

WEST PORT MARKETPLACE

NEC El Jobean Rd And Flamingo Blvd
Port Charlotte, FL 33948



PROPERTY HIGHLIGHTS

- Publix grocery-anchored shopping center, delivery Q4 2026
- Located at the northeast corner of El Jobean and Flamingo Blvd, with 38,000 AADT on El Jobean
- Flamingo Blvd will be extended north to connect to US 41
- Serves the West Port community, with 3,500 new residences to be built within a mile of the shopping center
- Small shops and outparcels available

DEMOGRAPHICS

| | 3 MILES | 5 MILES | 7 MILES |
|-------------------|----------|----------|----------|
| Total Households | 11,395 | 37,270 | 66,729 |
| Total Population | 26,861 | 88,330 | 159,099 |
| Average HH Income | \$81,978 | \$86,232 | \$83,767 |



The Sembler Company | 800.940.6000 | <https://www.sembler.com>

JESSICA MORENO

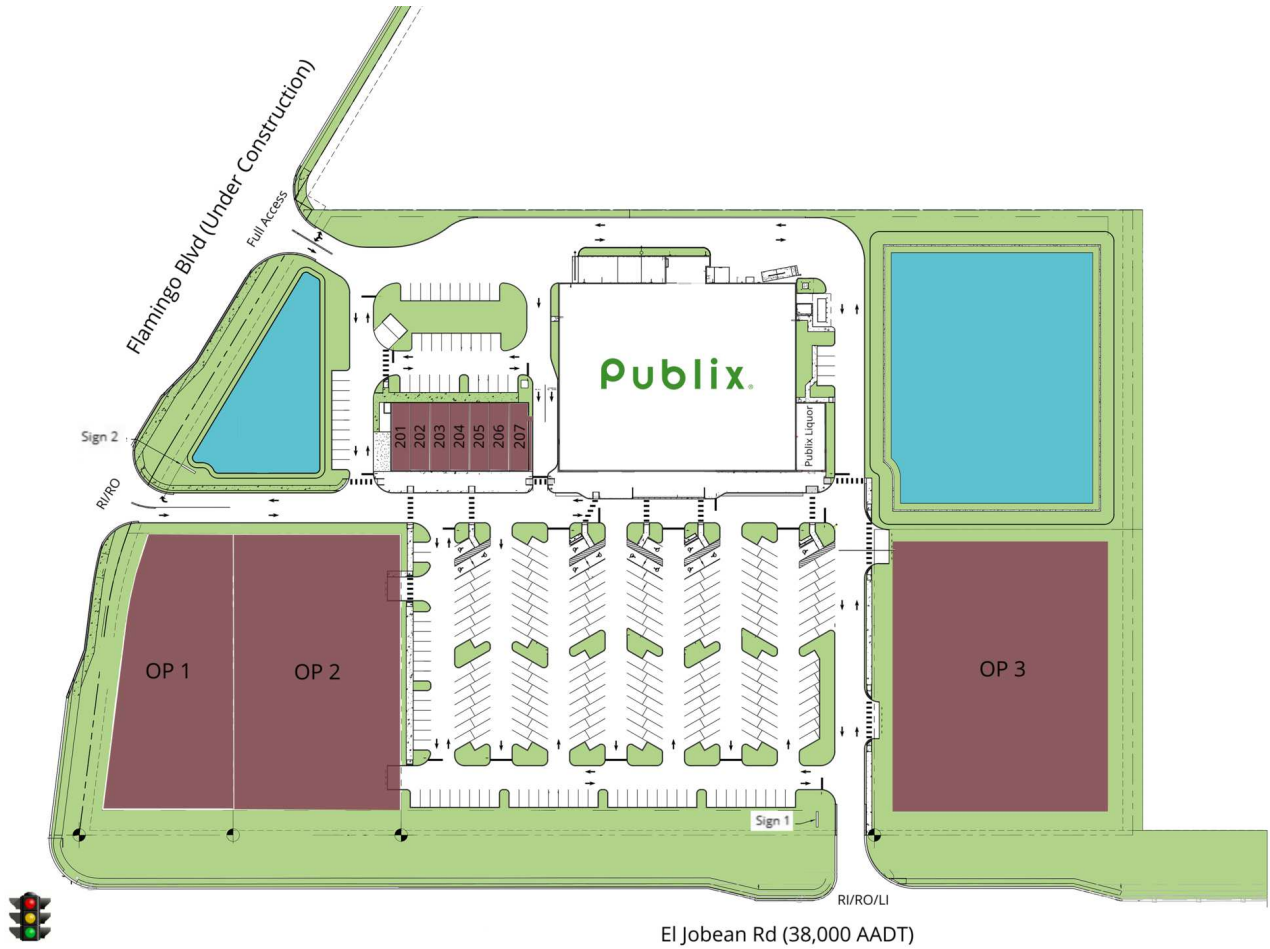
727.344.8134

jessica.moreno@sembler.com

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SITE PLAN & AVAILABILITY

| | | | | | |
|-----|---------------|-----------|------|-----------|------------|
| 101 | Publix | 46,791 SF | 205 | AVAILABLE | 1,400 SF |
| 102 | Publix Liquor | 2,100 SF | 206 | AVAILABLE | 1,400 SF |
| 201 | AVAILABLE | 1,400 SF | 207 | AVAILABLE | 1,400 SF |
| 202 | AVAILABLE | 1,400 SF | OP 1 | AVAILABLE | 0.95 ACRES |
| 203 | AVAILABLE | 1,400 SF | OP 2 | AVAILABLE | 1.2 ACRES |
| 204 | AVAILABLE | 1,400 SF | OP 3 | AVAILABLE | 1.86 ACRES |

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