

MURDOCK CARROUSEL

1900-2000 Tamiami Trail, Port Charlotte, FL 33948



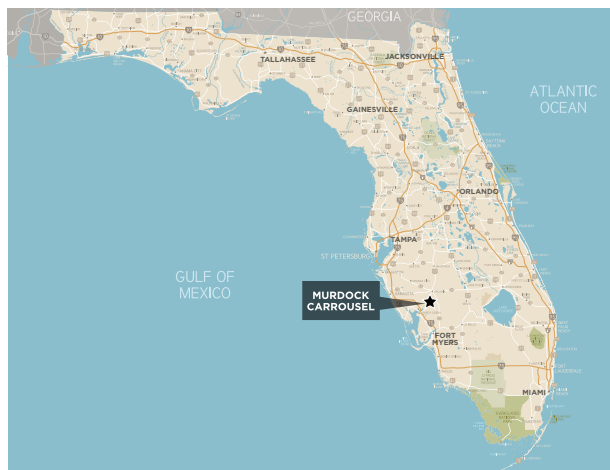
CENTER HIGHLIGHTS

MURDOCK CARROUSEL is a shopping center located in Port Charlotte, Florida and is anchored by Sprouts Farmers Market (Opening October 2023) and Havertys. The Property is also shadow anchored by Lowes Home Improvement which brings significant traffic flow to the Property and greatly expands the reach of the trade area.

The Property is situated at the heart of the main retail corridor in Port Charlotte on Tamiami Trail/US 41, which features a traffic count of 51,000 cars per day. Center benefits from two full access and one right-in & right-out access point from Tamiami Trail.

Population within a five mile radius has grown 17.6% while the US population has grown 7.2% since 2010.

Nearest competitive retail submarket located approximately 30 miles away.



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UNIT	TENANT	SF
100	FIVE GUYS BURGERS & FRIES	2,600
102	5 STAR NAILS	2,000
103	AVAILABLE	1,175
104	SEBANDA INSURANCE	998
105	AVAILABLE	960
106-107	AVAILABLE	2,400
108	EDWARD JONES	1,235
109	HEAR USA	1,140
109-A	AVAILABLE (2nd Gen Restaurant Space)	7,790
110-111	ORTHODONTIC CENTERS OF AMERICA	2,435
112-113	NAN'S THAI NOODLE	2,499
114	HALLOWBEAN COFFEE CO.	1,840
115	UNCLE NICK'S PIZZA	1,500
116	SUBWAY	1,178
116-A	AVAILABLE (2nd Gen Restaurant Space)	2,600
116-B	BOCCA LUPO COAL FIRED PIZZA	4,037
116-E-118	DONATO'S ITALIAN RESTAURANT	5,601
119-120	LESLIE'S POOL	3,480
215-216	AARON'S	8,462
217-218	TINT WORLD	3,997
219-222	EARTH ORIGINS MARKET	9,600
223	AVAILABLE	2,000
224	SPROUTS FARMERS MARKET	20,830
225	HAVERTY'S	34,454
OP-101	SELECT PHYSICAL THERAPY	2,448
OP-102	HEARTLAND DENTAL	3,800
OP-103	EYE CENTERS OF FLORIDA	2,568
OP-104	XFINITY / COMCAST	4,949
OP 1E	AVAILABLE	902

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2021 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,098	45,665	92,130
Projected Population Growth (thru 2026)	1.7%	2.3%	3.3%
Projected Household Growth (thru 2026)	3.1%	3.2%	4.2%
Average Household Income	\$59,479	\$63,961	\$70,782
Projected AHHI (thru 2026)	2.1%	2.6%	2.2%



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