



PUBLIX AT GULF COVE

13435 South McCall Road, Port Charlotte, FL 33981

PORT CHARLOTTE, FL

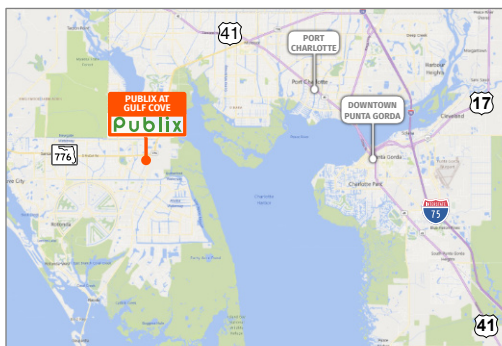


MARKET: Punta Gorda MSA

COUNTY: Charlotte

GLA: ±65,795 SF

TRAFFIC COUNT: ±39,500 (Combined)



- 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.

MATTHEW SCOTT | LEASING AGENT

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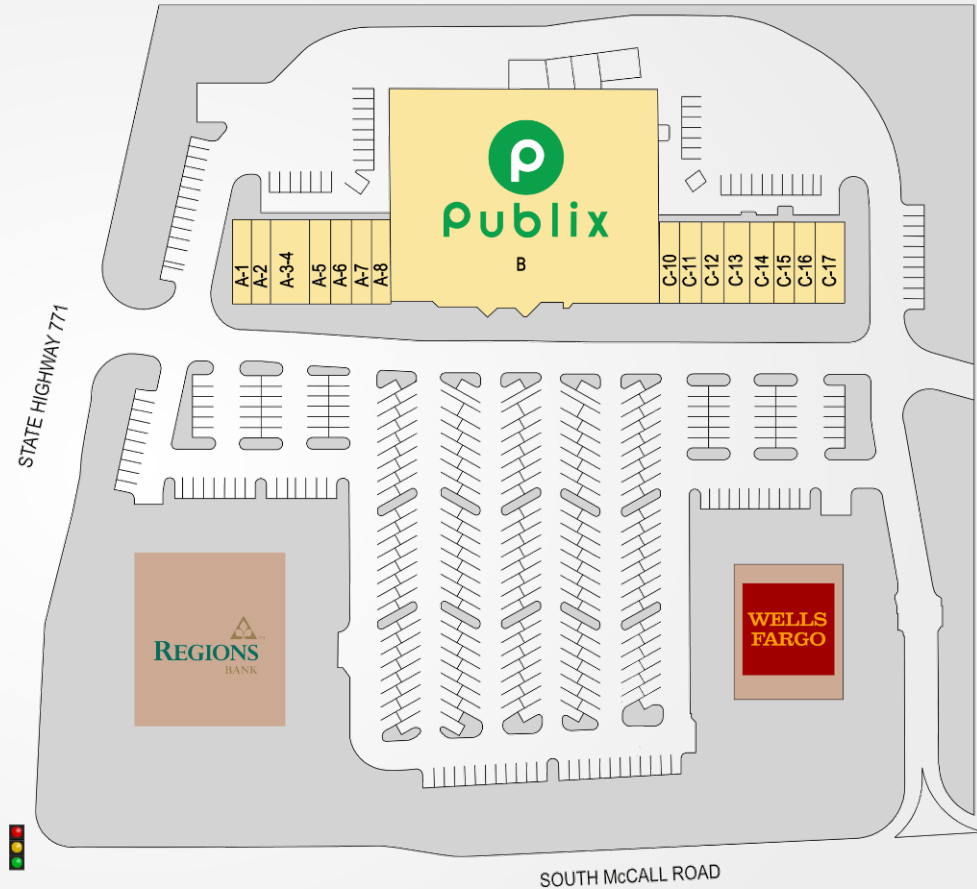
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PUBLIX AT GULF COVE

TENANTS	UNIT	SIZE
Pho Gulf Cove Vietnamese Cuisine	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
Uncle Louie G Ice Cream	A-6	1,225 SF
Salty Waves Salon and Spa	A-7	1,225 SF
Publix Liquor	A-8	1,400 SF
Publix	B	44,270 SF
Coldwell Banker Sunstar Realty	C-10	1,400 SF
China Wok	C-11	1,050 SF
Great Clips	C-12	1,225 SF
Gel Nails	C-13	1,050 SF
Joe's Pizza	C-14	1,050 SF
La France Cleaners	C-15	1,050 SF
The UPS Store	C-16	1,225 SF
Amber Dental	C-17	3,675 SF



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DEMOGRAPHICS

TOTAL POPULATION

MEDIAN AGE

AVERAGE HH INCOME

1 MILE	2,552	60.2	\$98,139
3 MILES	18,563	59.1	\$114,704
5 MILES	42,452	60.5	\$116,572

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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.