



Centennial Park
1,730 Units

Biscayne
Landing

The Isles
at Westport

The Landing
at Westport

Charlotte
County Fair

Charlotte
Sports Park
Tampa Bay Rays
Spring Training

Tippecanoe
Environmental

Proposed:
Publix

SITE

**Port Charlotte
Town Center**

FOR LEASE - ANCHOR, JR ANCHOR AND OUTPARCEL AVAILABILITY

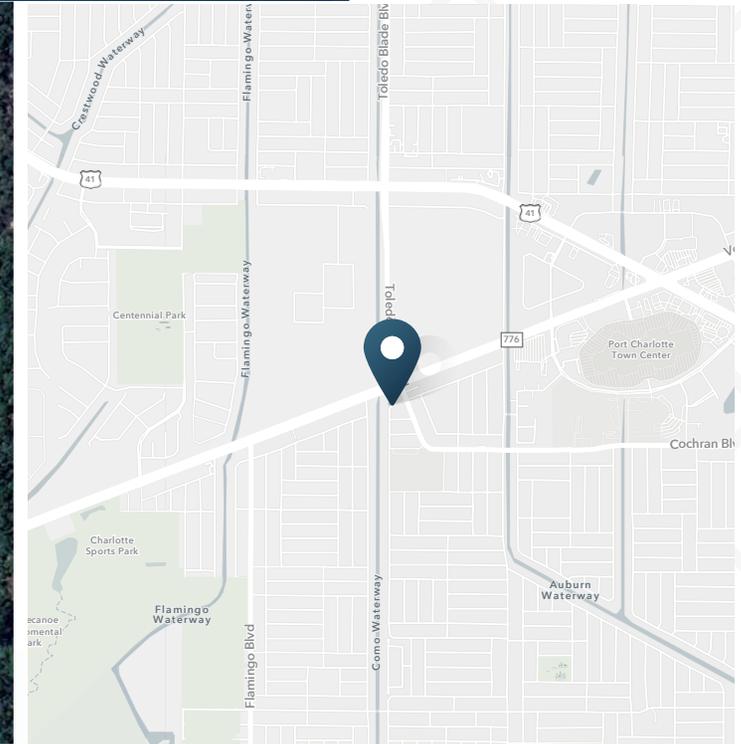
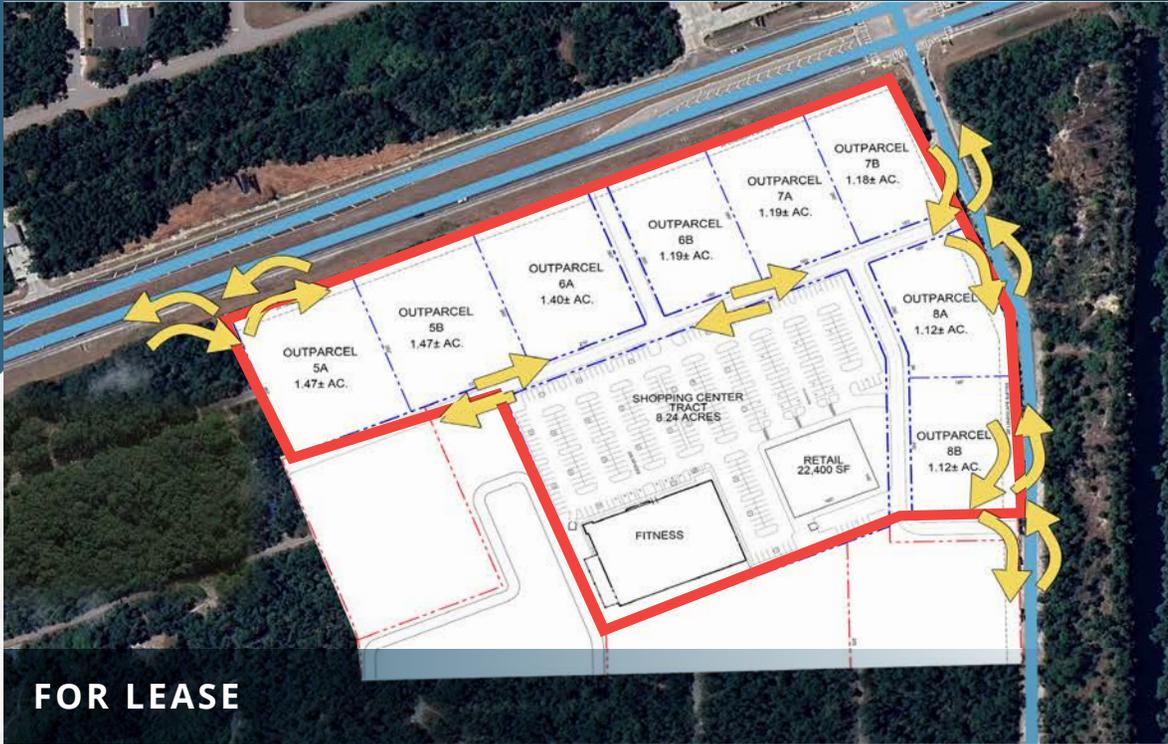
West Port Village

NWC El Jobean & Toledo Blade Blvd. | Port Charlotte, FL



West Port Village

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ABOUT THE PROPERTY

- Good visibility and traffic light turn in on El Jobean Road
- Over 50,000 VPD on Tamiami Trail
- Over 1,500 projected future households in West Port
- Port Charlotte is growing at a rate of 1.23% annually (World Population Review)

1.12-2.20 AC
Available

Contact
Broker
Rate

JOIN THESE RETAILERS



TRAFFIC COUNTS

El Jobean Road
Year: 2025 | FDOT

38,000 VPD



Proposed:
Publix

SITE

Heritage Plaza
Marshalls
BEST BUY
Michaels
Cheddar's
FIREHOUSE SUBS
edible

TARGET

Walmart SUPERCENTER

Sams CLUB

Port Charlotte High School

Port Charlotte Town Center
ALDI
REGAL
DSW
Dillard's
JCPenney
Olive Garden
Starbucks
BEALLS
Ashley
AMERICAN EAGLE
Calver's
LONGHORN STEAKHOUSE
RED LOBSTER

HomeGoods
ROSS DRESS FOR LESS
TACO BELL
Burlington
Total Wine & More
metro

Village Marketplace
planet fitness
DOLLAR TREE
BAM!
STAPLES
BIGLOTS!
CARRABBA'S ITALIAN GRILL
the Vitamin Shoppe
McDonald's

Publix
Mazzio's
TOKYO Hibachi & Sushi

Shoppes of Port Charlotte
petco
ACHIEVA
Tanora
Chick-fil-A
QDOBA
MOE'S
Walgreens
Jockey

Murdock Carrousel
LOWE'S
SPROUTS FARMERS MARKET
FIVE GUYS
BURGERS and FRIES
GRAIN & BERRY

Charlotte Square
Walmart Neighborhood Market
Publix

38,000 VPD

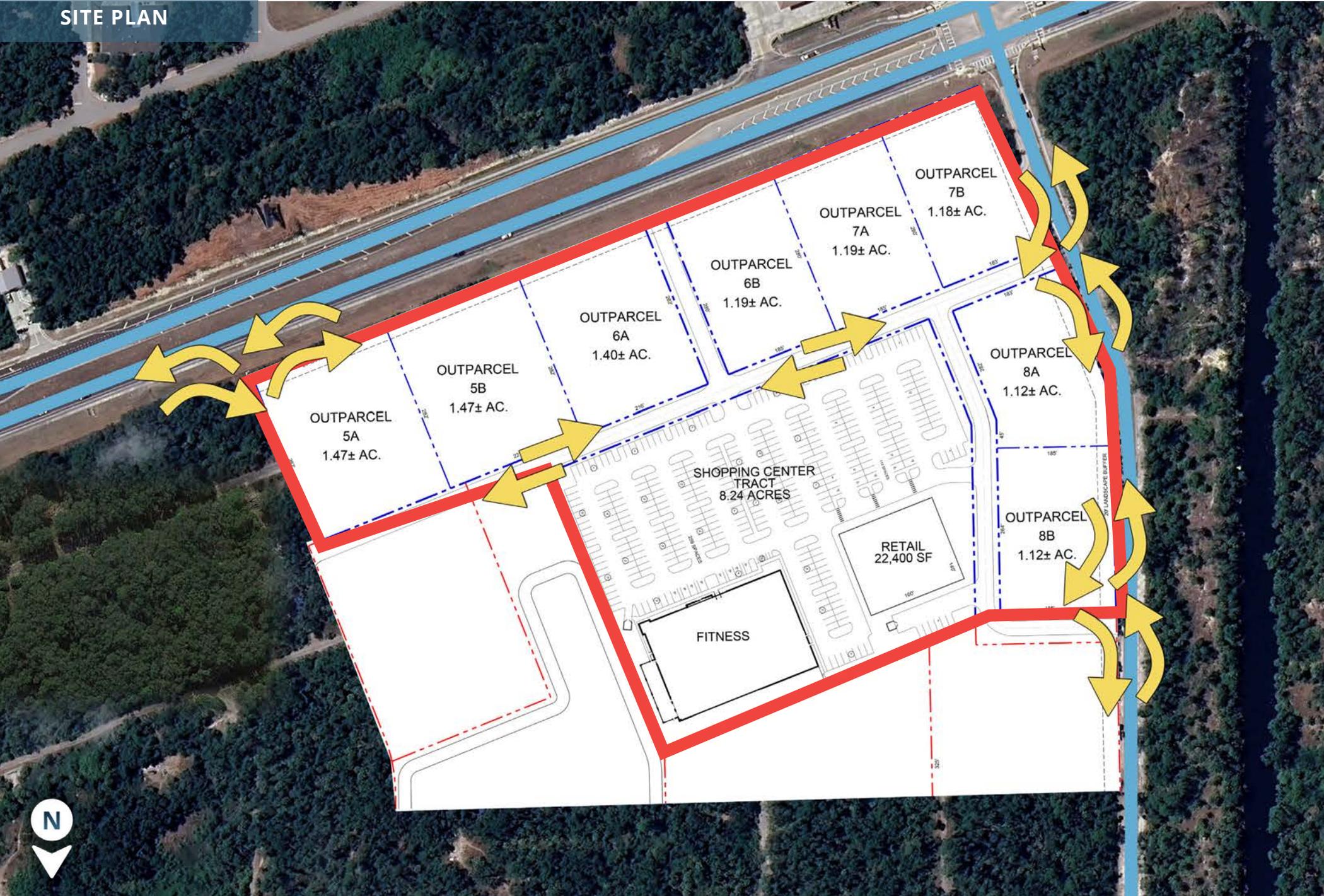
51,500 VPD

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SITE PLAN



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DEMOGRAPHIC HIGHLIGHTS

1 MILE

2,276 Population	6,766 Total Daytime Population	\$66,673 Average Household Income	877 Total Households
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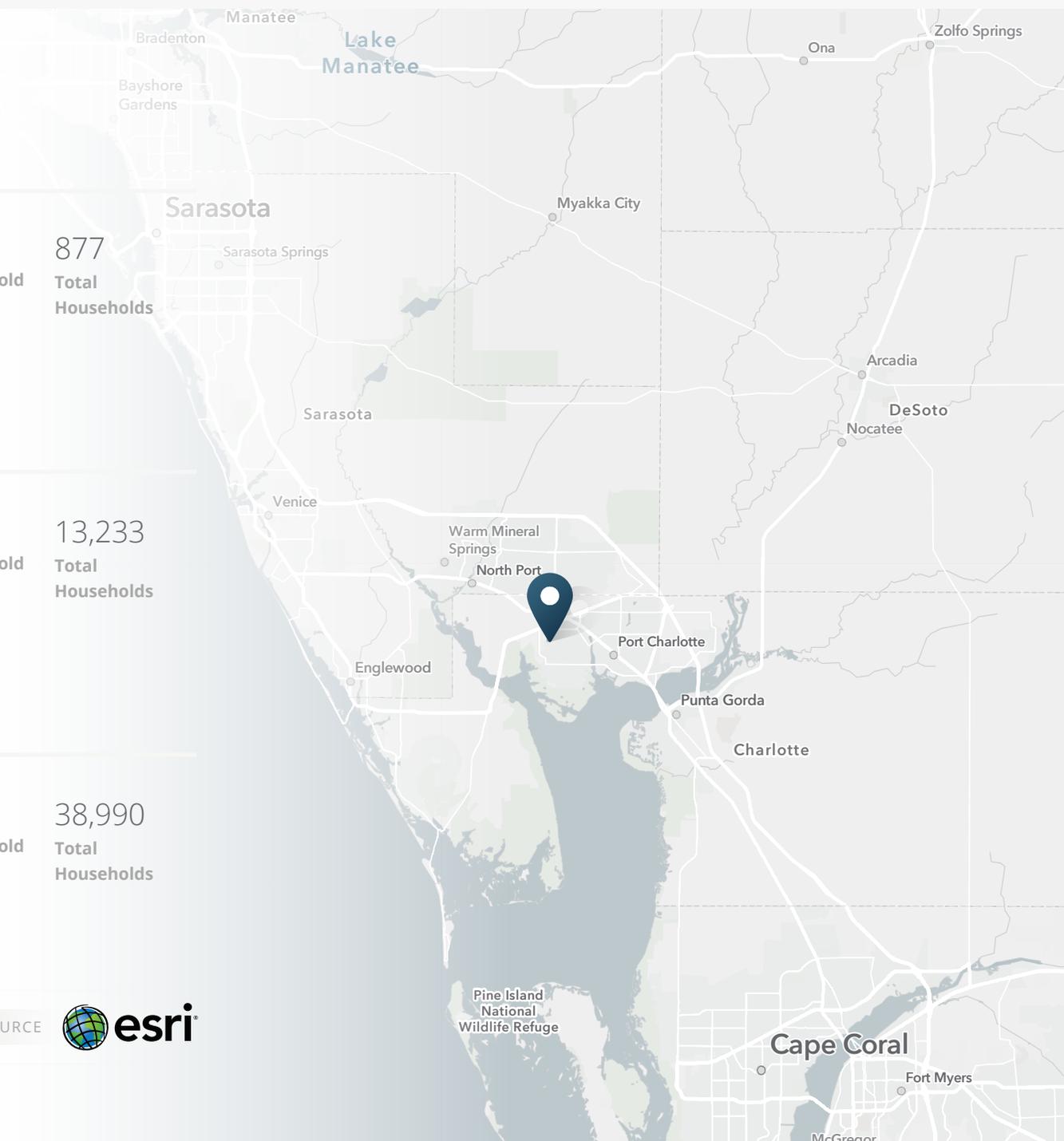
3 MILES

31,442 Population	35,588 Total Daytime Population	\$85,686 Average Household Income	13,233 Total Households
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5 MILES

93,242 Population	87,998 Total Daytime Population	\$88,330 Average Household Income	38,990 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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