

FOR LEASE

**PORT CHARLOTTE
TOWN CENTER
REDEVELOPMENT**



LQ Commercial
REAL ESTATE SERVICES



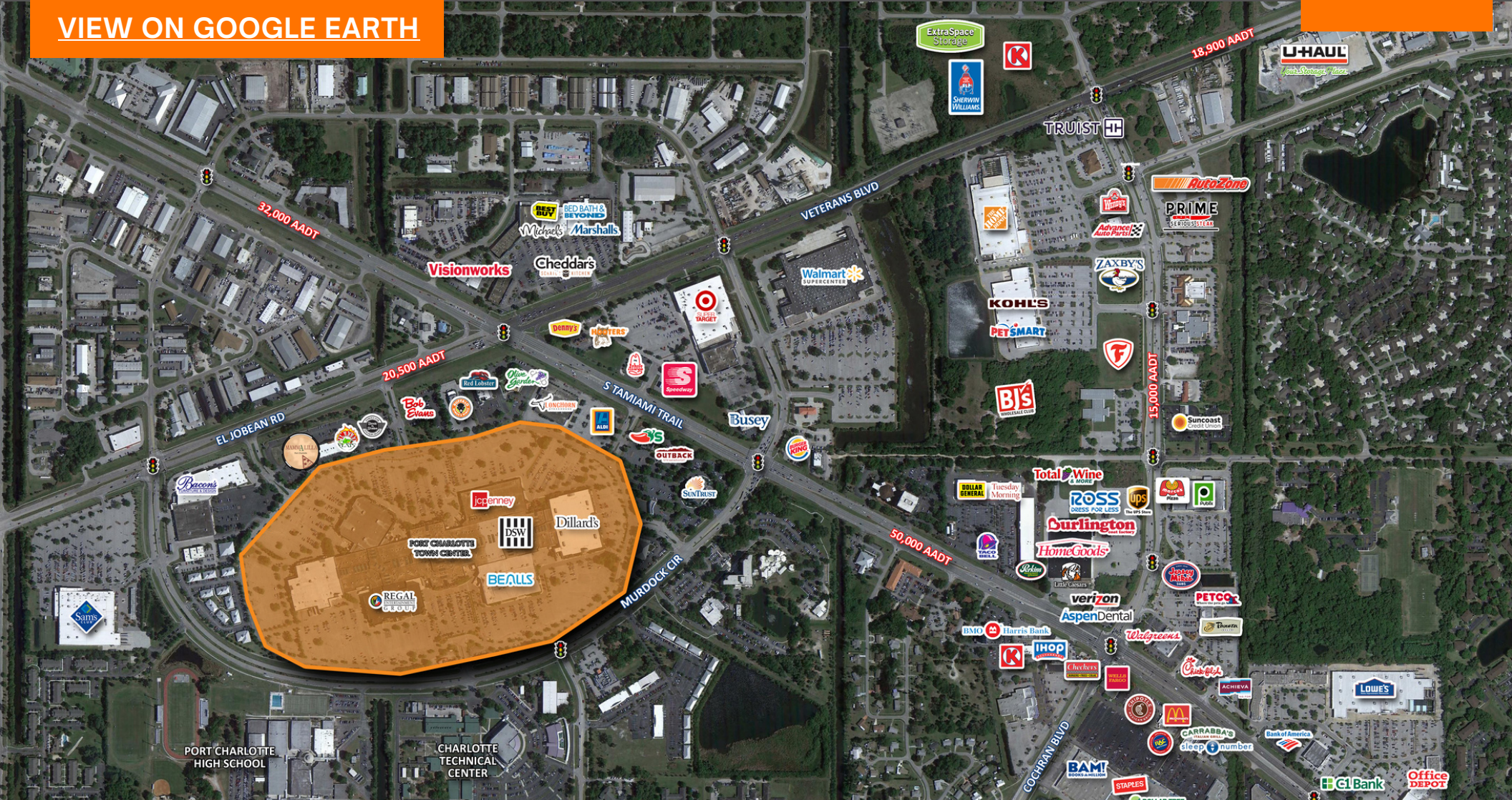
PORT CHARLOTTE TOWN CENTER

1441 Tamiami Trail | Port Charlotte, FL 33948
Mall Redevelopment



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[VIEW ON GOOGLE EARTH](#)



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1614 Colonial Blvd #101
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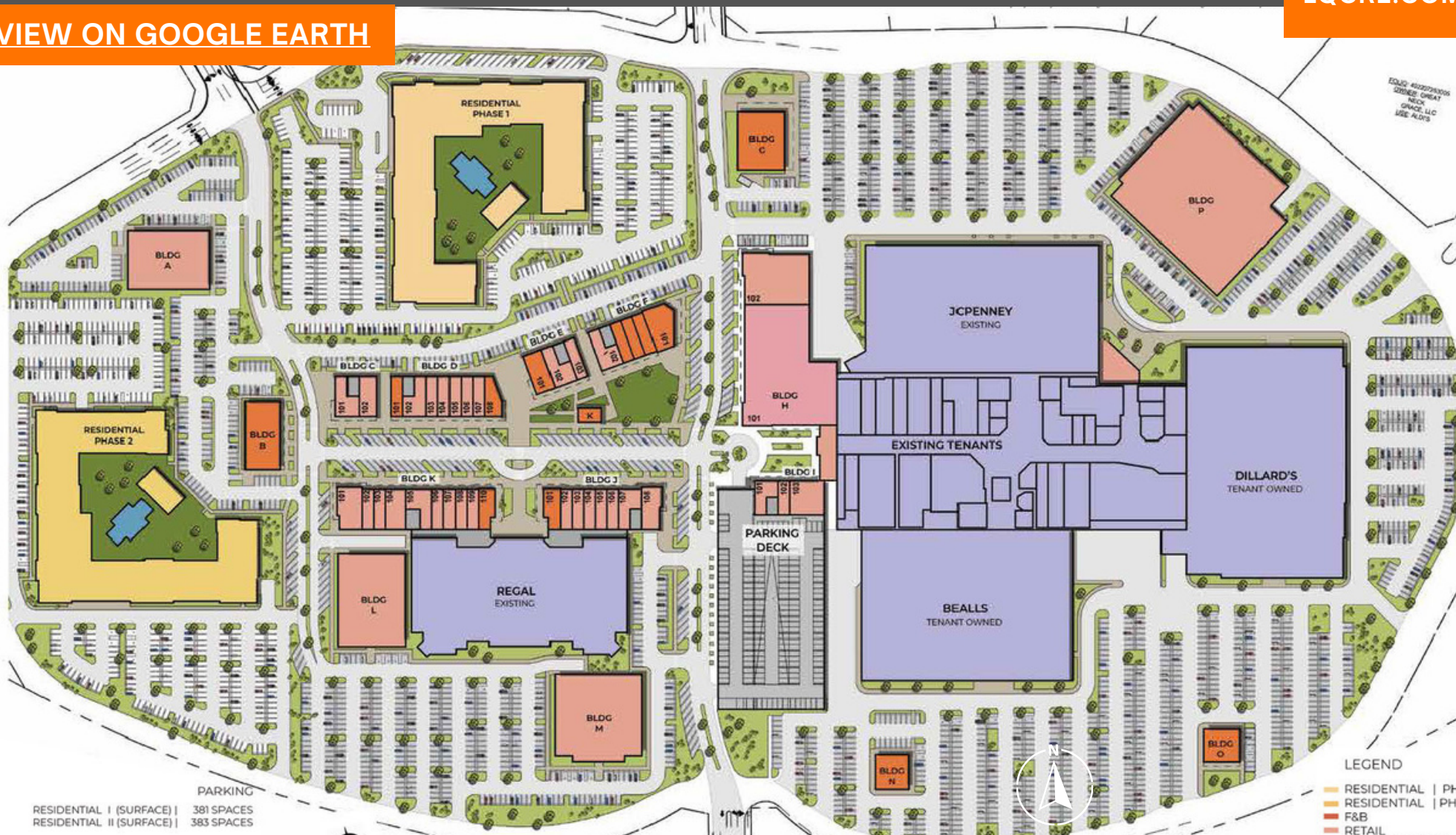
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PARKING
RESIDENTIAL I (SURFACE) | 381 SPACES
RESIDENTIAL II (SURFACE) | 383 SPACES

LEGEND
■ RESIDENTIAL | PHASE 1
■ RESIDENTIAL | PHASE 2
■ F&B
■ RETAIL

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PORT CHARLOTTE TOWN CENTER

Port Charlotte Town Center is located in Port Charlotte, FL in Charlotte County and shares city borders with North Port and Punta Gorda. Port Charlotte is strategically located between Miami and Tampa, which places four million people within 90 miles and 75 percent of the entire Florida population within 150 miles.

The town center is ideally situated at US 41 (Tamiami Trail) and State Route 776 (Veterans Boulevard). Tamiami Trail serves as the major retail corridor in Port Charlotte. Port Charlotte Town Center serves as the premier shopping and dining destination in Charlotte County, drawing consumers from 50 miles away.

This mixed-use redevelopment of the mall will focus on creating a unique experience incorporating architectural design features, landscaping, and public spaces to create a vibrant and inviting atmosphere.

Port Charlotte Town Center will deliver the right combination of tenants, activities, and events to keep shoppers engaged and returning often. The unique ambiance and centralized location in the market will attract residents and visitors from across Southwest Florida. Introducing a residential component, into the retail-entertainment-restaurant-focused design, will create increased daily foot traffic.

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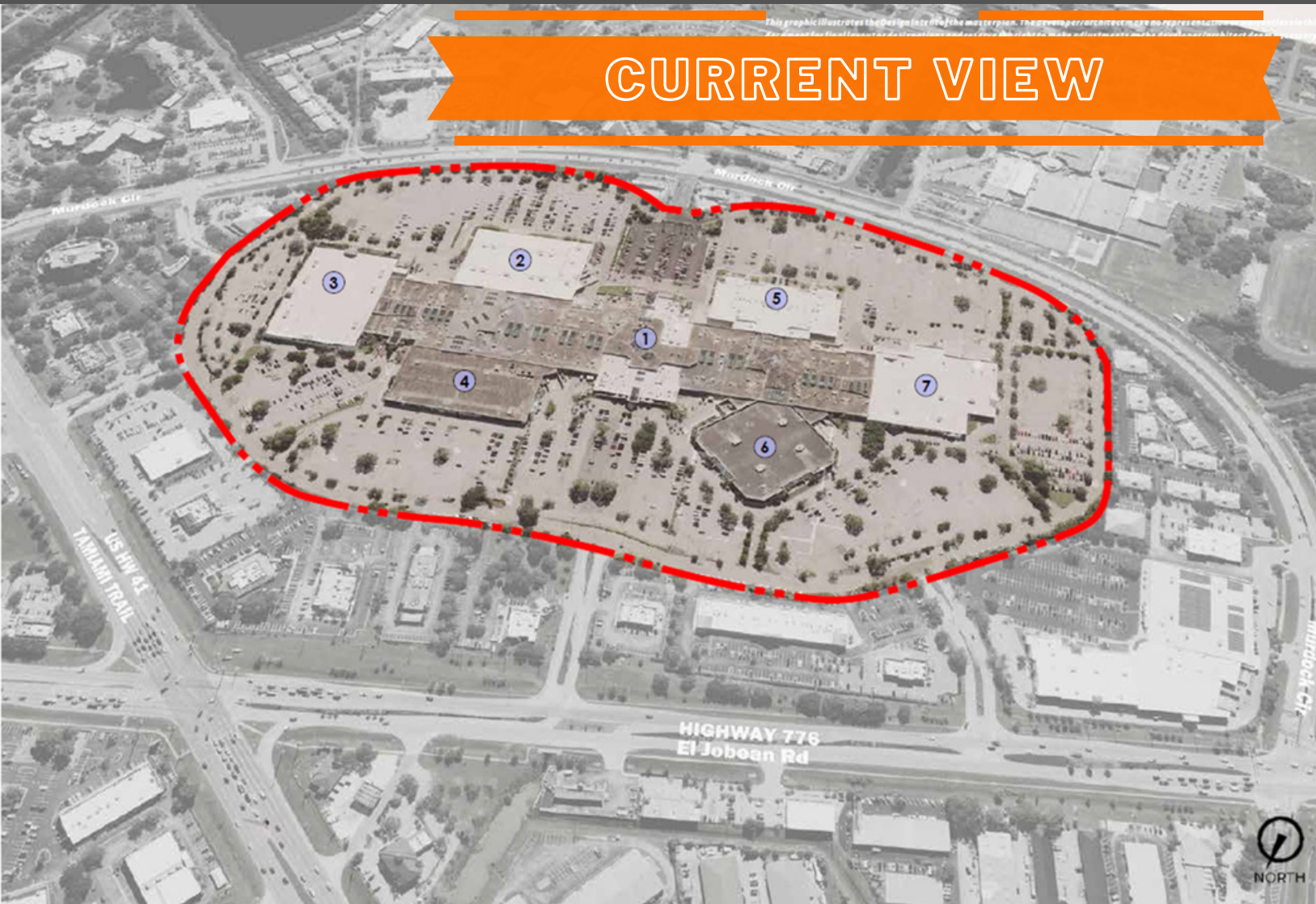
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CURRENT VIEW



KEY

- ① Existing Mall
- ② Bealls
- ③ Dillard's
- ④ JCPenney
- ⑤ Regal
- ⑥ Former Macy's
- ⑦ Former Sears



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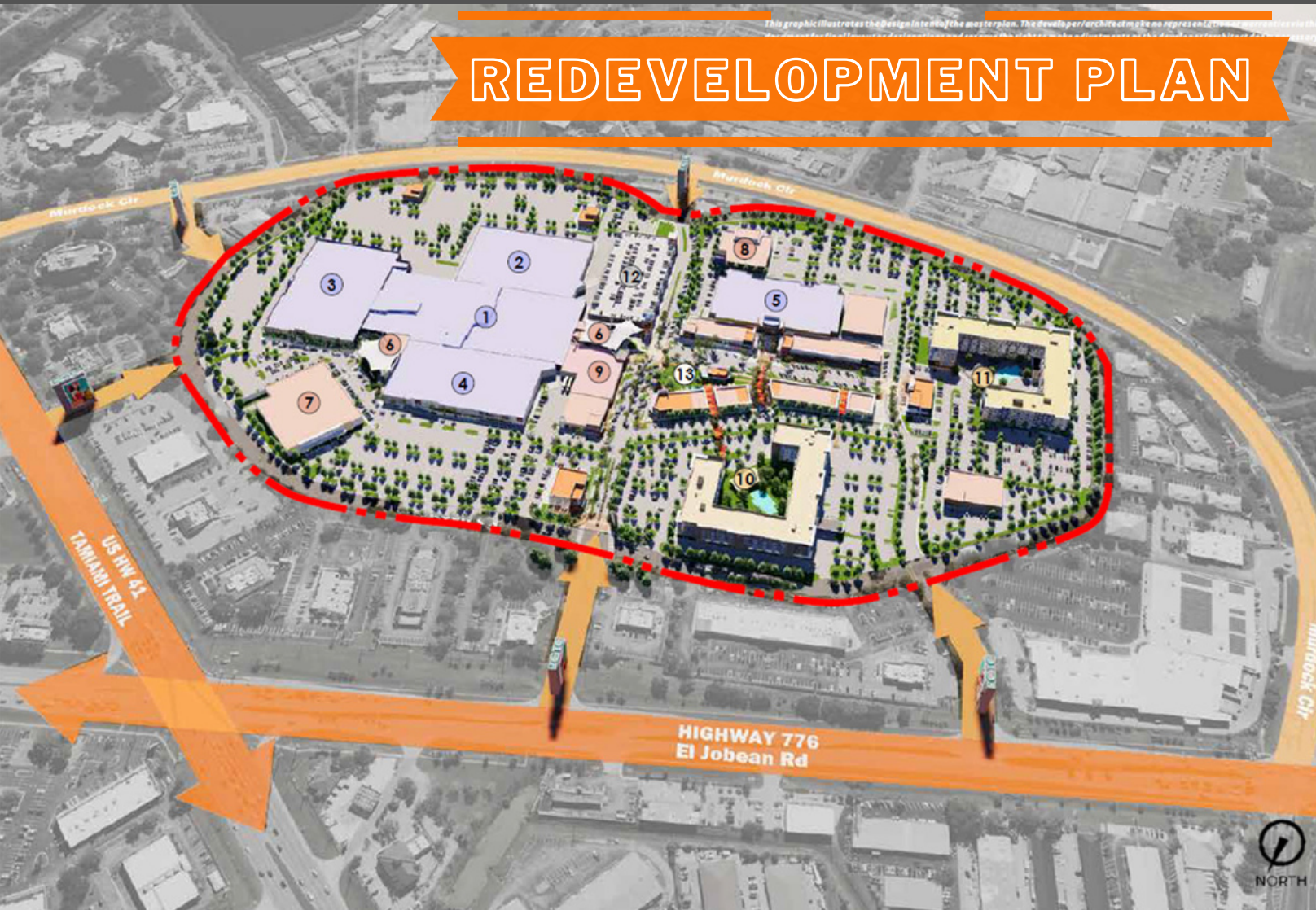
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REDEVELOPMENT PLAN



KEY

- ① Existing Mall
- ② Bealls
- ③ Dillard's
- ④ JCPenney
- ⑤ Regal
- ⑥ New Entrance
- ⑦ Sporting Goods
- ⑧ Fitness
- ⑨ Bowling
- ⑩ 250 Units Residential I
- ⑪ 250 Units Residential II
- ⑫ 646 Spaces Parking Deck
- ⑬ The Green

SITE AREA

77.14 Acres (3,360,097 SF)

OVERALL TOTAL GLA

695,111 SF

ALLOWED GLA UNDER DRI

700,605 SF

NEW RESIDENTIAL

500 UNITS

LEGEND

- F & B
- Retail
- Entertainment
- Residential I
- Residential II
- Existing Mall
- Parking



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AERIAL VIEW



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THE GREEN




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NEW WESTERN ENTRANCE



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NEW EASTERN ENTRANCE



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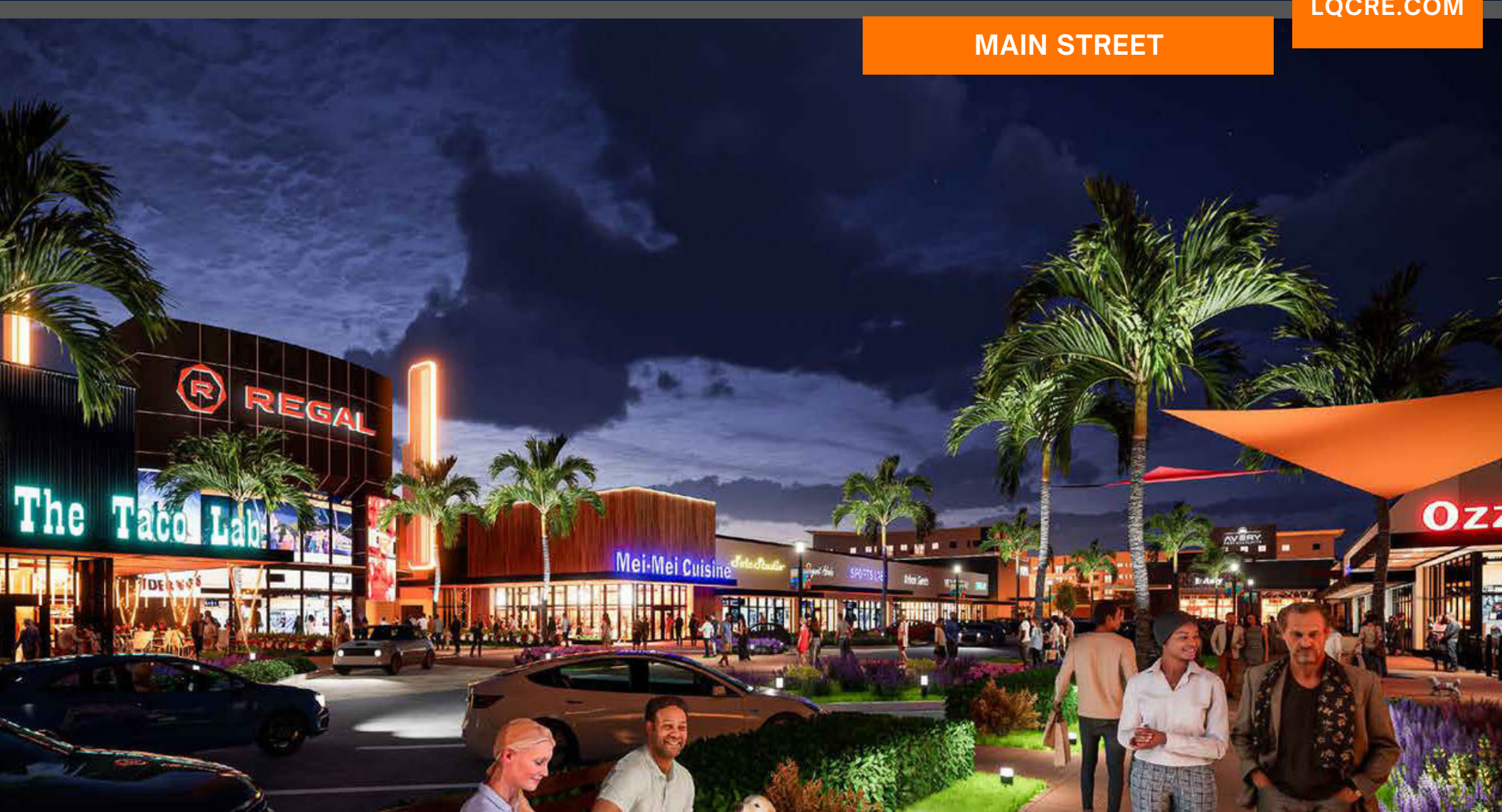
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MAIN STREET



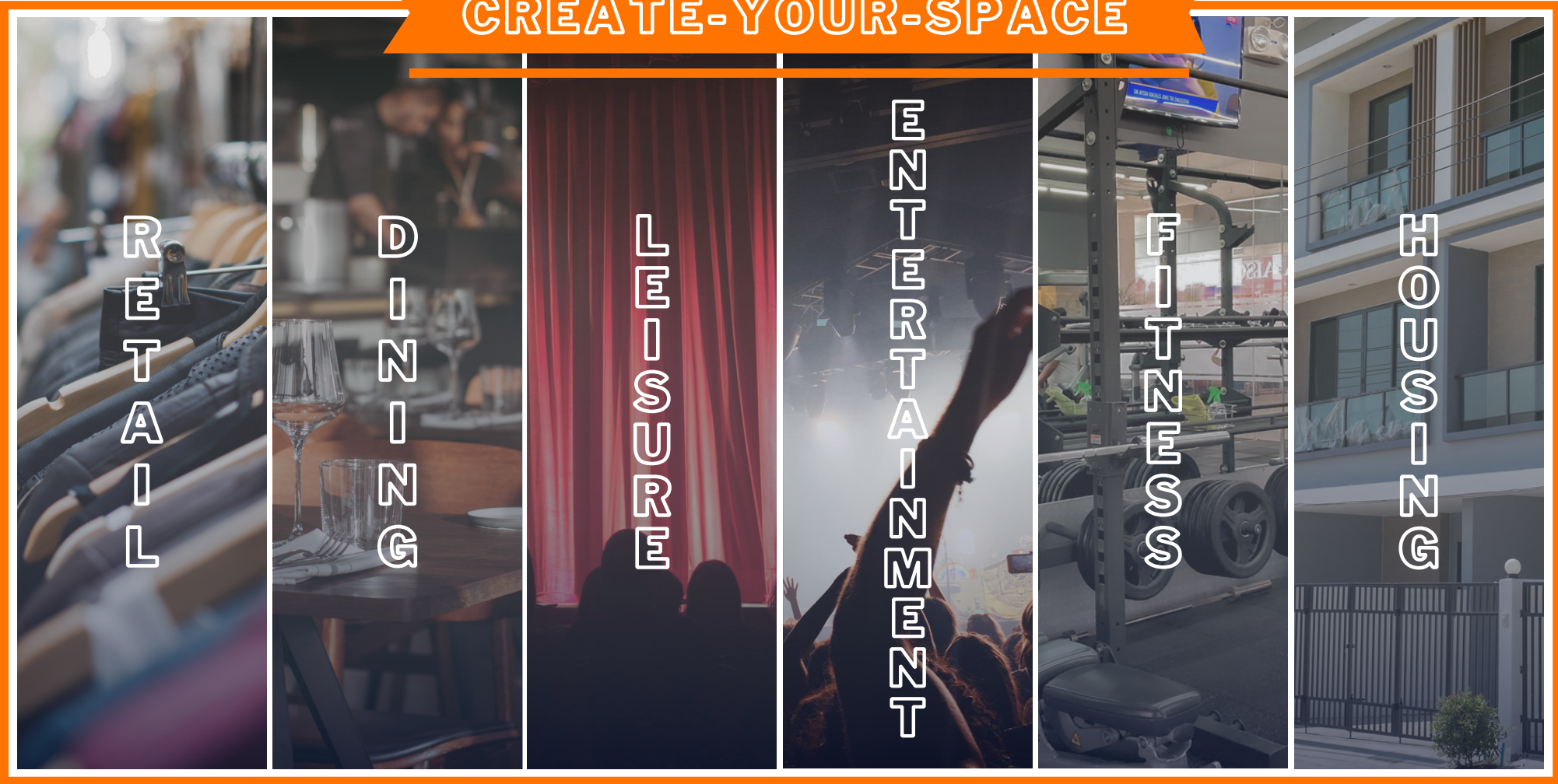

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CREATE-YOUR-SPACE



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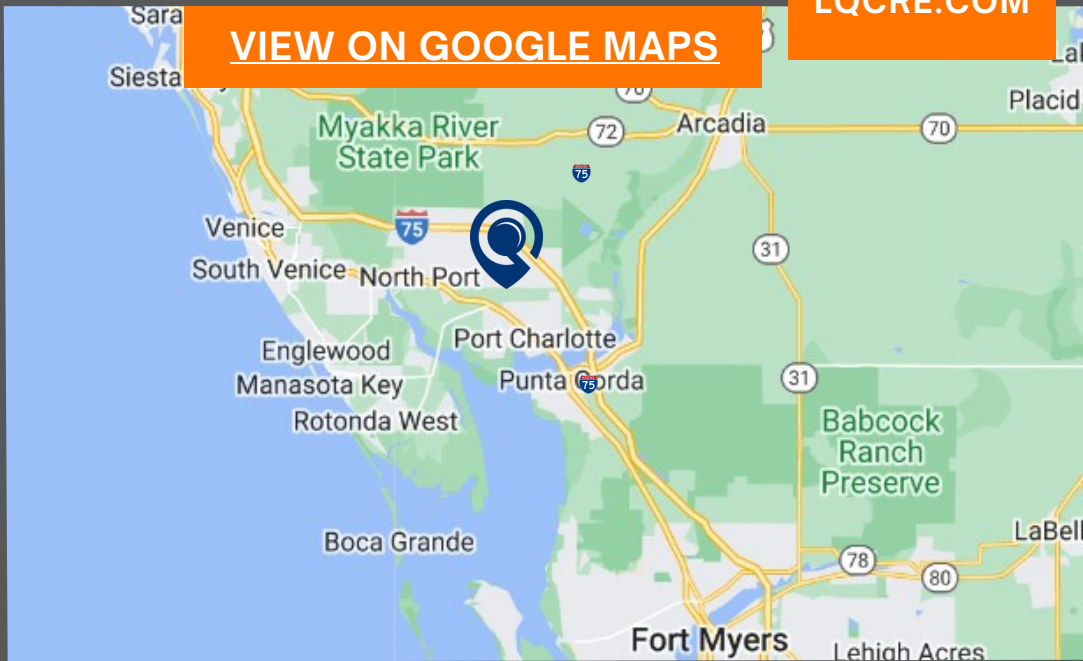
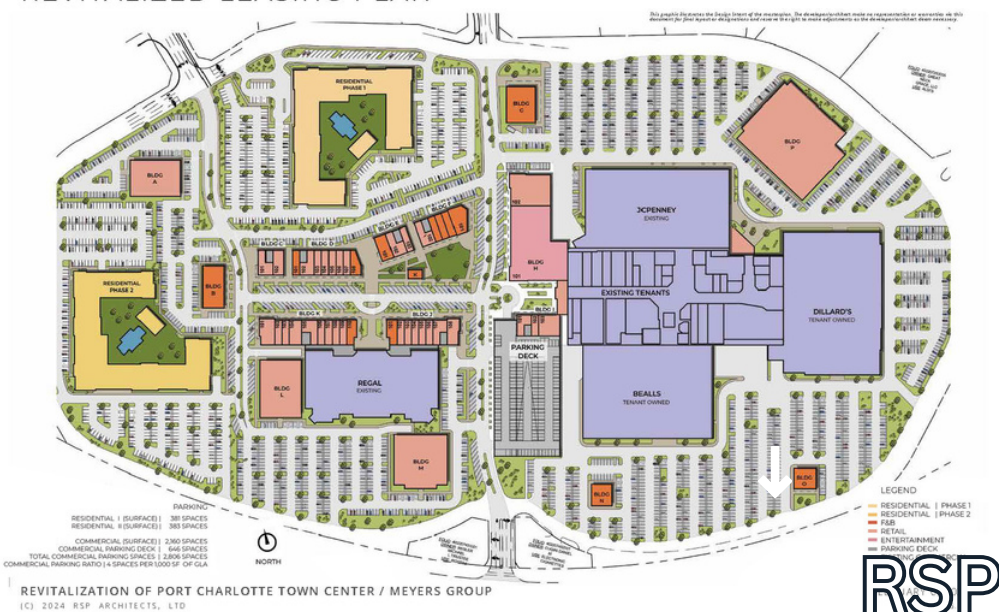
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REVITALIZED LEASING PLAN



SHOPS 165,000 SF	RESTAURANTS 63,500 SF	RESIDENTIAL 275 UNITS	ANCHORS 270,000 SF	CINEMA 65,600 SF
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**Excludes Dillard's & Bealls*

- Now pre-leasing! Charlotte Counties Premier mixed-use center.
- Anchor, entertainment, in-line, and pads available - call for rates.
- PCTC draws all of Charlotte and portions of Lee and Sarasota Counties.
- 400K± Residents in trade area with a 2.1% projected annual growth rate.
- This regional hub acts as the "downtown" of Charlotte County.
- PCTC also draws from master-planned "Wellen Park" community (11 mi NW).
- Wellen Park will have over 12,000 homes at buildout/over 23,000 residents!

 20-MIN POPULATION 166,728	 25-MIN POPULATION 218,475	 30-MIN POPULATION 253,183
 20-MIN INCOME \$91,154	 25-MIN INCOME \$88,609	 30-MIN INCOME \$87,529
 20-MIN EMPLOYEES 54,521	 25-MIN EMPLOYEES 62,635	 30-MIN EMPLOYEES 67,622

PROPERTIES.LQCRE.COM/PCTC



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+ 1,951 SURFACE SPACES!
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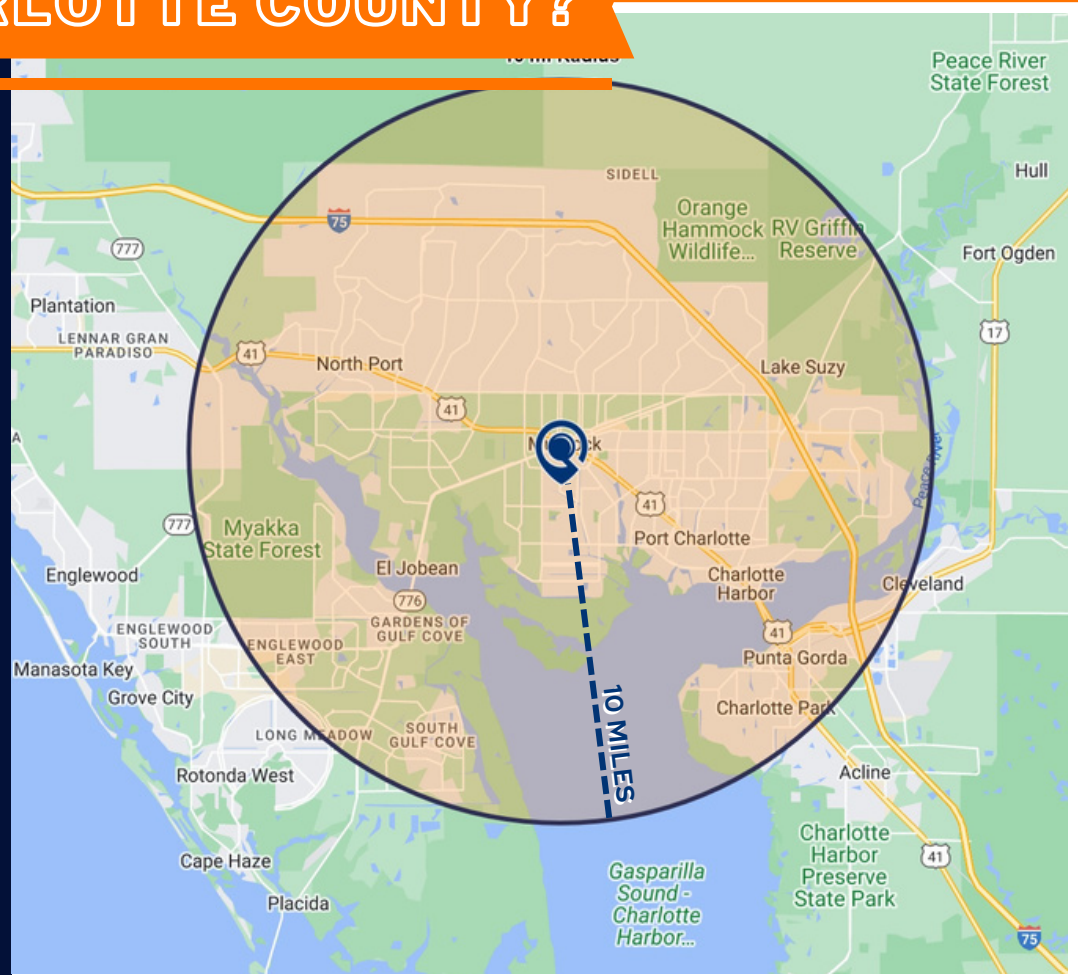
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WHY CHARLOTTE COUNTY?

CHARLOTTE COUNTY'S PREMIER MIXED-USE DESTINATION

- Nearly 230,000 Residents In 10-Miles
- 2.9% Housing Growth By 2028
- 10-Mile Incomes Over \$67,000
- Employment Base = 60,678
- Retail Household Expenditures \$3.03B!

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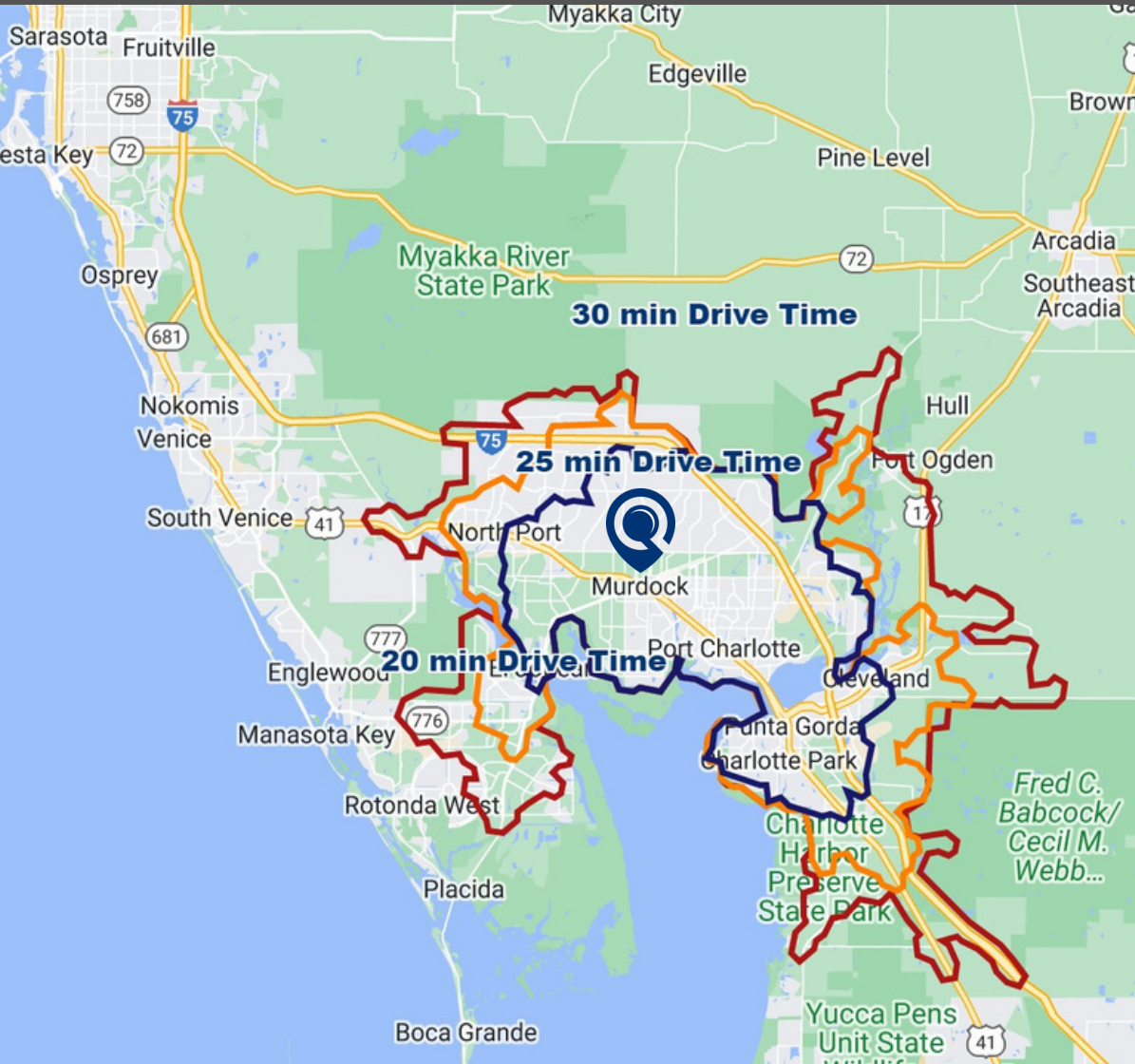
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DRIVE TIME DEMOGRAPHICS	20 MIN	25 MIN	30 MIN
2023 Population	181,867	238,100	283,314
2028 Projected Population	212,892	272,875	316,387
Projected Annual Growth 2023 to 2028	3.4%	2.9%	2.3%
Historical Annual Growth 2010 to 2023	2.3%	2.3%	2.3%
2023 Median Age	52.3	53.5	54.9
2023 Households	78,267	104,409	126,671
Projected Annual Growth 2023 to 2028	3.8%	3.3%	2.6%
Historical Annual Growth 2010 to 2028	2.2%	2.2%	2.4%
2023 White	82.8%	83.7%	84.7%
2023 Black or African American	6.9%	6.5%	5.9%
2023 Asian or Pacific Islander	1.7%	1.6%	1.6%
2023 American Indian or Native Alaskan	0.2%	0.2%	0.2%
2023 Other Races	8.4%	8.0%	7.6%
2023 Hispanic	9.7%	9.2%	8.7%
2023 Average Household Income	\$85,821	\$87,512	\$91,351
2023 Median Household Income	\$66,301	\$67,119	\$68,632
2023 Per Capita Income	\$36,991	\$38,448	\$40,932
2023 Elementary (Grade Level 0 to 8)	2.6%	2.4%	2.3%
2023 Some High School (Grade Level 9 to 11)	5.6%	5.2%	5.1%
2023 High School Graduate	32.9%	33.0%	32.1%
2023 Some College	23.5%	23.2%	23.1%
2023 Senior Associates Degree Only	10.5%	10.4%	10.3%
2023 Bachelors Degree Only	15.9%	16.5%	17.0%
2023 Graduate Degree	9.0%	9.3%	10.2%
2023 Total Businesses	8,956	11,237	13,279
2023 Total Employees	51,897	64,160	75,434



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