



# BTS/GROUND LEASE/SPACE LEASE

5.1 ACRES

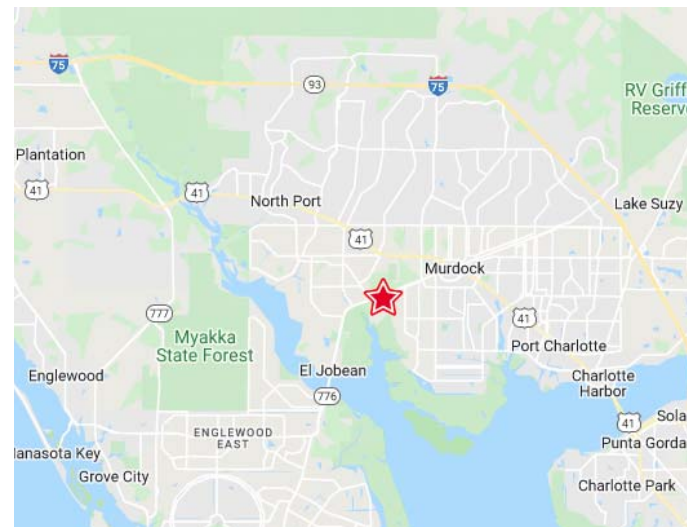
## EL JOBEAN RD & SPORTS COMPLEX | PORT CHARLOTTE, FL



### Property Highlights

- ◆ 5.1 acre site with over 30,000 vpd
- ◆ Great visibility on El Jobean Rd
- ◆ Adjacent to Charlotte Sports Park & MiLB Spring Training facility for the Tampa Bay Rays
- ◆ 2,000 planned homes in the Isles of West Port a master planned community across the street
- ◆ Only 2 miles from Port Charlotte Town Center
- ◆ Ideal site for restaurant, retail and gas/convenience

|                     | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------|----------|----------|----------|
| Population          | 486      | 17,097   | 68,571   |
| Average HH Income:  | \$68,727 | \$74,455 | \$69,990 |
| Daytime Population: | 187      | 10,985   | 23,484   |



### CONTACT

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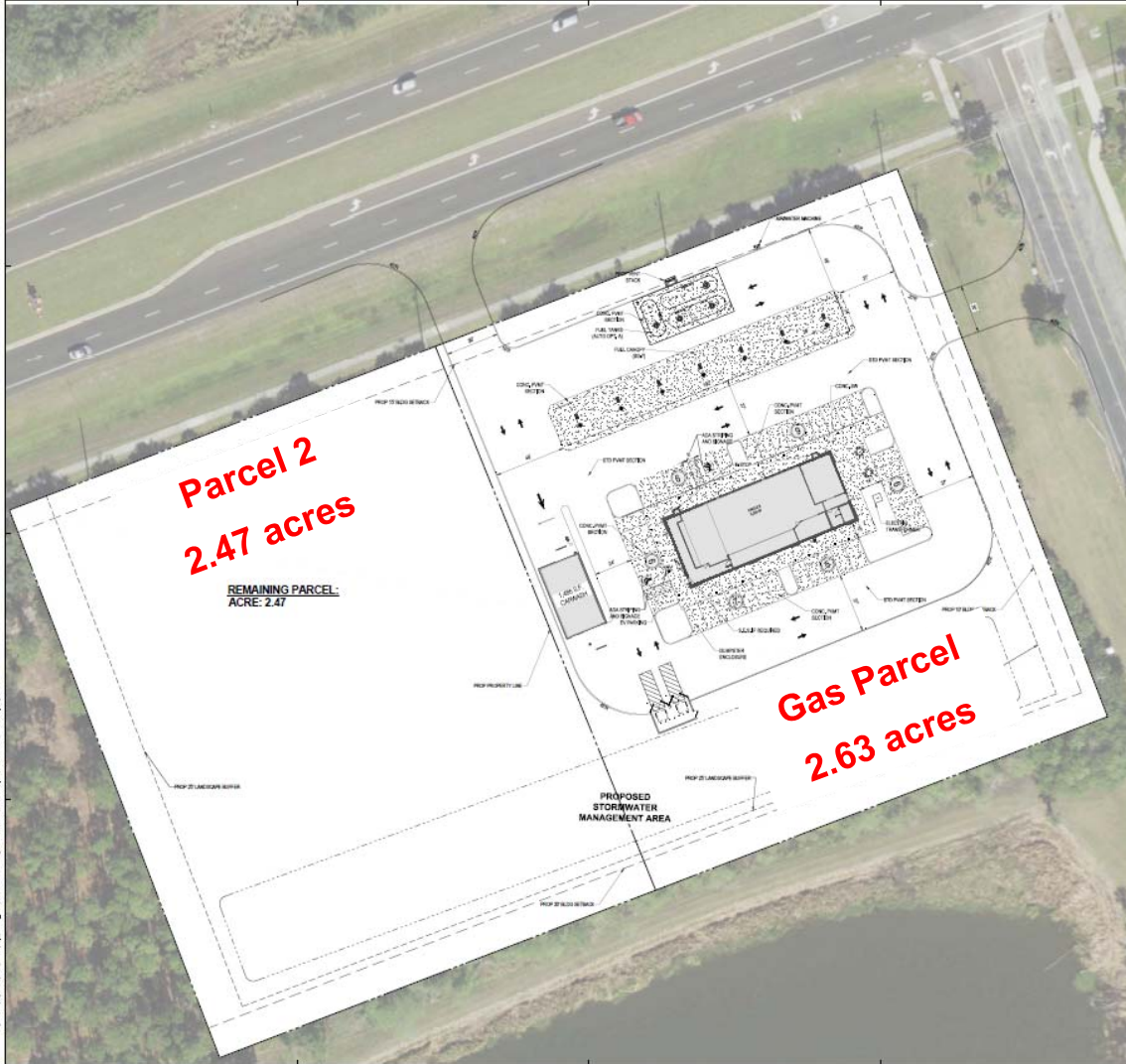




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| SITE DATA                            |  |
|--------------------------------------|--|
| TRACEL LOT/BLK NUMBER                | WILLIAMS/2000S                               |
| SITE ADDRESS                         | 2101 El Jobean Rd<br>Port Charlotte, Florida |
| SUBDIVISION                          | Charlotte County                             |
| ZONING                               | CU   |
| FUTURE LAND USE                      | Commercial                                   |
| EXISTING LAND USE                    | Forest                                       |
| PROPOSED LAND USE                    | CU   |
| DEVELOPER                            | BD   |
| PROPOSED A.S.                        | 0.3  |
| TOTAL PROJECT AREA                   | 272,000 SF (0.3 AC)                          |
| EXISTING GREEN SPACE                 | 272,000 SF (0.3 AC)                          |
| PARKING CALCULATIONS                 |  |
| DEFICIT NEEL PARKING SPACES PROVIDED | 0  |
| DEFICIT CONP PARKING SPACES PROVIDED | 10   |
| TOTAL DEFICIT/NEEL SPACES PROVIDED   | 0  |
| TOTAL SPACES PROVIDED                | 30   |
| REQUIRED PARKING SPACES              | 30   |
| BUILDING SETBACKS                    |  |
| NORTH                                | 15   |
| SOUTH                                | 20   |
| EAST                                 | 10   |
| WEST                                 | 0  |
| LANDSCAPE BUFFER REQUIREMENTS        |  |
| NORTH                                | 0  |
| SOUTH                                | 20   |
| EAST                                 | 20   |
| WEST                                 | 20   |



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