



ADDRESS

2392 EL JoBean Rd Hwy 776
Port Charlotte, FL 33948

PROPERTY FEATURES

- Hwy 776/2392 EL JoBean Rd is approximately 5 acres with 4 acres useable and is primed for development with flat topography and all utilities to the site.
- Zoning permits for many uses of commercial general and the county has expressed interest in family-oriented developments as restaurants, hotel and children's centers.
- Opportunity to capitalize on demand only 5 properties proposed or under construction and occupancy rates above 97% within 5 miles.
- Hold a prized position along Hwy 776 at the entrance to the Tampa Bay Rays Stadium, plus 600 feet of frontage on Hwy 776 with combined traffic counts over 40,000 VPD.
- Vast and affluent network of customers with an average household income of \$86,172 and \$1.4B in annual consumer spending within five miles.
- The fabric of this neighborhood is an equal combination of Senior Escapes avg age 54 and Middleburg's avg age 36 within five miles and the population growth is high.



PRESENTED BY:

TAMMY SHAW

Senior Commercial Advisor | Broker Associate

941.769.2222

TammyShaw@michaelsaunders.com

5 Miles

10 Miles

15 Miles



OFFERING SUMMARY

Sale Price:	\$3,699,000
Available SF:	
Lot Size:	5 Acres
Price / Acre:	\$739,800
Zoning:	Commercial General

PROPERTY OVERVIEW

This 5 Acre development site is located within Charlotte County Florida’s commercial general development district. Located at the corner of Hwy 776 and the Charlotte Sports Park - Spring Training Home of the Tampa Bay Rays and directly across from the Charlotte County Fairgrounds plus the community of West Port. West Port offers approximately 2,000 single family and multifamily dwellings in several distinct open and gated villages offering a variety of housing types for a multi-generational community. The master plan includes commercial areas along Hwy 776/El JoBean Road envisioned to feature retail, restaurant, and possible hotel uses. Recently an additional 150 acres was approved for a master plan development also. The property is located near Port Charlotte Town Center encompassing over 1 million SF of retail space. The 5-mile 2020 population is 70,884 and households are 35,517. The growth rate within that 5 mile ring is expected to exceed 10%. The county would approve a commercial retail development and could consider office as well.



Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

Tammy Shaw

Senior Commercial Advisor | Broker

Associate

941.769.2222

TammyShaw@michaelsaunders.com