

EL JOBEAN COMMERCIAL LOTS

1634 El Jobean Rd | Port Charlotte, FL 33948
Land For Lease



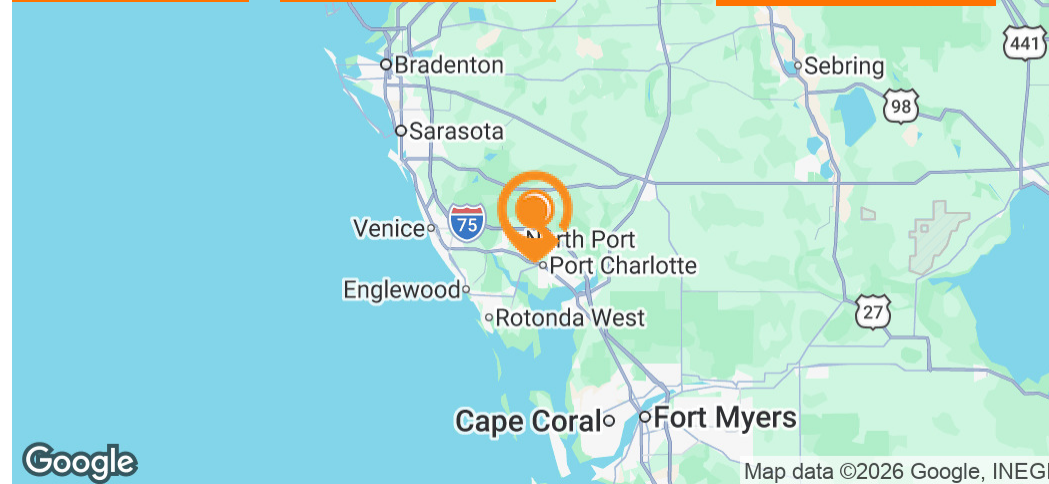
LQ Commercial
REAL ESTATE SERVICES

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[GOOGLE TOUR](#)

[CG ZONING CODE](#)



**\$2.00/SF
RATE**



**0.89 AC
LOT SIZE**



**CG
ZONING**

- 0.89 AC commercial lots for ground lease in Port Charlotte, FL
- Five CG-zoned parcels (lease together or separate) at Como St across from West Port Subdivision
- Centrally located between Port Charlotte and Englewood, near beaches, boat launches, Charlotte Sports Park, and the Fairgrounds



**5-MILE POPULATION
90,571**



**5-MILE AVG HH INCOME
\$99,757**



**5-MILE HOUSEHOLDS
38,624**



**5-MILE EMPLOYEES
28,073**

[PROPERTIES.LQCRE.COM/1634-EL-JOBEAN-SITE](https://properties.lqcre.com/1634-el-jobean-site)



Tampa, FL 33609
5440 Mariner St #112
LQCRE.COM

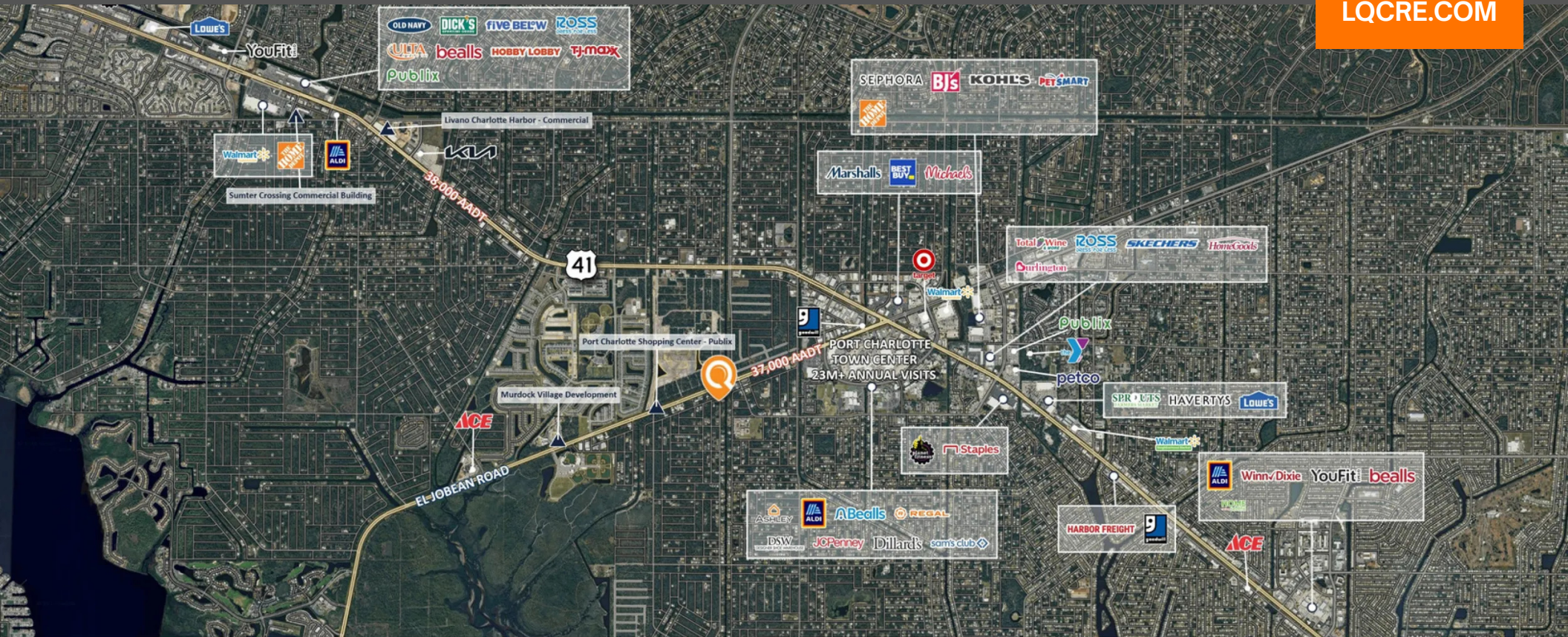
Howard Corr, CCIM
Senior Associate
D: 813.288.0020 x131
C: 941.815.2129
hcorr@lqcre.com

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

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Current zoning is CG (Commercial General). Let your imagination and entrepreneurial skills run wild with the possibilities.



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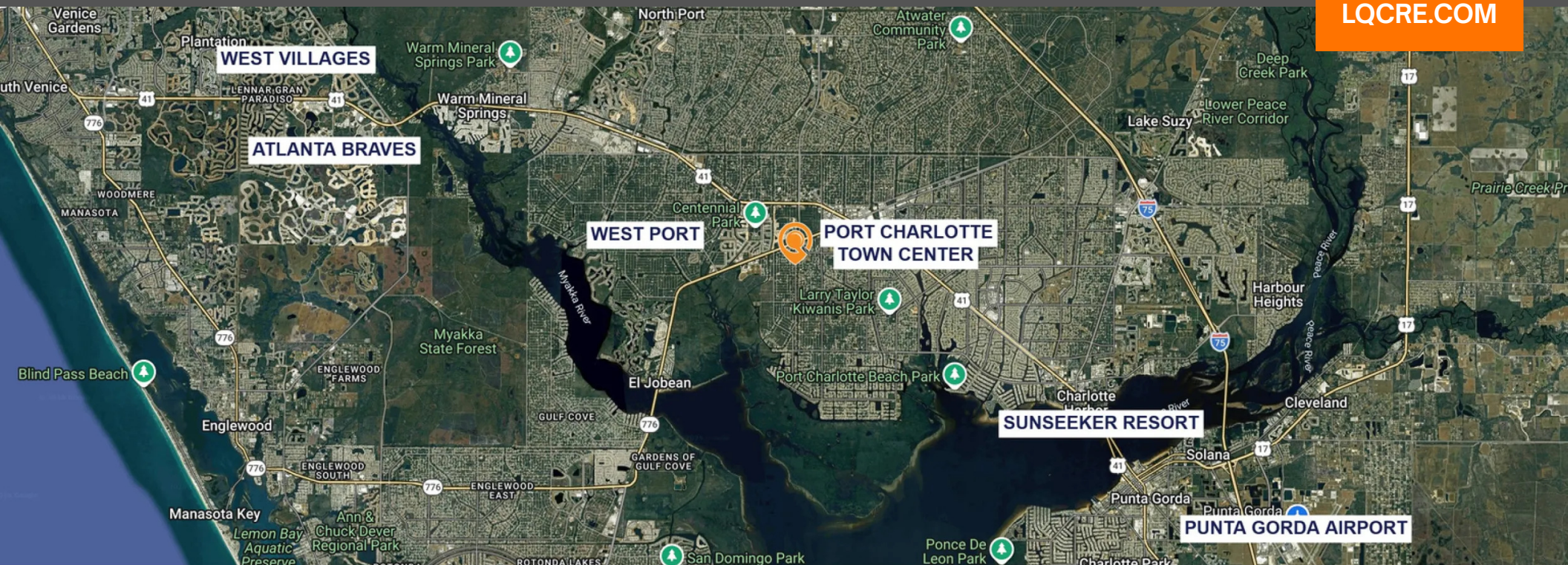
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West Port: West Port is poised to add 3,500+ new residences, from retirees seeking tranquility to growing families desiring space and modern amenities. West Port also promises thousands of square feet of new commercial space.

Centennial Park: 103.3 AC within the Murdock Village CRA and funded by Sales Tax, Parks/Rec Impact Fees and by the FL Recreation Development Assistance Program. The park is home to a College Baseball Tournament and a Disc Golf course.

West Port Marketplace: Publix-anchored shopping center, projected delivery early 2027. Located at the NE corner of El Jobean Rd and Flamingo Blvd. Flamingo Blvd will be extended to connect to US 41 and serves the West Port community.

Huntington Project: Initial construction is planned for two 5,000-sf multi-tenant quick serve restaurant tenants.



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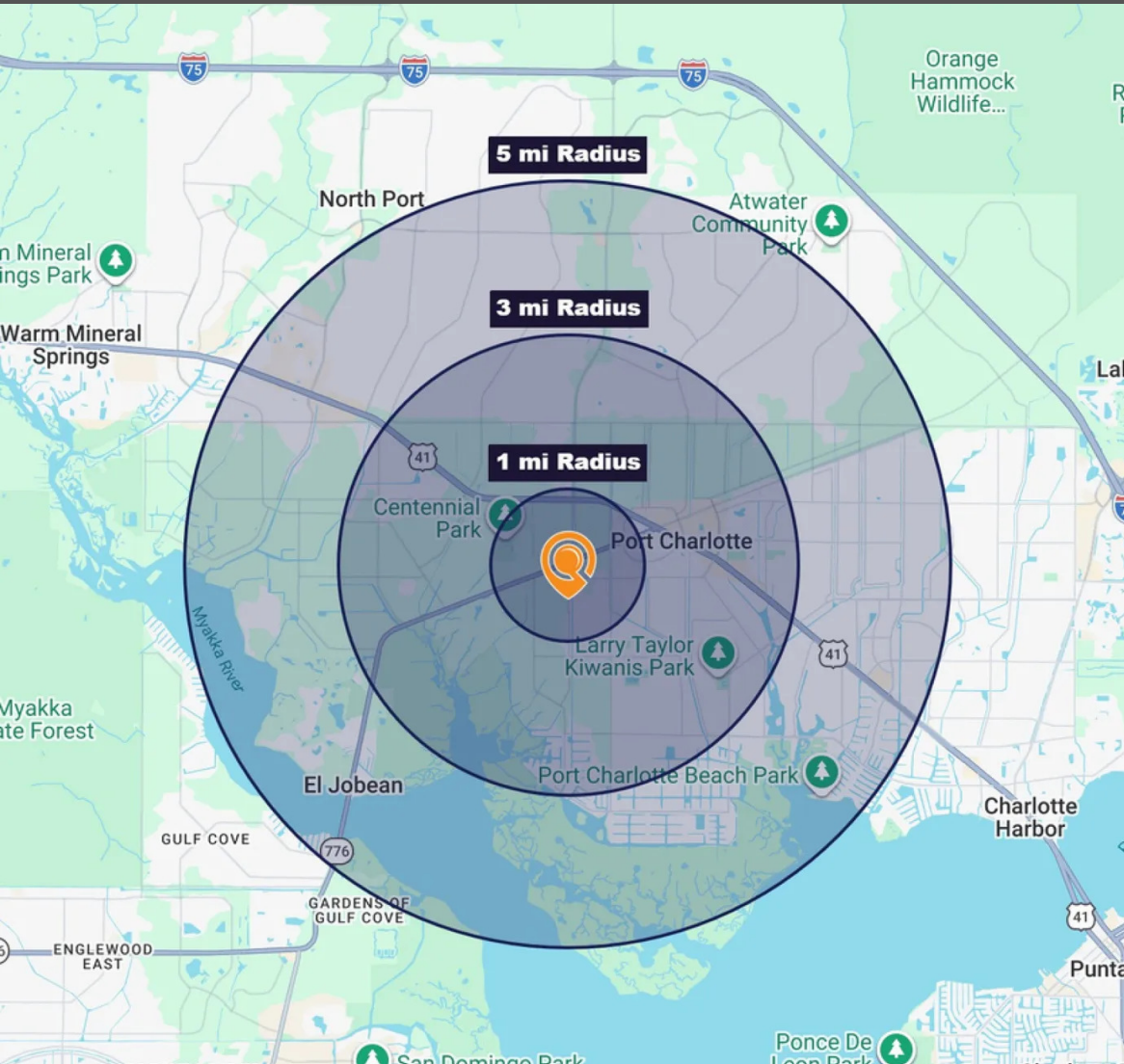
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	2,634	30,810	90,571
Five-Year Increase (#)	3,038	34,774	97,738
Five-Year Increase (%)	3.1%	2.6%	1.6%
Median Age	53.1	51.3	50.3
Households	1,051	13,403	38,624
Projected Annual Growth to 2026	1,184	14,872	40,954
White	80.5%	81.1%	80.8%
Black or African American	9.0%	8.5%	8.0%
Asian or Pacific Islander	1.9%	2.0%	2.0%
American Indian or Native Alaskan	0.2%	0.2%	0.2%
Other Races	8.4%	8.3%	9.1%
Hispanic	10.3%	10.6%	11.2%
Average Household Income	\$77,799	\$93,563	\$99,757
Median Household Income	\$59,781	\$68,779	\$71,197
Elementary (Grades 0 - 8)	2.1%	1.3%	2.4%
Some High School (Grades 9 - 11)	3.6%	4.2%	5.3%
High School Graduate	33.8%	33.6%	31.8%
Some College	28.9%	24.7%	24.4%
Associates Degree Only	13.1%	13.5%	11.5%
Bachelors Degree Only	12.8%	14.9%	15.8%
Graduate Degree	5.6%	7.9%	8.8%
Total Businesses	361	2,229	4,689
Total Employees	2,238	13,689	28,073



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