



**Publix #1013 - Quesada Commons  
& Shoppes of Port Charlotte**  
 19451 Cochran Blvd. & 1808 Tamiami Trail, Port Charlotte, FL 33948  
 Lat 27.010, Long -82.133

**DEMOGRAPHICS**

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2019 Population	4,868	41,486	90,506
2024 Population	5,079	43,504	95,718
2019 Average HH Income	\$55,179	\$61,520	\$67,268
2019 Median HH Income	\$43,929	\$46,466	\$50,981

**PROPERTY HIGHLIGHTS**

- Publix Anchored
- Ideally located at the heavily traveled well established retail intersection of Cochran Blvd and Tamiami Trail (US Hwy 41), just south of Port Charlotte Town Center Mall.
- Restaurants include Panera Bread, Moe's Southwest Grill and Jersey Mike's Subs.
- Traffic Count (2019): 58,500 CPD

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 Licensed Real Estate Broker

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## SITE PLAN



STE	TENANT	SIZE
1	Publix	44,841
2	Scottrade	1,636
3	Mattress One	4,293
4	First Choice Haircutters	1,286
5	Happy Family Chinese Restaurant	1,340
6-7	Essence Nail Spa	2,680
8	Florida Medical Hearing Centers	1,340

9	Marco's Pizza	1,474
10	Petco	15,257
11	Maycom Communications	2,800
12	Remax Palm Realty	1,400
13	Tan Usa Port Charlotte	1,400
14	Panera Bread	4,554
15	More Space	1,400
16	Remax Palm Realty	4,200
17	Massage Envy	2,800

18	Moe's Southwest Grill	2,400
19	AVAILABLE	1,200
20	AVAILABLE	1,200
21	Advance Nails Hair & Spa	1,200
22	Jersey Mike's Subs	1,200
<b>TOTAL</b>		<b>99,901</b>

AVAILABLE  NOT OWNED



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