



### Property Overview

The tenant recently renovated the property showing strong commitment to the location.

The property is strategically located right off El Jobean Rd (Hwy 771), which sees a daily traffic count of ±30,000 cars per day.

The property is an outparcel to the Port Charlotte Town Center. Steak 'n Shake is ideally situated within the main retail corridor among nation retailers such as Target, Best Buy, JCPenny, Old Navy, Walmart Supercenter to name a few.

### Demographic Data

	1 Mile	3 Miles	5 Miles
Total Households	1,036	13,797	38,510
Total Population	2,396	32,298	89,812
Average Household Income	\$48,706	\$65,135	\$67,579

### Highlights

- » Building Size: 3,748 SF
- » Land Size: 1.21 Acres
- » Year Renovated: 2022



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