

PORT CHARLOTTE STATION

375 Kings Hwy, Port Charlotte, FL 33983

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Located at the intersection of I-75 & Kings Hwy, just ¼ mile east off of exit #170

PROPERTY HIGHLIGHTS

- 1,600 - 1,950 SF available for either restaurant and retail
- GLA: 8,100 SF on 1.2 acres
- Strong visibility from highway I-75
- Located on the outparcel of a Walmart Supercenter at a lighted intersection
- Busy retail corridor with strong national retailers
- Retailers in the market include WalMart, Publix, Starbucks, Anytime Fitness, Goodwill, Planet Fitness, Tractor Supply, Arby's, Culvers, Applebees, Wells Fargo, and many more
- Traffic Counts (AADT): I-75 - 57,000 & Kings Hwy - 14,600
- Delivery is targeted for Q4 2020

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	4,449	32,035	70,536
Daytime Population	4,443	25,234	61,879
Households	2,131	13,939	31,035
Average HH Income (\$)	69,301	65,346	62,224



EXCLUSIVE AGENT(S)

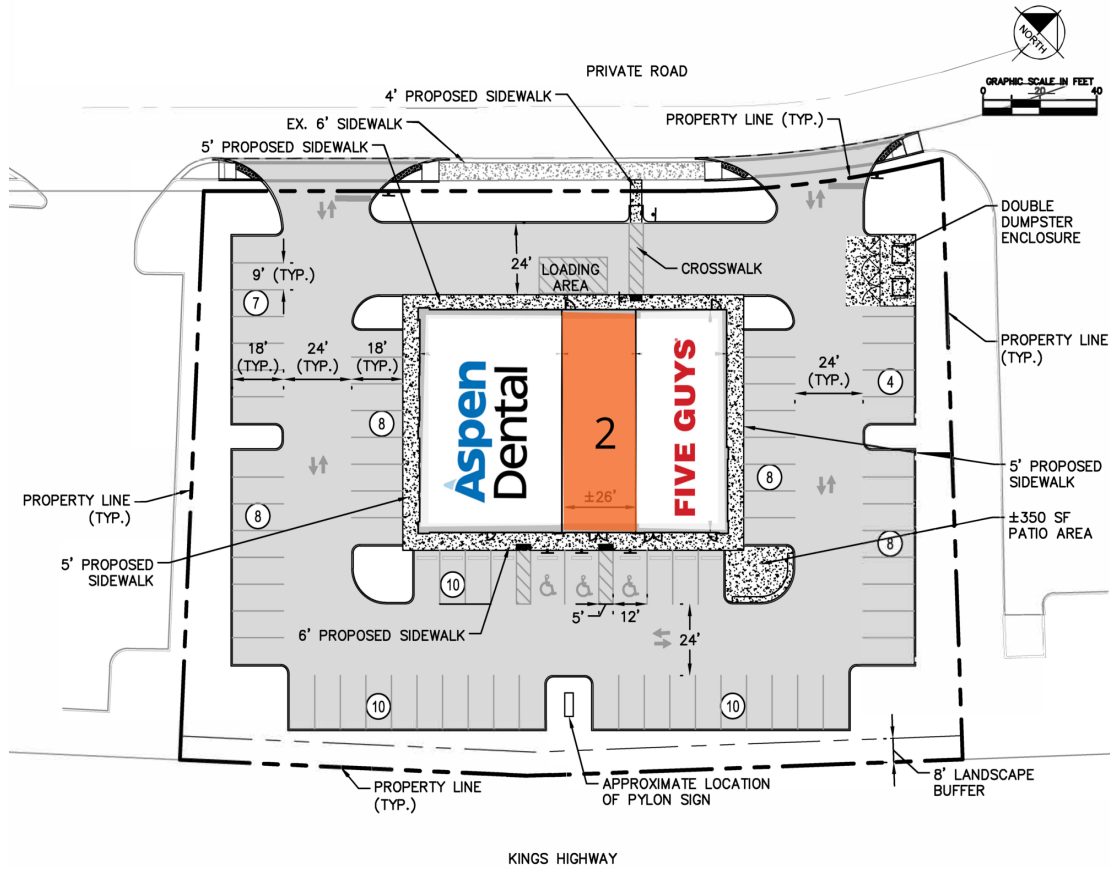
JACLYN LANGHOLZ • Jaclyn.Langholz@tscg.com • 813.961.1812

NATALIE PUCCINI • Natalie.Puccini@tscg.com • 863.354.8367

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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
1	Five Guys	2,400 SF
2	Available	1,950 SF
3	Aspen Dental	3,750 SF

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