

## AVAILABLE FOR LEASE

RETAIL/OFFICE CONDO  
IN HIGH-TRAFFIC PORT  
CHARLOTTE CORRIDOR

701 J C CENTER CT -UNIT 16  
PORT CHARLOTTE, FL 33954



## CONTACT

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# PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

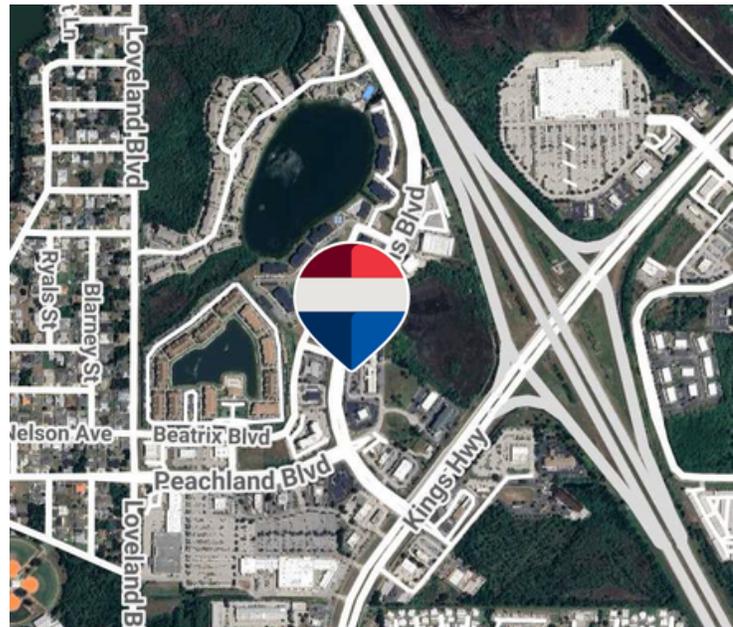
- 1,044 SF retail/office condo with open layout
- Private restroom and rear exit
- Ample parking
- Less than 0.3 miles from I-75
- 26,000+ AADT
- Surrounded by top-tier restaurants, national retailers, banks, gyms, and healthcare facilities
- Located in one of Port Charlotte's most dynamic and accessible commercial corridors

## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$16.00 SF/Yr (NNN)
<b>CAM:</b>	\$7.92/SF
<b>SPACE SIZE:</b>	1,044 SF

## PROPERTY DESCRIPTION

This flexible retail/office condominium spans 1,044 square feet and is located at 701 JC Center Court, Unit 16, in The Vines Commercial Condominiums. Designed with an open layout, the space includes a private restroom, rear exit, and ample shared parking—ideal for professionals, boutique retailers, or service-based businesses. The functional design and prime location make it a great fit for a variety of users looking to grow their presence in Port Charlotte.



## LOCATION DESCRIPTION

Positioned just off Kings Highway and Veterans Boulevard, and less than half a mile from I-75, this property enjoys superb connectivity and high traffic exposure with over 26,000 cars per day. The surrounding area is one of Port Charlotte's most active commercial corridors, drawing both local and regional traffic thanks to its retail, dining, and service offerings.

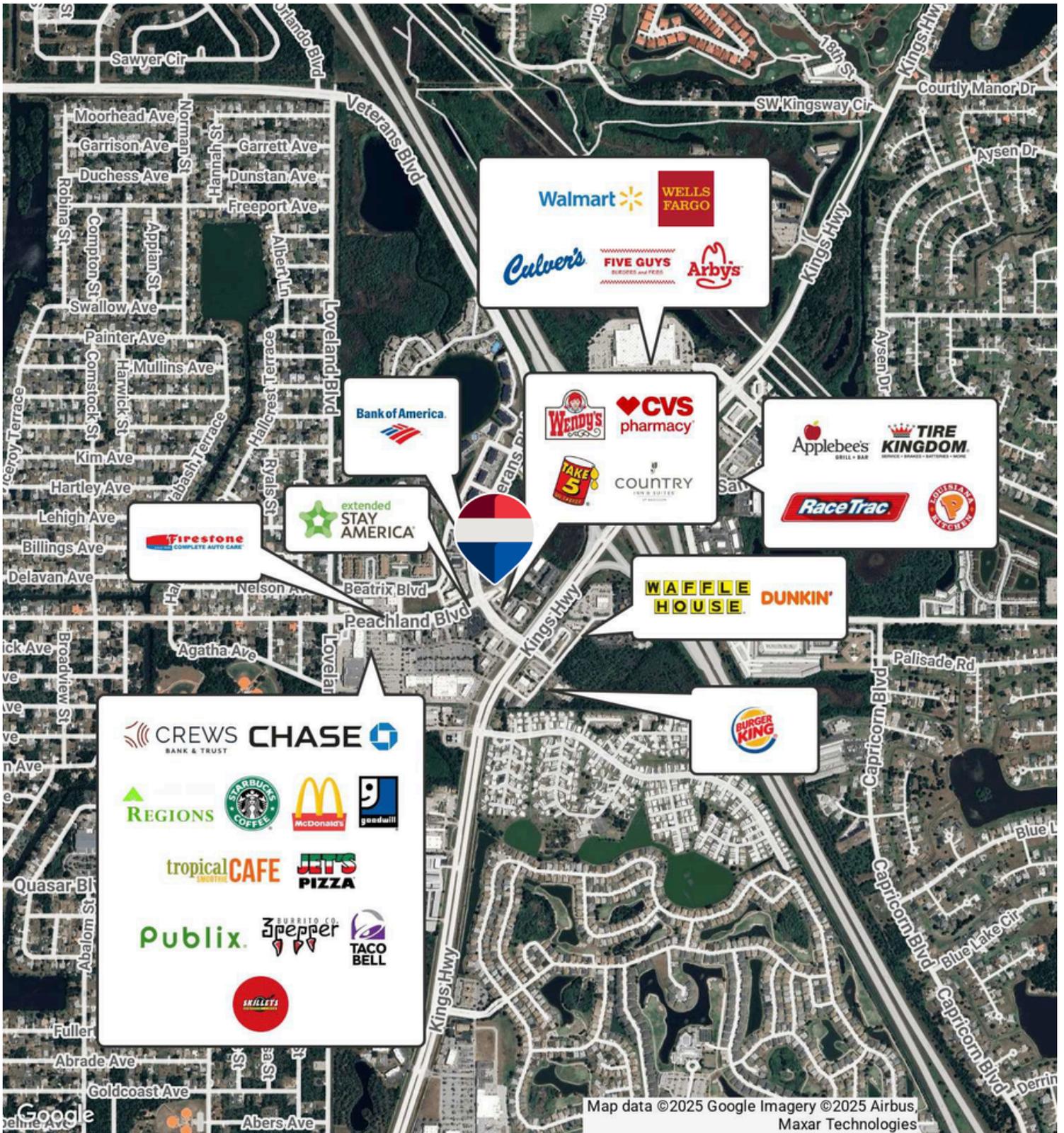
Nearby dining options include major national chains such as Cracker Barrel, Applebee's, Culver's, and Five Guys. Also in the vicinity are Starbucks, Dunkin', Taco Bell, Popeyes, Waffle House, and McDonald's.

Retailers in the area include anchor destinations like Walmart, Publix, and Winn Dixie. These stores bring substantial daily traffic, increasing the visibility and foot traffic potential for nearby businesses like yours.

Banking and financial institutions within a half-mile include Bank of America, Chase Bank, Regions Bank, and Bank OZK, providing convenience for clients and employees. For wellness-focused businesses or active professionals, Planet Fitness and Anytime Fitness are just steps away.



# RETAILER MAP



# ADDITIONAL PHOTOS



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