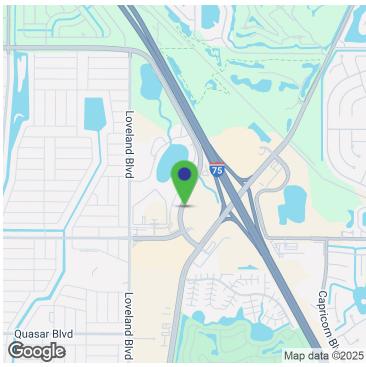
701 JC CENTER COURT UNIT 15 PORT CHARLOTTE, FL 33954



Retail Unit for Lease in JC Center Plaza





LEASE RATE	\$16.00 SF/YR
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OFFERING SUMMARY

Total Available SF: 1,044 SF

Lease Type: NNN

CAM: \$7.02

Zoning: PD

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	41,190	87,124	196,740
Total Households	18,354	38,369	85,798
Median Age	53	51	52
Average HH Income	\$84,615	\$80,920	\$87,359

PROPERTY OVERVIEW

This 1,044 SF retail condo offers a flexible open layout suitable for a variety of commercial uses. Located in the JC Center business plaza just off Veterans Boulevard, the property provides easy access to I-75 and steady activity from the surrounding businesses. Its practical layout and convenient location make it a solid option for operators seeking a straightforward space in the Port Charlotte market.

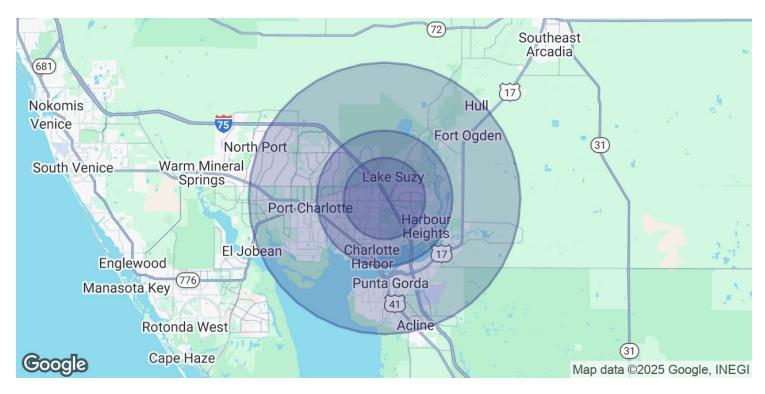
Property Highlights

- 1,044 SF retail condominium unit
- Located in JC Center business plaza
- Just off Veterans Boulevard with quick access to I-75
- PD zoning allows for a variety of commercial uses
- Ideal for retail, office, or service-based businesses

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Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	41,190	87,124	196,740
Average Age	53	51	52
Average Age (Male)	52	50	51
Average Age (Female)	54	52	52

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	18,354	38,369	85,798
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$84,615	\$80,920	\$87,359
Average House Value	\$300,902	\$300,501	\$346,184

Demographics data derived from AlphaMap