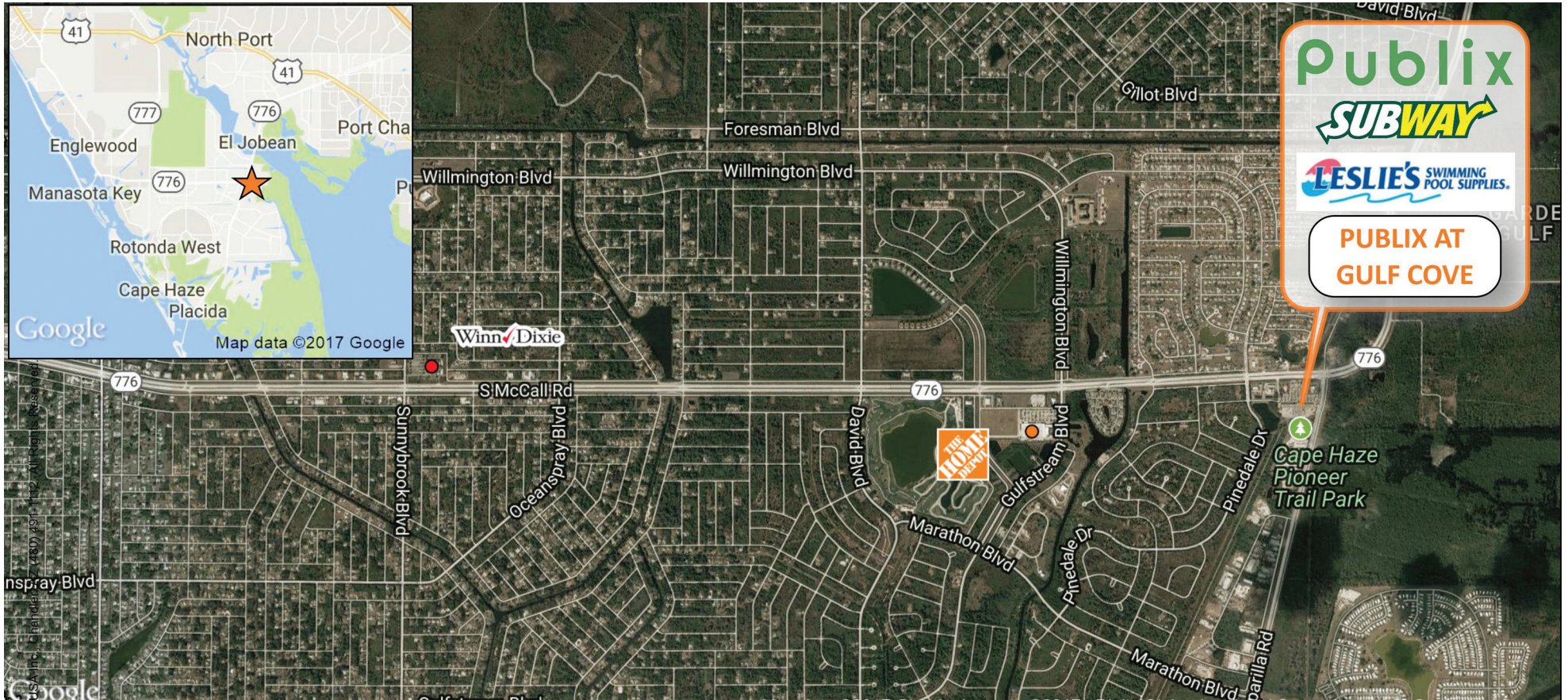




PUBLIX AT GULF COVE

13435 S. McCall Road, Port Charlotte, FL 33981



MARKET: West Florida

COUNTY: Charlotte

GLA: 65,790 SF



	TOTAL POPULATION	MEDIAN AGE	AVG. HH INCOME
1 MILE	2,339	55.6	\$49,122
3 MILES	12,979	57.7	\$50,159
5 MILES	31,850	60	\$51,209

DAVID A. FASANO | LEASING AGENT

davidf@secenters.com

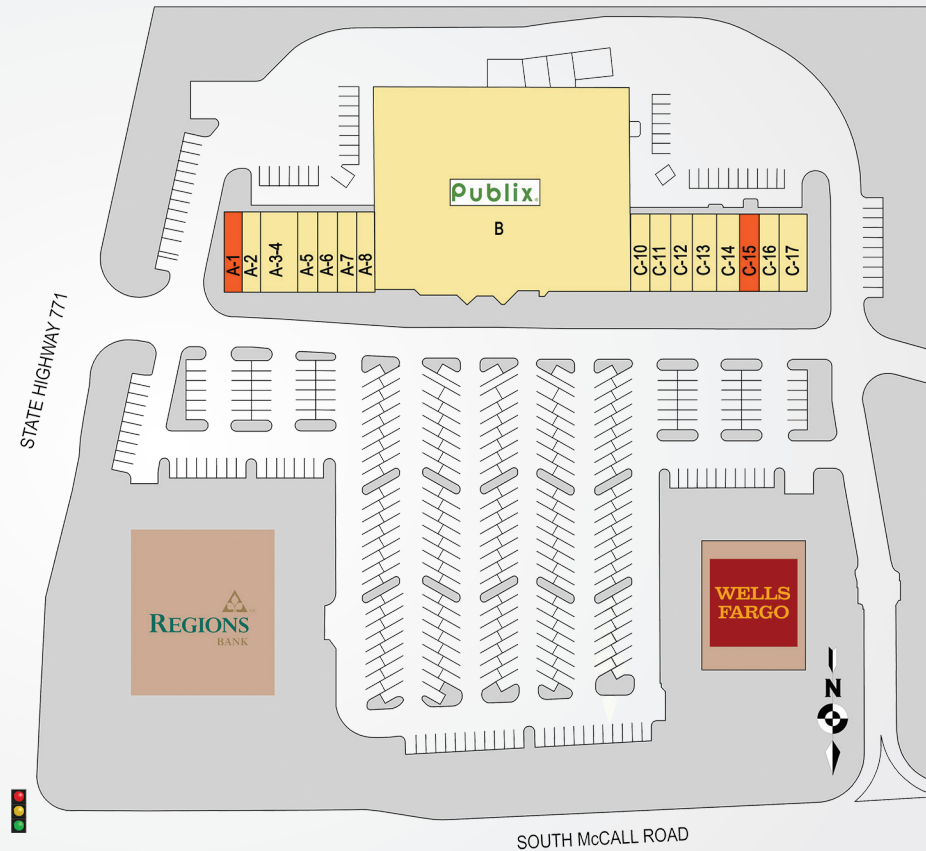
(800) 572-5971 | Mobile (941) 915-3392

**SOUTHEAST
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PUBLIX AT GULF COVE

TENANTS	UNIT	SF
Available	A-1	1,225
Edward Jones	A-2	1,050
Leslie's Poolmart	A-3-4	2,450
Subway	A-5	1,225
The Laundry Lady	A-6	1,225
Kyle Kurtis Salon	A-7	1,225
Publix Liquor	A-8	1,400
Publix		44,265
Allstate Insurance	C-10	1,400
China Wok	C-11	1,050
Great Clips	C-12	1,225
D.O. Nails	C-13	1,050
Joe's Pizza	C-14	1,050
Available	C-15	1,050
The UPS Store	C-16	1,225
Amber Dental	C-17	3,675



13435 S. McCall Road, Port Charlotte, FL 33981

This Center is located at the intersection of State Route 776 and County Road 771 in the Northwest portion of Charlotte County. The surrounding area is experiencing vibrant housing development activity. This Publix boasts robust sales and generates more traffic than a typical store, further contributing to the neighboring tenants' success.

Best-in-class service and value creation through diligent, return-driven property management, leasing, development, and construction management



This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.