

NEWLY RENOVATED FORMER BANK BRANCH

19661 COCHRAN BOULEVARD
PORT CHARLOTTE, FL 33948



3,508 SF



RETAIL/OFFICE FOR LEASE



\$30.00 PSF

PROPERTY INFORMATION

Lease Rate:	\$30.00 PSF
Total GLA:	3,508 SF
Lot Size:	1.2 AC
Built / Renovated:	2007 / 2018
Zoning:	CG (Commercial General)
Tamiami Trail (US 41) AADT:	43,000
Veterans Boulevard AADT:	23,000
Cochran Boulevard AADT:	15,600
Parking Spaces:	37

- Conveniently located on Cochran Boulevard, in the heart of Port Charlotte's newly renovated retail corridor.
- Former bank branch with drive-thru.
- Prominent pylon signage.
- Signalized access via Peachland Boulevard.

LQWEST.COM/PORT-CHARLOTTE-BANK-BRANCH



DEMOGRAPHICS

	<u>1-MILE</u>	<u>3-MILES</u>	<u>5-MILES</u>
Total Population	3,966	40,595	93,712
Five-Year Increase	2.1%	2.2%	2.1%
Avg Household Income	\$49,315	\$60,920	\$67,208
Total Households	2,019	17,428	39,689
Daytime Employees	10,781	22,438	32,482

(Applied Geographic Solutions 2020)

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