For Lease

1500 SF Drive-Through

19580 Cochran Blvd, Port Charlotte, FL 33948

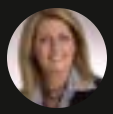
PROPERTY SUMMARY

1500 Square Foot Drive-Through at a lighted corner intersection in the heart of Pt. Charlotte's Retail District. Located on a lighted-intersection out-parcel to Home Depot and Kohl's directly on Cochran Blvd between US41 and Veterans Blvd. Ideal for a coffee or sandwich shop with excellent ingress and egress.

PROPERTY HIGHLIGHTS

- Lighted Corner Intersection in the heart of the Retail District
- Out-Parcel to Home Depot and Kohl's
- Drive-Through in place
- Newly Built-Out Space
- Some FF&E Included
- Not in a Flood Zone

Lease Rate	$40.00 SF/yr (NNN)
Available SF	1,500 SF
Year Built	2025
Zoning	CG
Market	Pt. Charlotte

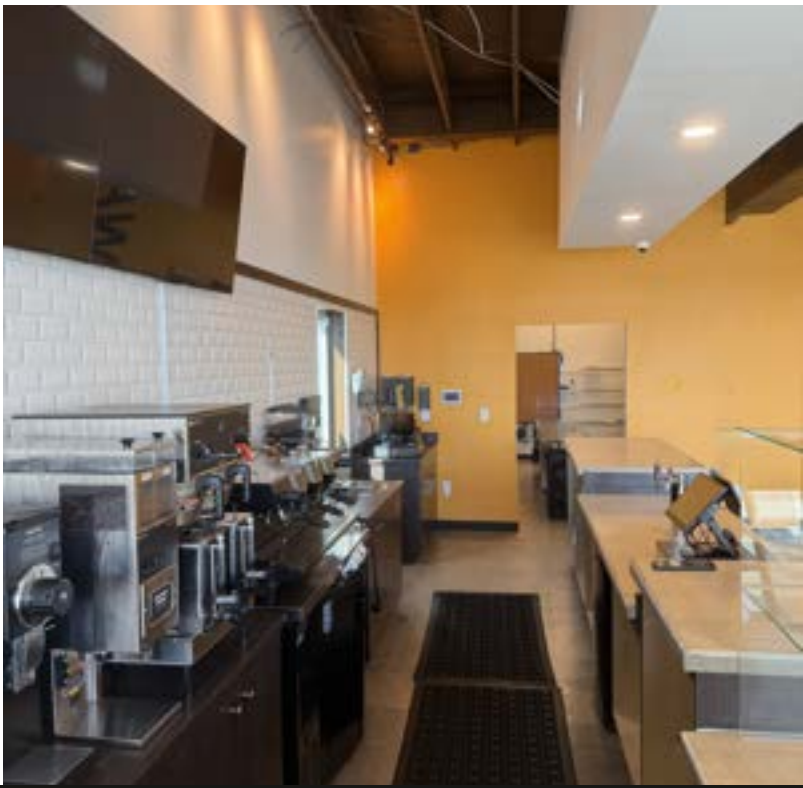


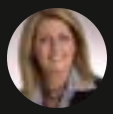
Tiffany Luongo
Senior Advisor
O: 239.707.1700
TiffanyL@SVN.com

For Lease

1500 SF Drive-Through

19580 Cochran Blvd, Port Charlotte, FL 33948



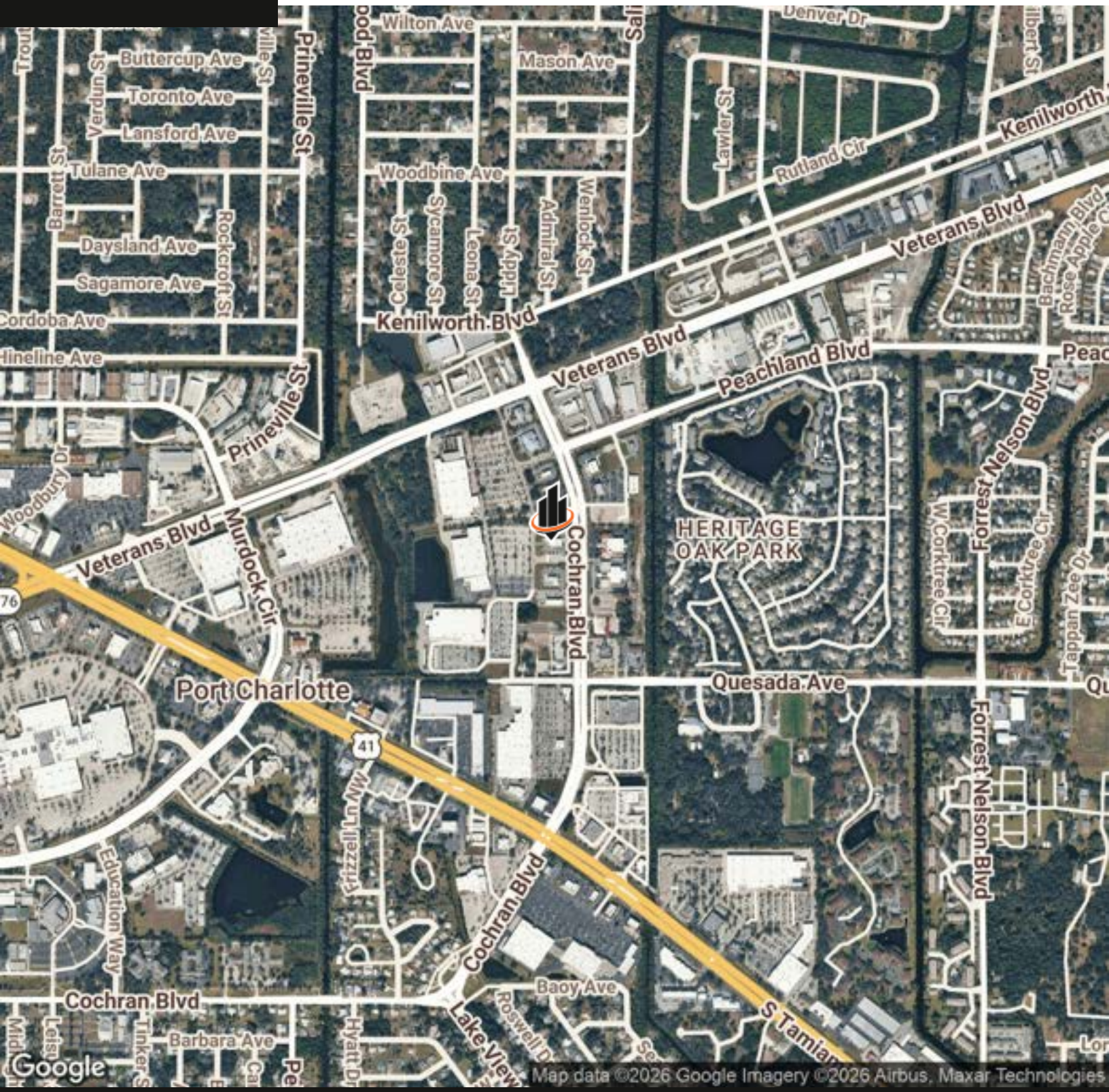


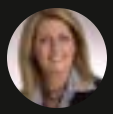
Tiffany Luongo
Senior Advisor
O: 239.707.1700
TiffanyL@SVN.com

For Lease

1500 SF Drive-Through

19580 Cochran Blvd, Port Charlotte, FL 33948



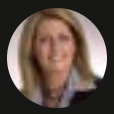


Tiffany Luongo
Senior Advisor
O: 239.707.1700
TiffanyL@SVN.com

For Lease

1500 SF Drive-Through

19580 Cochran Blvd, Port Charlotte, FL 33948



Tiffany Luongo
Senior Advisor
O: 239.707.1700
TiffanyL@SVN.com

For Lease

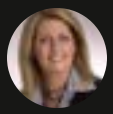
1500 SF Drive-Through

19580 Cochran Blvd, Port Charlotte, FL 33948

POPULATION	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	46,368	103,963	153,414
AVERAGE AGE	49	49	50
AVERAGE AGE (MALE)	48	48	49
AVERAGE AGE (FEMALE)	50	50	51

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
TOTAL HOUSEHOLDS	19,473	43,182	65,335
# OF PERSONS PER HH	2.4	2.4	2.3
AVERAGE HH INCOME	$78,131	$83,639	$86,335
AVERAGE HOUSE VALUE	$309,467	$325,172	$325,461

Demographics data derived from AlphaMap



Tiffany Luongo
Senior Advisor
O: 239.707.1700
TiffanyL@SVN.com