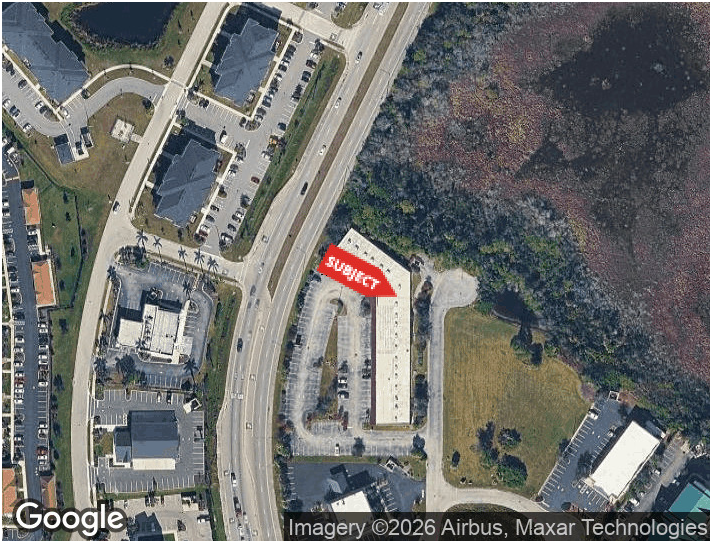




**HIGH-TRAFFIC RETAIL SPACE AT THE VINES**  
 701 JC CENTER COURT  
 PORT CHARLOTTE, FLORIDA 33954

**PROPERTY HIGHLIGHTS**

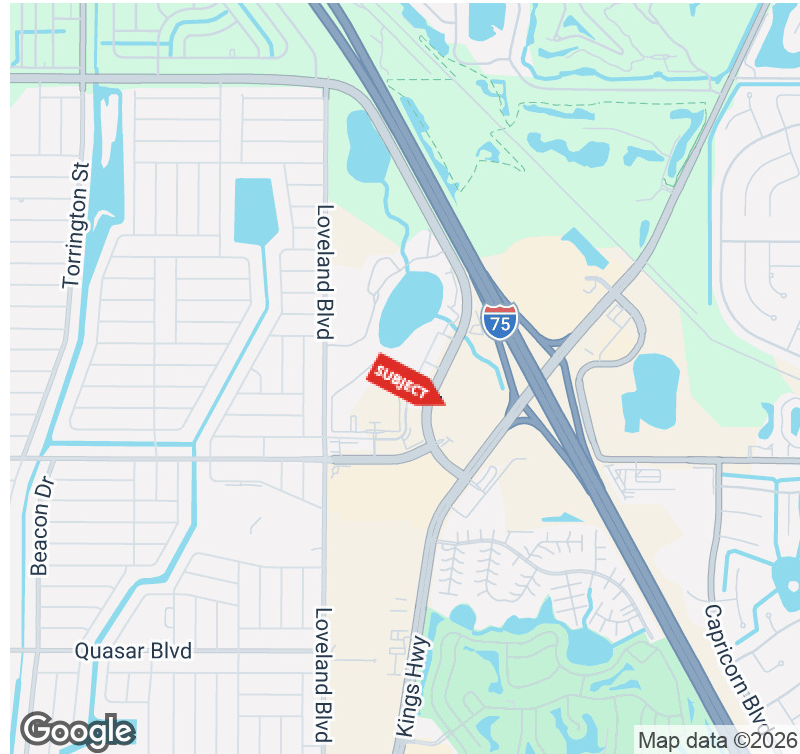
- ±1,044 SF open layout
- Located in Vines Shopping Center
- PD (Planned Development) zoning
- Close proximity to I-75 & Kings Hwy
- Ample parking with strong foot traffic



DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	143	629	2,805
Total Population	265	1,236	6,022
Average HH Income	\$72,560	\$76,508	\$84,294

For More Information  
**GEOFFREY PAUL**  
 Commercial Specialist  
 941 923 0535  
 geoffrey@americanpropertygroup.com

# HIGH-TRAFFIC RETAIL SPACE AT THE VINES



## OFFERING SUMMARY

Lease Rate:	\$14 SF/yr (NNN)
Building Size:	1,044 SF
Available SF:	1,044 SF
Lot Size:	2,638 SF
Year Built:	2007
Zoning:	PD

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 701 JC Center Ct, Unit 12, Port Charlotte, FL

Property Type: Retail Condominium for Lease

Property Size: ±1,044 SF

Position your business within The Vines shopping center, a well-located retail destination in Port Charlotte. This ±1,044 SF unit offers a flexible open layout, ideal for a variety of retail, service, or office users looking to establish or expand in a high-traffic corridor.

Conveniently located near I-75 and Kings Highway, the property benefits from strong accessibility, consistent vehicle traffic, and steady foot traffic within the center. Ample on-site parking supports both customers and employees, making this an easy and practical location for day-to-day operations.

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**AMERICAN  
PROPERTY GROUP**  
OF SARASOTA, INC.

# HIGH-TRAFFIC RETAIL SPACE AT THE VINES

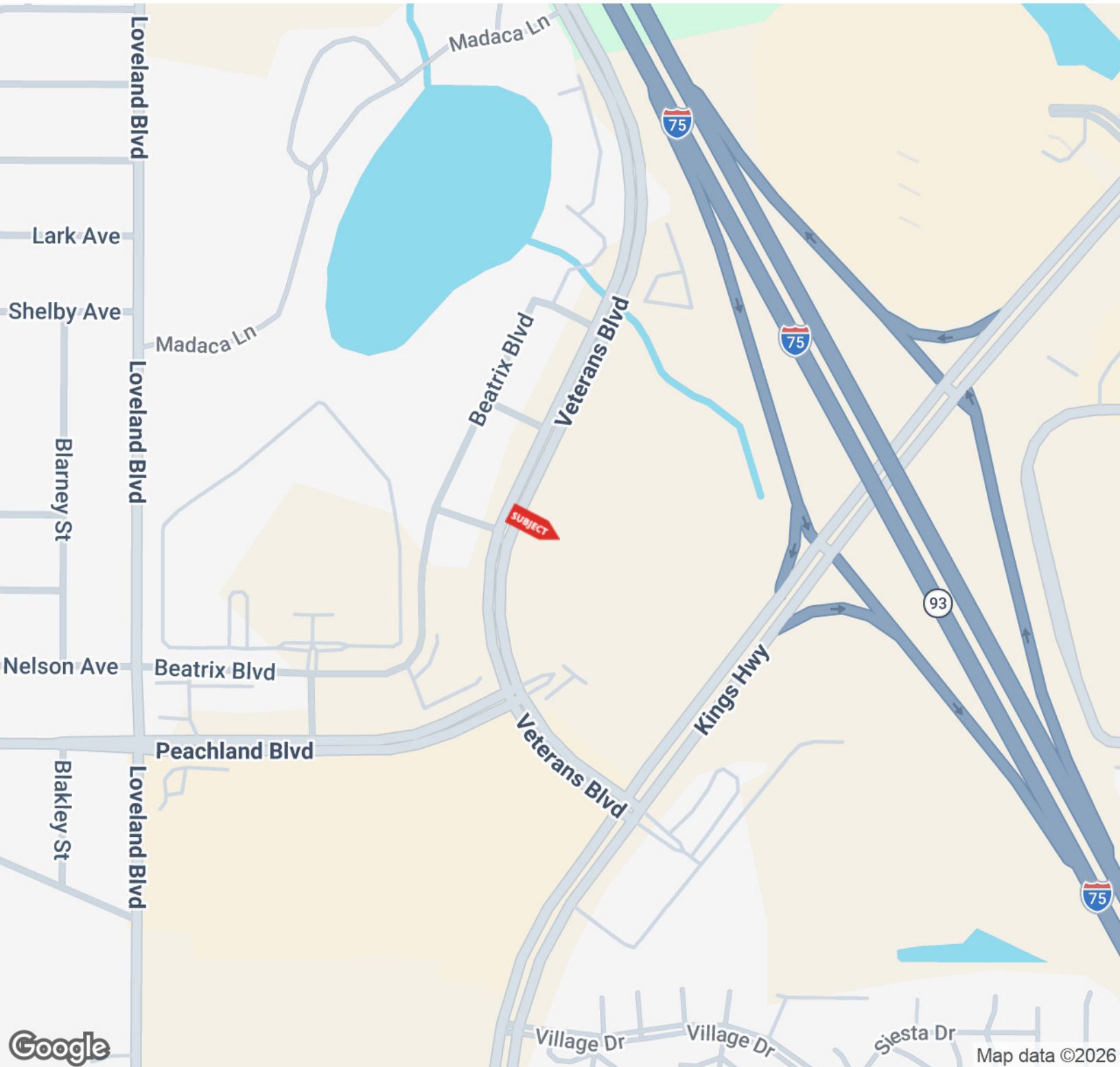


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# HIGH-TRAFFIC RETAIL SPACE AT THE VINES

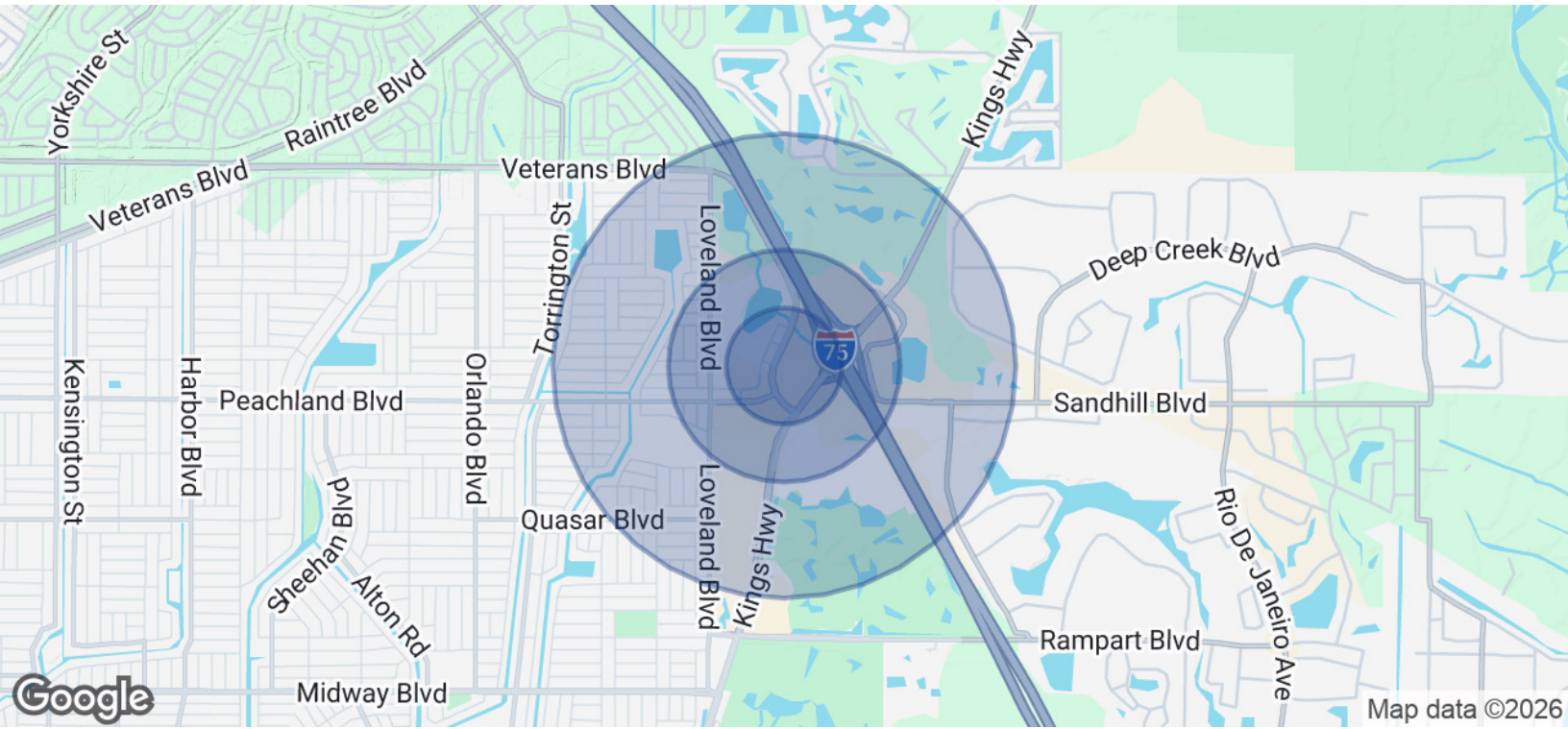


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# HIGH-TRAFFIC RETAIL SPACE AT THE VINES



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	265	1,236	6,022
Average Age	63.4	61.7	59.4
Average Age (Male)	62.6	59.9	57.2
Average Age (Female)	65.5	63.4	60.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	143	629	2,805
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$72,560	\$76,508	\$84,294
Average House Value	\$151,809	\$219,281	\$289,600

2023 American Community Survey (ACS)

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