

PUNTA GORDA STATION

NWC of Jones Loop | Punta Gorda, FL 33950

Ground Lease | Build-To-Suit

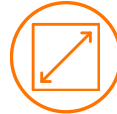


LQ Commercial
REAL ESTATE SERVICES

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1 - 2± AC
OUTPARCEL SIZE

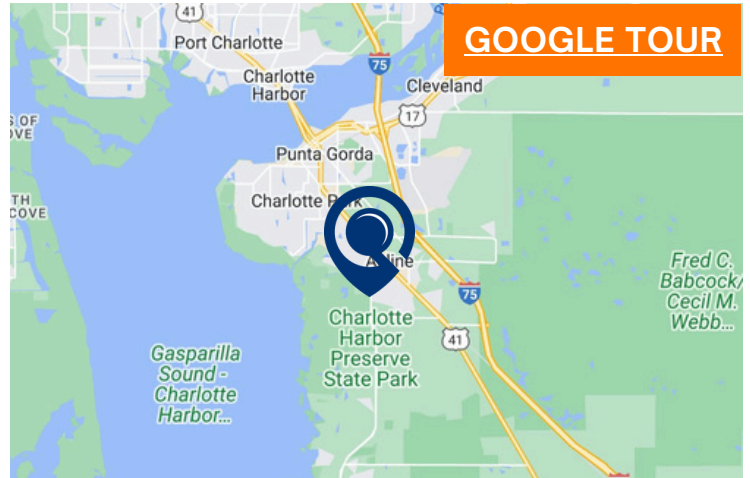


1,400 - 4,000± SF
SHOP SPACE SIZES



CALL
FOR RATES

- Across the street from Aldi and Walmart
- Signalized Access
- 2 miles from Punta Gorda Airport which sees 1.9M+ passengers per year
- Strategically situated on Jones Loop Road between I-75 and US-41
- 12,000+ housing units planned/under construction within close proximity
- Jones Loop is the daily needs corridor for the area



[LOCRE.COM/JONES-LOOP-PARCELS](https://locre.com/jones-loop-parcels)



5-MILE POPULATION
37,080



5-MILE INCOME
\$99,023



5-MILE EMPLOYEES
16,251



1614 Colonial Blvd #101
Fort Myers, FL 33907

[LOCRE.COM](https://locre.com)

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PARCELS AT JONES LOOP VILLAGE

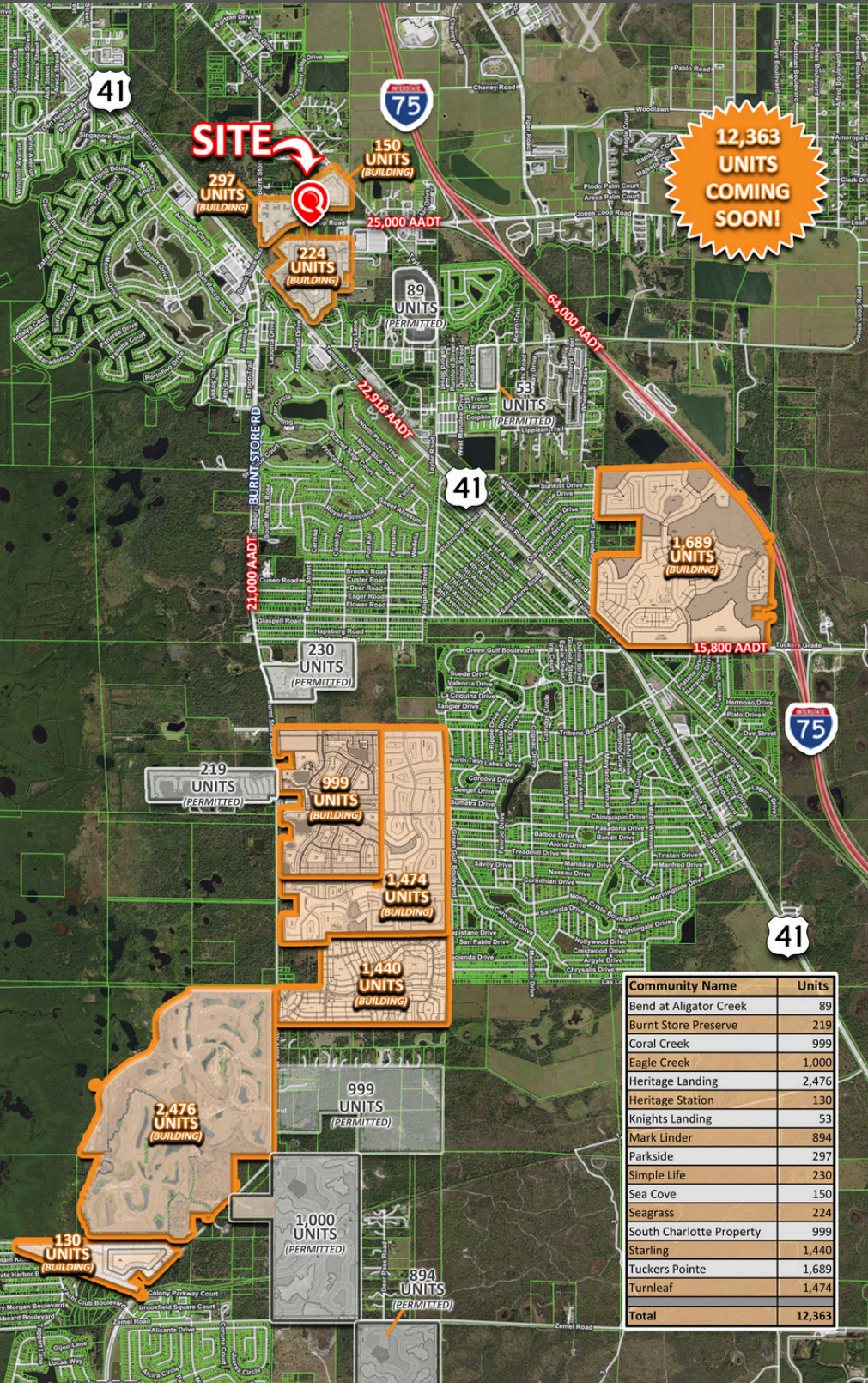
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DEMOGRAPHICS 5 MILES

| | |
|---------------------------------------|----------|
| 2029 Projected Population | 40,161 |
| 2029 Projected Annual Growth | 1.7% |
| Median Age | 61.2 |
| Households | 18,573 |
| White | 88.7% |
| Black or African American | 3.9% |
| Asian or Pacific Islander | 1.4% |
| American Indian or Native Alaskan | 0.2% |
| Other Races | 5.8% |
| Hispanic | 6.9% |
| Average Household Income | \$99,023 |
| Median Household Income | \$76,604 |
| Elementary (Grade Level 0 - 8) | 1.3% |
| Some High School (Grade Level 9 - 11) | 5.4% |
| High School Graduate | 28.4% |
| Some College | 22.9% |
| Associates Degree Only | 10.5% |
| Bachelors Degree Only | 19.3% |
| Graduate Degree | 12.3% |
| Total Businesses | 2,427 |
| Total Employees | 16,251 |



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| PARCEL #1 | |
|----------------------|---|
| LOT AREA | 2.14 AC |
| PARKING REQUIREMENTS | |
| RESTAURANT | 5,772 S.F. 1/250 DPA 58 SPACES REQUIRED |
| TOTAL PROVIDED | 78 PARKING SPACES INC. 4 H.C. |
| DRIVE THRU STACKING | 40 CARS |

| PARCEL #2 | |
|----------------------|---|
| LOT AREA | 1.66 AC |
| PARKING REQUIREMENTS | |
| RESTAURANT | 2,035 S.F. 1/250 DPA 26 SPACES REQUIRED |
| RETAIL | 3,700 S.F. 1/250 DPA 15 SPACES REQUIRED |
| TOTAL | 41 SPACES REQUIRED |
| TOTAL PROVIDED | 75 PARKING SPACES INC. 4 H.C. |
| DRIVE THRU STACKING | 17 CARS |

| PARCEL #3 | |
|----------------------|---|
| LOT AREA | 1.64 AC |
| PARKING REQUIREMENTS | |
| RESTAURANT | 2,440 S.F. 1/250 DPA 25 SPACES REQUIRED |
| RETAIL | 3,520 S.F. 1/250 DPA 15 SPACES REQUIRED |
| RETAIL | 3,520 S.F. 1/250 DPA 15 SPACES REQUIRED |
| TOTAL | 55 SPACES REQUIRED |
| TOTAL PROVIDED | 80 PARKING SPACES INC. 8 H.C. |
| DRIVE THRU STACKING | 15 CARS |

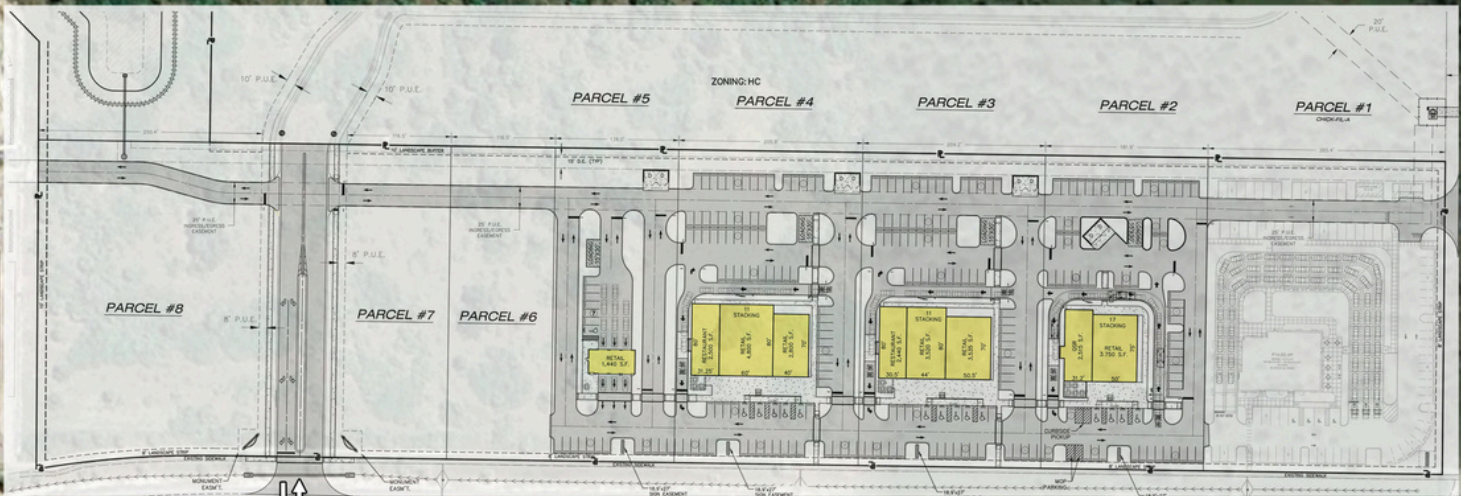
| PARCEL #4 | |
|----------------------|---|
| LOT AREA | 1.66 AC |
| PARKING REQUIREMENTS | |
| RESTAURANT | 2,500 S.F. 1/250 DPA 25 SPACES REQUIRED |
| RETAIL | 4,800 S.F. 1/250 DPA 20 SPACES REQUIRED |
| RETAIL | 3,800 S.F. 1/250 DPA 17 SPACES REQUIRED |
| TOTAL | 62 SPACES REQUIRED |
| TOTAL PROVIDED | 84 PARKING SPACES INC. 8 H.C. |
| DRIVE THRU STACKING | 17 CARS |

| PARCEL #5 | |
|----------------------|--|
| LOT AREA | 1.11 AC |
| PARKING REQUIREMENTS | |
| DL CHANGE | 1,440 S.F. 1/250 DPA 6 SPACES REQUIRED |
| TOTAL | 6 SPACES REQUIRED |
| TOTAL PROVIDED | 17 PARKING SPACES INC. 1 H.C. |
| DRIVE THRU STACKING | 13 CARS |

| PARCEL #6 | |
|----------------------|--|
| LOT AREA | 0.94 AC |
| PARKING REQUIREMENTS | |
| RESTAURANT | 0,000 S.F. 1/250 DPA 0 SPACES REQUIRED |
| RETAIL | 0,000 S.F. 1/250 DPA 0 SPACES REQUIRED |
| TOTAL | 0 SPACES REQUIRED |
| TOTAL PROVIDED | 0 PARKING SPACES INC. 0 H.C. SPACES |
| DRIVE THRU STACKING | 0 CARS |

| PARCEL #7 | |
|----------------------|--|
| LOT AREA | 0.94 AC |
| PARKING REQUIREMENTS | |
| RESTAURANT | 0,000 S.F. 1/250 DPA 0 SPACES REQUIRED |
| RETAIL | 0,000 S.F. 1/250 DPA 0 SPACES REQUIRED |
| TOTAL | 0 SPACES REQUIRED |
| TOTAL PROVIDED | 0 PARKING SPACES INC. 0 H.C. SPACES |
| DRIVE THRU STACKING | 0 CARS |

| PARCEL #8 | |
|----------------------|--|
| LOT AREA | 2.10 AC |
| PARKING REQUIREMENTS | |
| RESTAURANT | 0,000 S.F. 1/250 DPA 0 SPACES REQUIRED |
| RETAIL | 0,000 S.F. 1/250 DPA 0 SPACES REQUIRED |
| TOTAL | 0 SPACES REQUIRED |
| TOTAL PROVIDED | 0 PARKING SPACES INC. 0 H.C. SPACES |
| DRIVE THRU STACKING | 0 CARS |



INDIAN SPRINGS CEMETERY RD

JONES LOOP RD



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Information obtained from owner(s) or sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. Property is subject to change or withdraw without notice.

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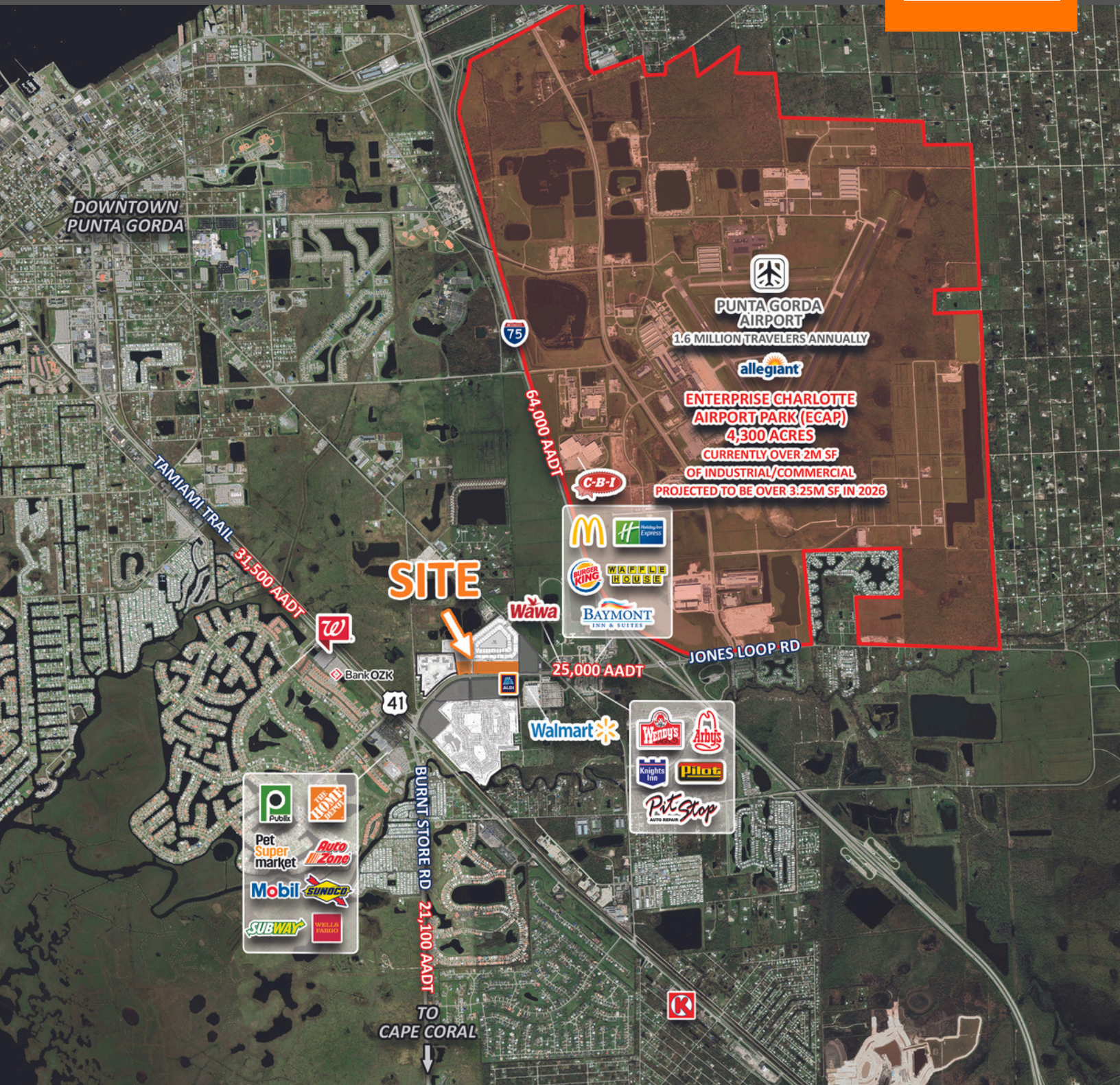
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