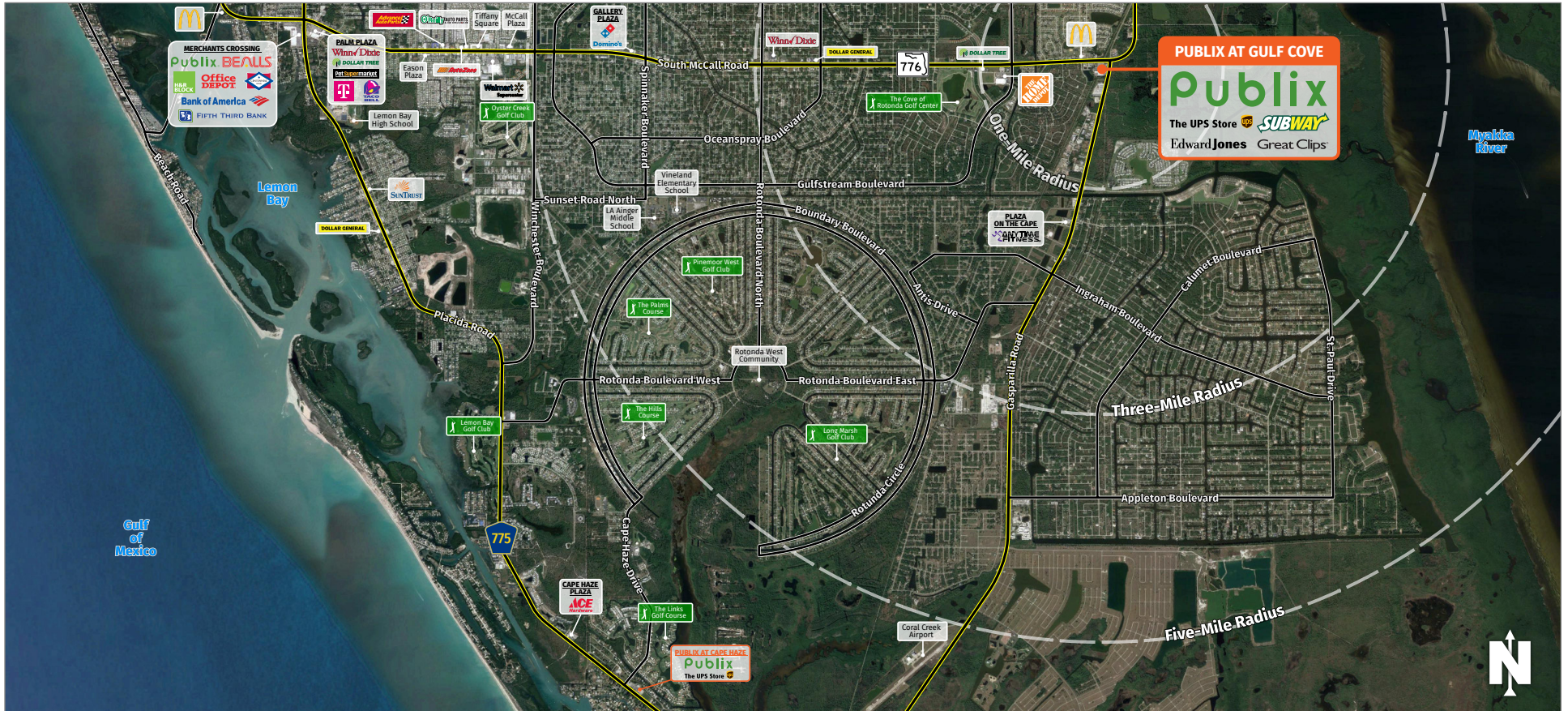




PUBLIX AT GULF COVE

13435 South McCall Road, Port Charlotte, FL 33981

PORT CHARLOTTE, FL

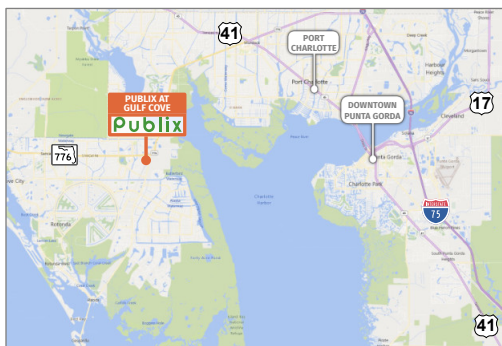


MARKET: Punta Gorda MSA

COUNTY: Charlotte

GLA: ±65,795 SF

TRAFFIC COUNT: ±29,393



- Publix at Gulf Cove is located at the intersection of State Route 776 and County Road 771 in northwest Charlotte County. The center's unique location provides exceptional exposure along the Charlotte County peninsula's primary thoroughfare, offering access to mainland Florida via the El Jobean Bridge three miles northeast of the center.
- 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.

NOLAN COLLIER | LEASING AGENT

ncollier@secenters.com

(321) 677-0155 | Mobile (407) 864-6897



WWW.SOUTHEASTCENTERS.COM



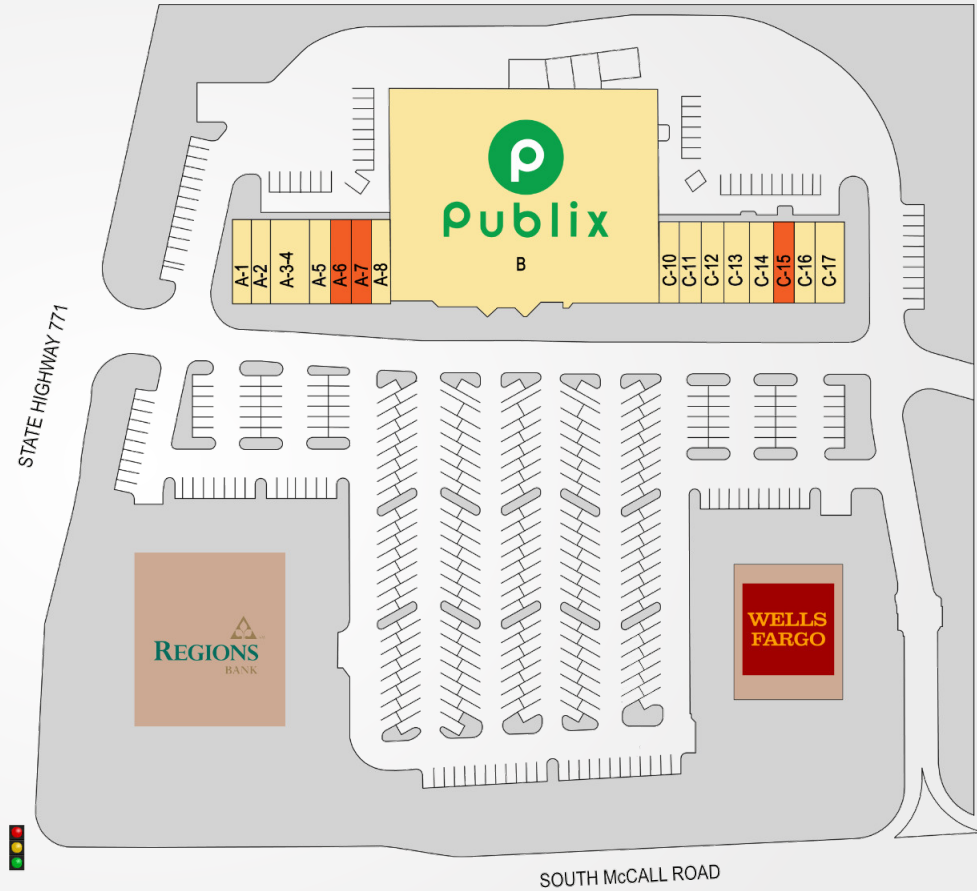
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13435 South McCall Road, Port Charlotte, FL 33981

SOUTHEAST
CENTERS

PUBLIX AT GULF COVE

| TENANTS | UNIT | SIZE |
|-------------------|-------------|-----------------|
| Nukumi Sushi | A-1 | 1,225 SF |
| Edward Jones | A-2 | 1,050 SF |
| Leslie's Poolmart | A3-A4 | 2,450 SF |
| Subway | A-5 | 1,225 SF |
| Available | A-6 | 1,225 SF |
| Available | A-7 | 1,225 SF |
| Publix Liquor | A-8 | 1,400 SF |
| Publix | B | 44,270 SF |
| Culbertson Agency | C-10 | 1,400 SF |
| China Wok | C-11 | 1,050 SF |
| Great Clips | C-12 | 1,225 SF |
| D.O. Nails | C-13 | 1,050 SF |
| Joe's Pizza | C-14 | 1,050 SF |
| Available | C-15 | 1,050 SF |
| The UPS Store | C-16 | 1,225 SF |
| Amber Dental | C-17 | 3,675 SF |



13435 South McCall Road, Port Charlotte, Florida 33981

DEMOGRAPHICS

TOTAL POPULATION

MEDIAN AGE

AVERAGE HH INCOME

| | | | |
|----------------|--------|------|----------|
| 1 MILE | 2,445 | 56.8 | \$53,213 |
| 3 MILES | 13,434 | 57.3 | \$62,870 |
| 5 MILES | 35,693 | 58.8 | \$66,654 |

Southeast Centers offers 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.