



Welcome to

# Port Charlotte Town Center

1441 Tamiami Trail  
Port Charlotte, Florida 33948  
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[PortCharlotteTownCenter.com](http://PortCharlotteTownCenter.com)

 Centennial



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# A Sun-Soaked Destination for the Whole Family

Located in Port Charlotte, Florida, Port Charlotte Town Center is a family-favorite shopping, dining, and entertainment destination for DeSoto and Charlotte Counties. Featuring more than 60 retailers including Dillard's, JCPenney, Victoria's Secret and DSW, the center is also home to a state-of-the-art Regal 16 Cinemas with stadium seating and Dolby digital surround sound as well as one of the largest indoor mall food courts in Southwest Florida.





# Overview

GLA  
777,241 SF

Property Type  
Regional Mall

Site Acreage  
132 Acres

Mall Stores Open  
60

## Key Retailers

American Eagle	JCPenney
Bath & Body Works	Journeys
Bealls	Kay Jewelers
Champs	Old Navy
Dillards	Rack Room Shoes
DSW	Recreational Warehouse
Foot Locker	Rue 21
Hollister	Victoria's Secret

## Food, Drink & Entertainment

Asia Cafe	Regal Cinemas
Athens Grecian Delight	Sakura Japan
Auntie Anne's	Sbarro
Cody's Original Roadhouse	Sunny Days Ice Cream
Charleys Philly Steaks	



# Demographics at a Glance

		Trade Area	10 Mile Area		Trade Area	10 Mile Area	
<b>Population</b>	Trade Area Population:	193,359	207,149	<b>Age</b>	Median Age:	54	54
	Total Daytime Population:	181,432	192,354				
<b>Income</b>	Household Avg:	\$63,900	\$65,209	<b>Households</b>	Total Households:	83,692	90,585
	2025 Projected:	\$73,490	\$74,899		HH with Children:	13,841	14,377
<b>Housing</b>	Avg Home Value:	\$342,564	\$353,756	<b>Education &amp; Occupation</b>	College Grads:	21%	22%
	Owner Occupied:	77%	77%		White Collar:	19,780	20,140
<b>Household Income</b>	\$50,000-\$74,999:	22%	22%	<b>Race/ Ethnicity</b>	White:	82%	83%
	\$75,000-\$99,999:	13%	13%		Hispanic/Latino:	8%	7%
	\$100,000-\$149,999:	11%	11%		Black:	7%	6%
	\$150,000 or more:	6%	7%		Asian:	1%	1%
					Other:	2%	2%





# Trade Area

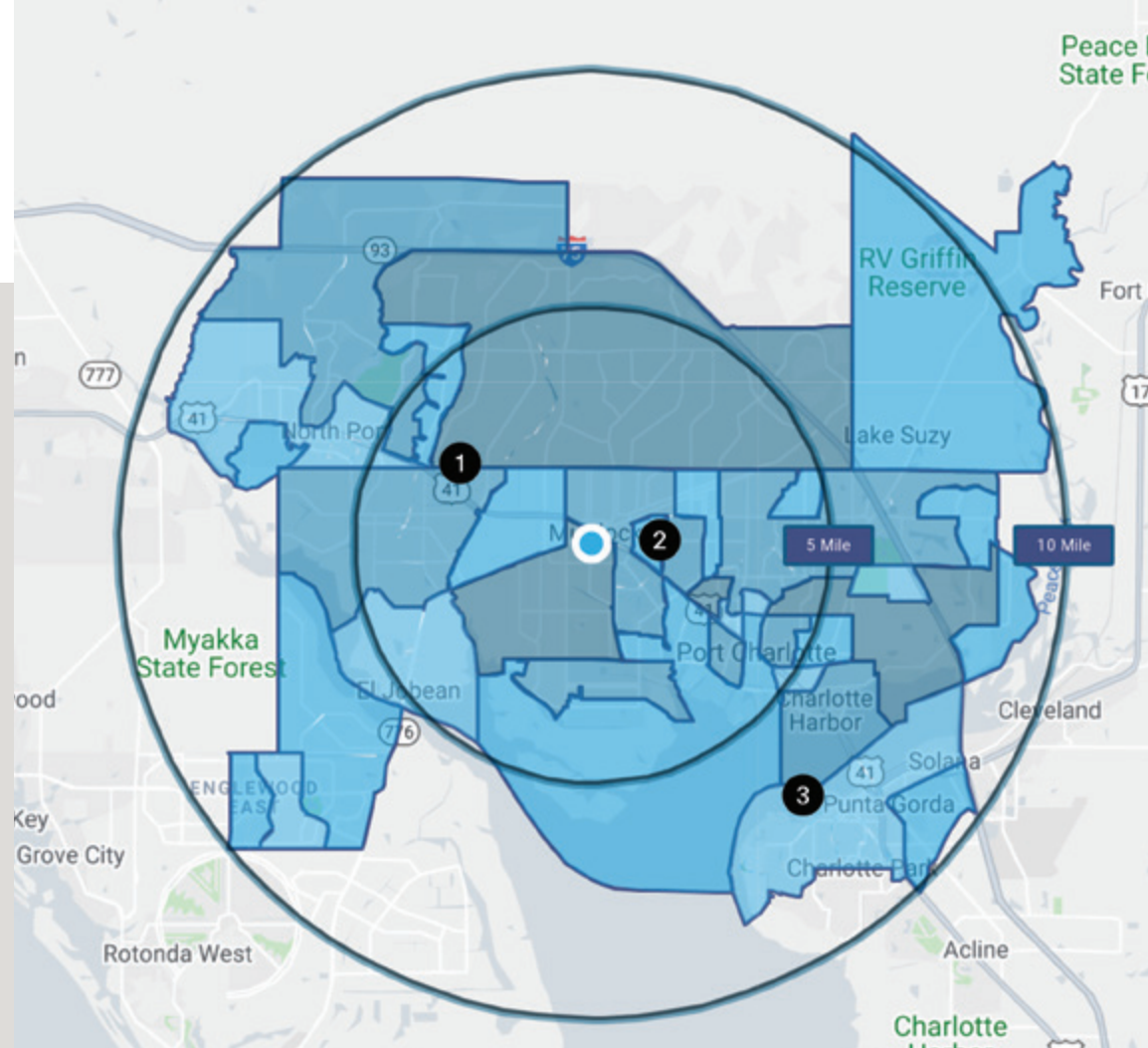
Positioned along the Gulf of Mexico between Ft. Myers and Sarasota, this growing market has **expanded by 10% over the past decade** and **40% over the past 20 years**.

The only enclosed shopping center within a **30-mile radius**.

Arredondo Pointe, a 160-acre commercial, and recreational district featuring hotels, conference center and water park is being developed **one mile northwest** of Port Charlotte Town Center.

West Port, a 450-acre, 2,400-home residential subdivision is under construction just **under two miles** from Port Charlotte Town Center.

Sunseeker Resort Charlotte Harbor will be a stunning waterfront resort offering 785 guestrooms, premium amenities, world-class restaurants and bars, an indulgent spa and a newly imagined championship golf club. Sunseeker Resort will be arriving in early 2023 and is located less than 7 miles from Port Charlotte Town Center.



## Trade Area Key

5.98%    14.99%    26.69%    22.87%

## Competitors

1. Cocoplum Village Shops
2. Charlotte Marketplace
3. Fishermen's Village

These maps/site plans are not a representation, warranty or guarantee as to size, location, identity of any tenant, address or any other physical indication for parameter of the property and are for use as approximated information only.







# Site Plan

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# Transforming today's real estate into tomorrow's dominant mixed-use destinations.

With our forward-thinking approach and dedicated team of industry experts, we're delivering maximum value and distinct experiences to our tenants, partners, and communities we serve across the country.

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**25**

Years of Experience

**15.4M**

SF of Retail Real Estate Experiences

**14**

Enclosed Malls in 10 States

**9**

Open-Air Centers

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## Contact us for more information

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