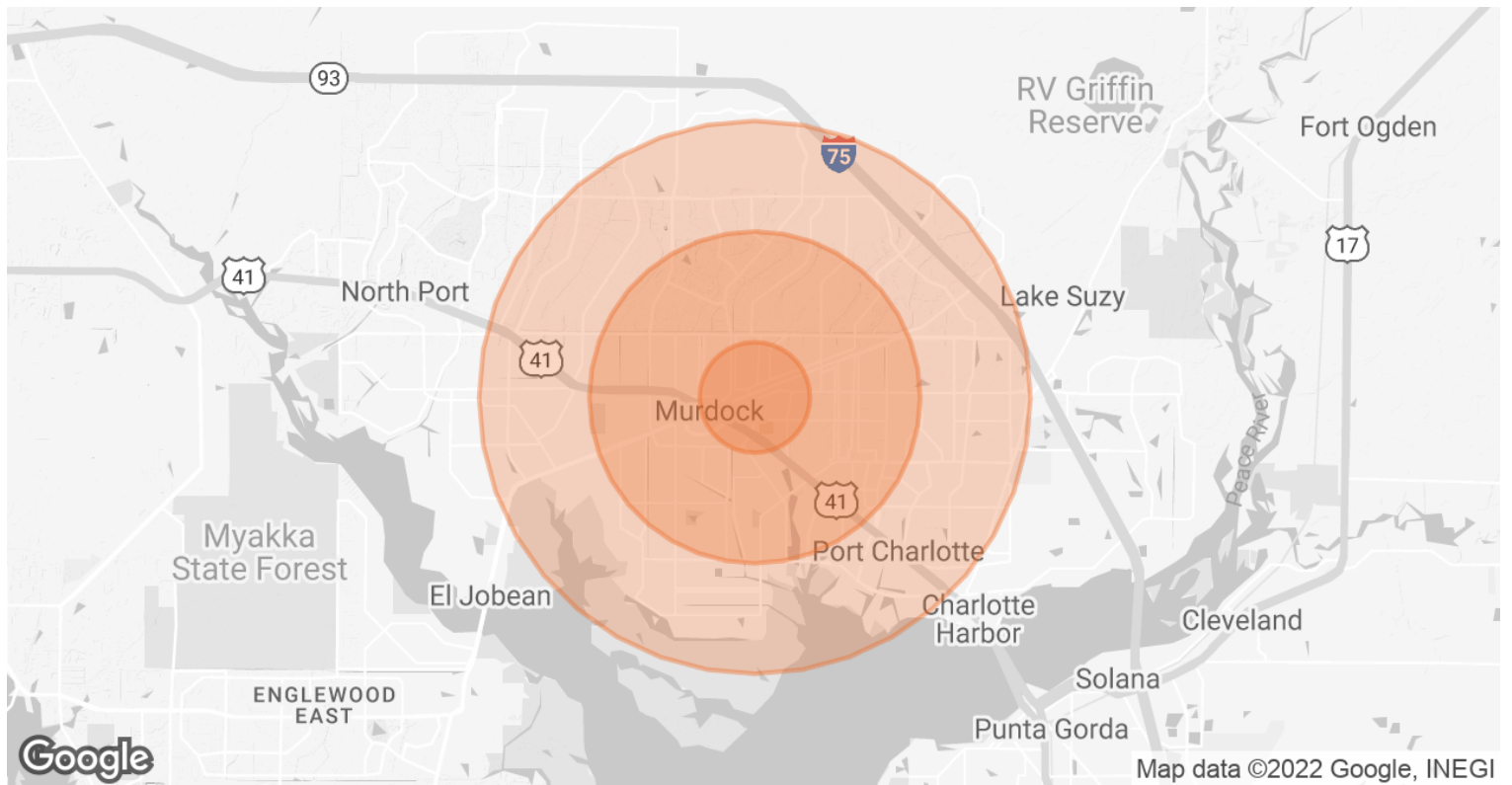
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,515	31,892	75,510
AVERAGE AGE	56.2	48.5	46.5
AVERAGE AGE (MALE)	55.0	46.3	44.7
AVERAGE AGE (FEMALE)	57.7	50.6	47.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,747	13,987	31,805
# OF PERSONS PER HH	2.0	2.3	2.4
AVERAGE HH INCOME	\$46,156	\$50,701	\$53,499
AVERAGE HOUSE VALUE		\$192,683	\$201,416

* Demographic data derived from 2020 ACS - US Census

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