

LEASE

7440 SAWYER CIR
7440 Sawyer Cir Port Charlotte, FL 33981



PROPERTY DESCRIPTION

FOR LEASE!! Unit 3! Nearly new industrial facility ready for occupancy in late February/March 1st! 1 - 1,000 SF warehouse unit is available! 1 restroom in unit.

Garage door is 12'w x 14'ht

Clearance floor to ceiling 17'-6"

NNN expenses estimated \$6 PSF.

Call Kayla Weiss-Bohnstedt to schedule a showing at
941-268-4423.

PROPERTY HIGHLIGHTS

- 1 1,000 sf warehouse available for lease!
- Zoned IG
- Right off Gasparilla Rd
- Nearly new industrial facility!
- Garage door is 12'w x 14'ht

OFFERING SUMMARY

Lease Rate:	\$17.00 PSF/yr + \$6.00 PSF/yr (NNN)
Available SF:	1,000 SF
Unit Available:	unit # 3
Lot Size:	25,494 SF
Building Size:	7,000 SF
Zoning:	IG

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	783	8,575	17,987
Total Population	1,691	18,759	38,112
Average HH Income	\$79,653	\$82,783	\$82,965

Kayla Weiss-Bohnstedt
(941) 268-4423



COLDWELL BANKER
COMMERCIAL
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BENCHMARK NOTE:
SEE SHEET 3 FOR BENCHMARK DESCRIPTION
AND VERTICAL DATUM CONVERSION FACTOR.

RETAINING WALL NOTE:



PROJECT DATA

ZONING: INDUSTRIAL GENERAL (IG)	CHARACTER & INTENDED USE STATEMENT: 7,000 SQ. FT. WAREHOUSE SPACE	PROJECT INFORMATION:	PARKING REQUIRED: 1 SPACE PER 400 S.F. OF FLOOR AREA (WAREHOUSE) 7,000 SQ. FT./400 = 18 PARKING SPACES REQUIRED 1 H.C. PARKING SPACE REQUIRED
EXISTING LAND USE CODE: CODE: 4000	BUILDING SETBACK	PROPOSED BUILDING AREA: 7,000 S.F. = 0.161 Ac = 27.5% PROPOSED CONC. SIDEWALK AREA: 1,100 S.F. = 0.025 Ac = 4.3% PROPOSED ASPHALT DRIVE AREA: 9,960 S.F. = 0.229 Ac = 39.1% PROPOSED DUMPSTER PAD AREA: 192 S.F. = 0.004 Ac = 0.8% TOTAL IMPERVIOUS AREA: 18,252 S.F. = 0.419 Ac = 71.6%	TOTAL SPACES REQUIRED: 18 SPACES, INCLUDING 1 H.C.
FUTURE LAND USE: LOW INTENSITY INDUSTRIAL	MINIMUM YARD REQUIREMENTS: FRONT YARD 20' SIDE YARD INTERIOR ABUTTING WATER REAR YARD INTERIOR ABUTTING WATER	TOTAL PERVIOUS AREA: 7,243 S.F. = 0.166 Ac = 28.4%	PARKING PROVIDED: 18 PARKING SPACES 1 H.C. PARKING SPACE 18 SPACES PROVIDED INCLUDING 1 H.C. SPACES
FLOOD ZONE: SEE SURVEY NOTATIONS ON SHEET 3	REAR YARD INTERIOR ABUTTING WATER		
ENVIRONMENTAL: NO WETLANDS ON SITE			

Digitally signed
by John K. Pari
DN: C=US,
L=Venice,
CN=John K. Pari
Reason: I am
the author of this
document
Date:
2022.06.22
11:45:32-04'00'

PROJECT DATA

<u>ZONING:</u> INDUSTRIAL GENERAL (IG)	<u>CHARACTER & INTENDED USE STATEMENT:</u> 7,000 SQ. FT. WAREHOUSE SPACE	<u>PROJECT INFORMATION:</u> TOTAL SITE AREA: 25,495 S.F. = 0.585 Ac = 100.0%	<u>PARKING REQUIRED:</u> 1 SPACE PER 400 S.F. OF FLOOR AREA (WAREHOUSE) 7,000 SQ. FT./400 = 18 PARKING SPACES REQUIRED 1 H.C. PARKING SPACE REQUIRED
<u>EXISTING LAND USE CODE:</u> CODE: 4000	<u>BUILDING SETBACK</u> MINIMUM YARD REQUIREMENTS: FRONT YARD 20' SIDE YARD INTERIOR ABUTTING WATER 20' REAR YARD INTERIOR ABUTTING WATER 20'	PROPOSED BUILDING AREA: 7,000 S.F. = 0.161 Ac = 27.5% PROPOSED CONC. SIDEWALK AREA: 1,100 S.F. = 0.025 Ac = 4.3% PROPOSED ASPHALT DRIVE AREA: 9,960 S.F. = 0.229 Ac = 39.1% PROPOSED DUMPSTER PAD AREA: 192 S.F. = 0.004 Ac = 0.8% TOTAL IMPERVIOUS AREA: 18,252 S.F. = 0.419 Ac = 71.6%	TOTAL SPACES REQUIRED: 18 SPACES, INCLUDING 1 H.C.
<u>FUTURE LAND USE:</u> LOW INTENSITY INDUSTRIAL		TOTAL PERVIOUS AREA: 7,243 S.F. = 0.166 Ac = 28.4%	<u>PARKING PROVIDED:</u> 18 PARKING SPACES 1 H.C. PARKING SPACE
<u>FLOOD ZONE:</u> SEE SURVEY NOTATIONS ON SHEET 3			18 SPACES PROVIDED INCLUDING 1 H.C. SPACES
<u>ENVIRONMENTAL:</u> NO WETLANDS ON SITE			

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document
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JOHN K. PARI, P.E., STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 56368;
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOHN K. PARI, P.E. ON
THE DATE SPECIFIED HERE ON USING AN SHA AUTHENTICATION CODE; PRINTED COPIES
OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA
AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HOMETOWN GROUP OF
PORT CHARLOTTE LLC
23375 Janice Ave. Unit 13
Port Charlotte, Florida 33980



DMK ASSOCIATES
ENGINEERS ■ SURVEYORS
421 Commercial Court, Suite C, Venice, Florida 34292
Phone (941)412-1293, Fax (941)412-1043
Certificate of Authorization No. 3934

DATE 03/30/2021	CKD. BY	DA
DRAWN RMS	JKP	03/2
DESIGN KEM/JKP	JKP	03/2
SCALE @ 22x34"	DMK NO.	21-0-000

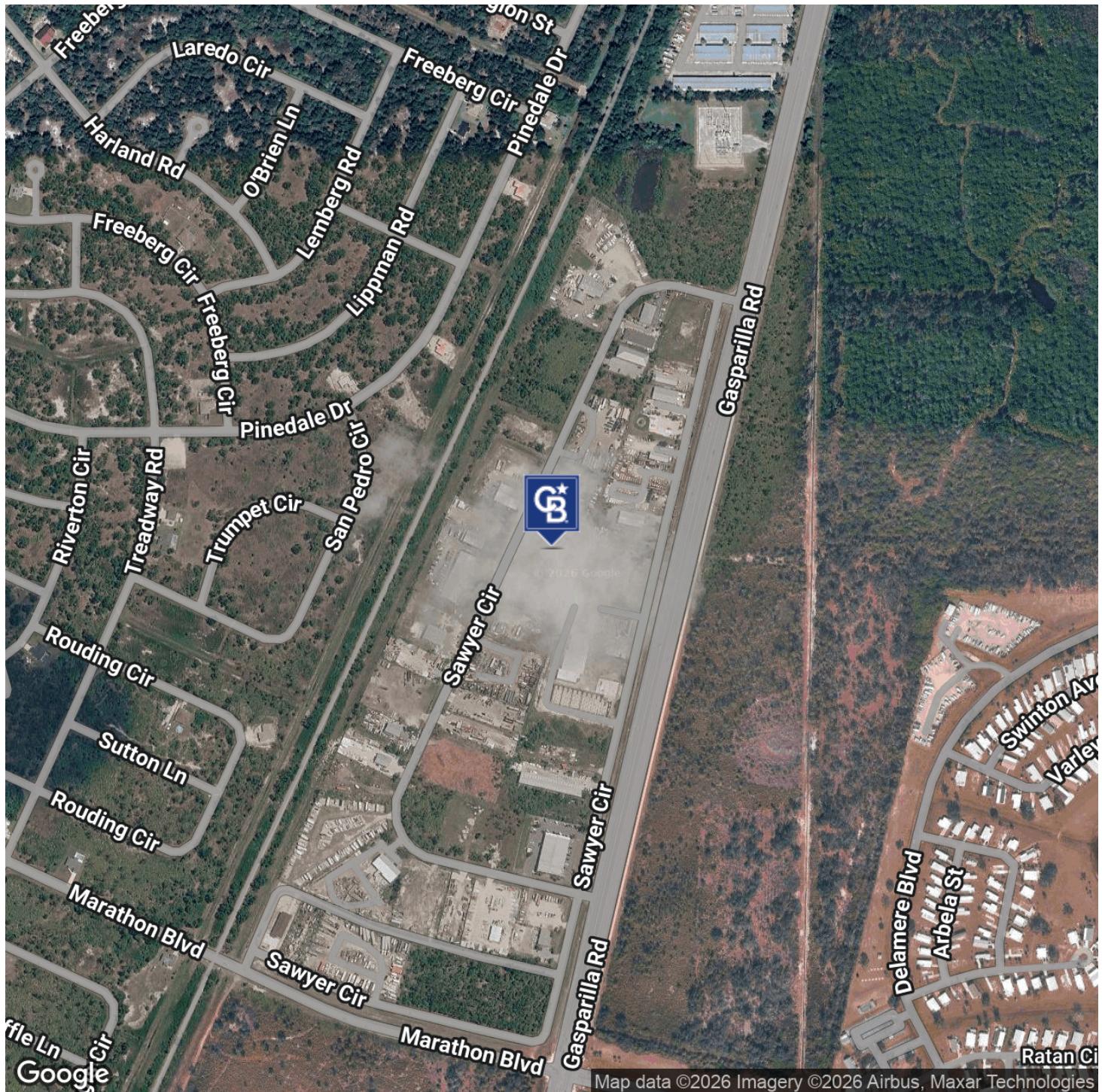
HOMETOWN GROUP OF PORT CHARLOTTE LLC
7440 SAWYER CIRCLE, PORT CHARLOTTE, FLORIDA 33981

PROJECT DATA AND SITE PLAN

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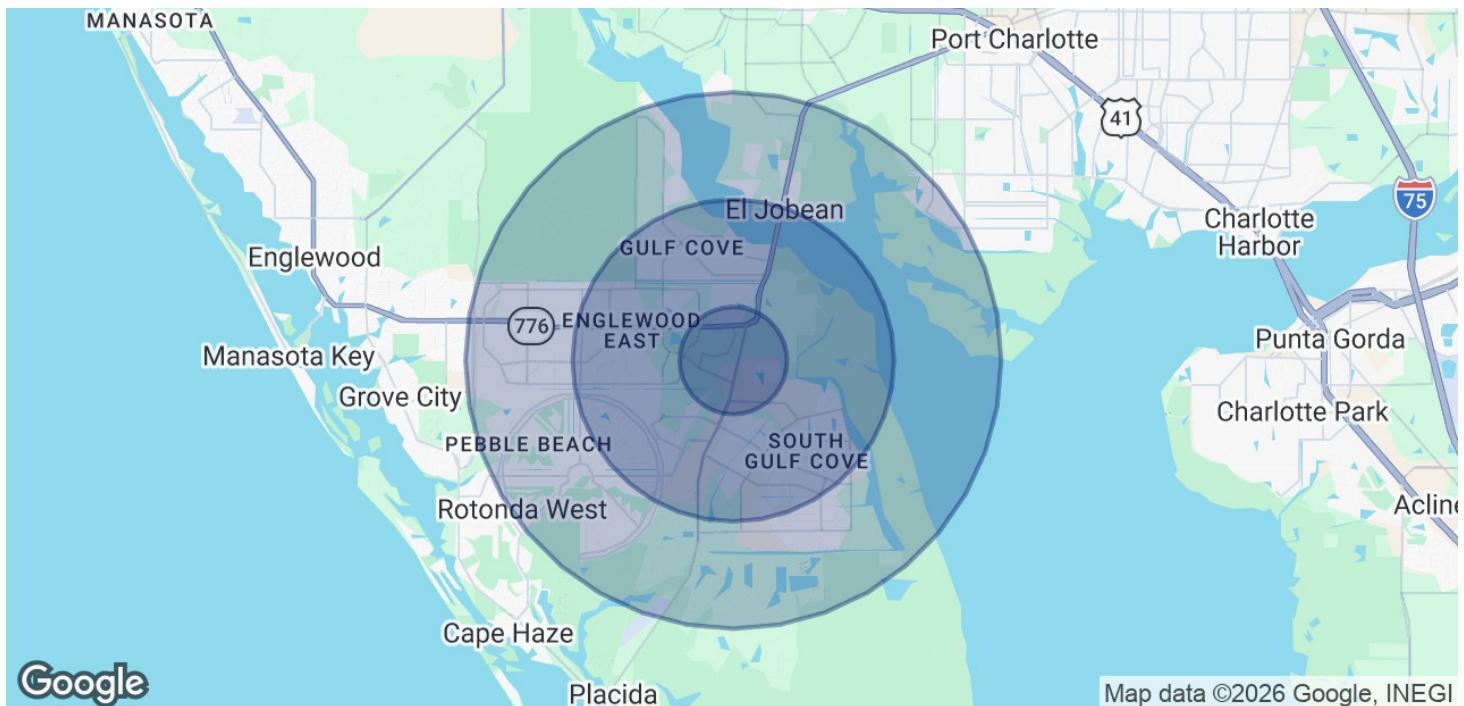
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,691	18,759	38,112
Average Age	56	56	58
Average Age (Male)	56	56	58
Average Age (Female)	56	56	57

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	783	8,575	17,987
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$79,653	\$82,783	\$82,965
Average House Value	\$347,037	\$388,276	\$366,416

Demographics data derived from AlphaMap

Kayla Weiss-Bohnstedt
(941) 268-4423



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Kayla Weiss-Bohnstedt

Dedicated to sharing my education and experience to maximize my clients' return on their commercial real estate investments.



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KAYLA WEISS-BOHNSTEDT | COMMERCIAL ASSOCIATE



Kayla Weiss-Bohnstedt earned her Florida real estate license when she was 18 years old. Kayla joined Coldwell Banker Commercial in 2018. Kayla has participated in transactions exceeding \$30,000,000 working with investors and tenants in the community. To enhance her commercial real estate education, Kayla has enrolled in the CCIM Designation Curriculum Program which consists of a general Foundations course and three one-week core CRE segments. Kayla has successfully completed the Foundations course, Negotiations course, and CCIM 101, 102, 103 & 104: Financial Analysis for Commercial Investment Real Estate with plans to earn her designation in 2025.

Contact Kayla: (941) 268-4423 | Kayla.Weiss@CommercialRealtyFl.com



Proud to be #1 in deals with Coldwell Banker Commercial Realty in Florida!

2024: PCPGNP Association of Realtors Commercial Committee Chair

2025: PCPGNP Association of Realtors Commercial Committee Chair

Awards:

2017: Rookie Of The Year

2023 : International Diamond Society

2023: Circle of Distinction Bronze

2024 : Internation Sterling Society

2024 : Circle of Distinction Bronze

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Coldwell Banker Commercial Realty
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