

FOR LEASE

1050 EL JOBEAN

PORT CHARLOTTE, FL



CUSHMAN &
WAKEFIELD

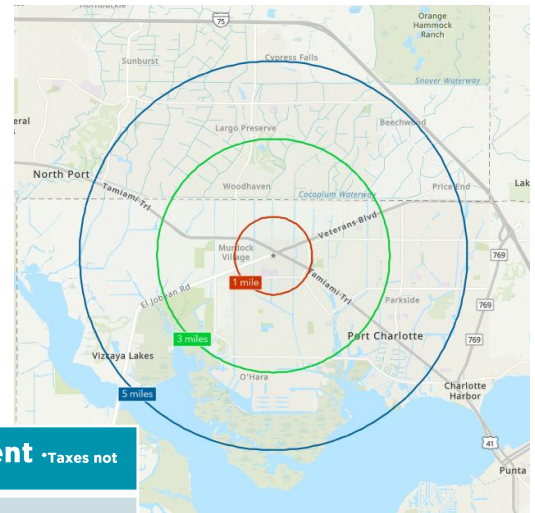
COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



**OPERATING
BUSINESS – DO NOT
APPROACH
EMPLOYEES!**

Property Highlights

- 5,398 SF of fully built-out restaurant space available for lease
- Located with high visibility on a major thoroughfare El Jobean Rd in Port Charlotte
- Close to signalized intersection of El Jobean Rd and US-41 offering high traffic counts (AADT:43,000)



Building SF	Lease Rate	Monthly Rent <small>*Taxes not included</small>
5,389 SF	\$21.75 True Net	\$9,767.56

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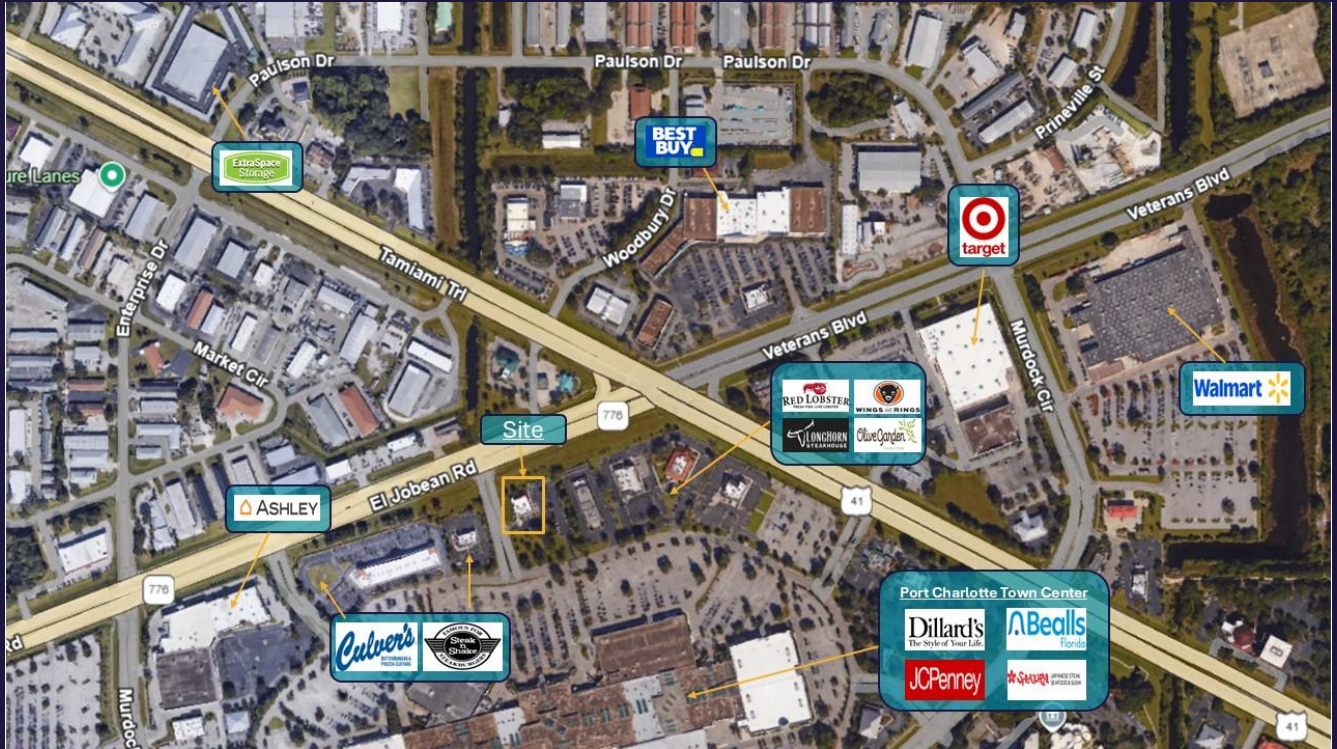
BILL FRENCH
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LOCATION



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PREMISES

1050 El Jobean Rd,
Port Charolette, FL 33948

The lower West quadrant of
US-41 (AADT:43,000)and El
Jobean Rd (AADT:28,500)
intersection

16.30/1,000SF parking ratio
88 parking spaces

2024 Demographics	1-Mile	3-Miles	5-Miles
Total Population	2,596	35,131	98,274
Total Households	995	14,639	40,353
Annual Population Growth 2024-2029	4.0%	1.6%	1.6%
Average Household Income	\$54,195	\$72,702	\$76,343
Median Age	47	51	49.8

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