

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



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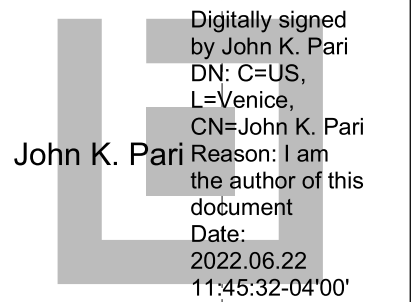


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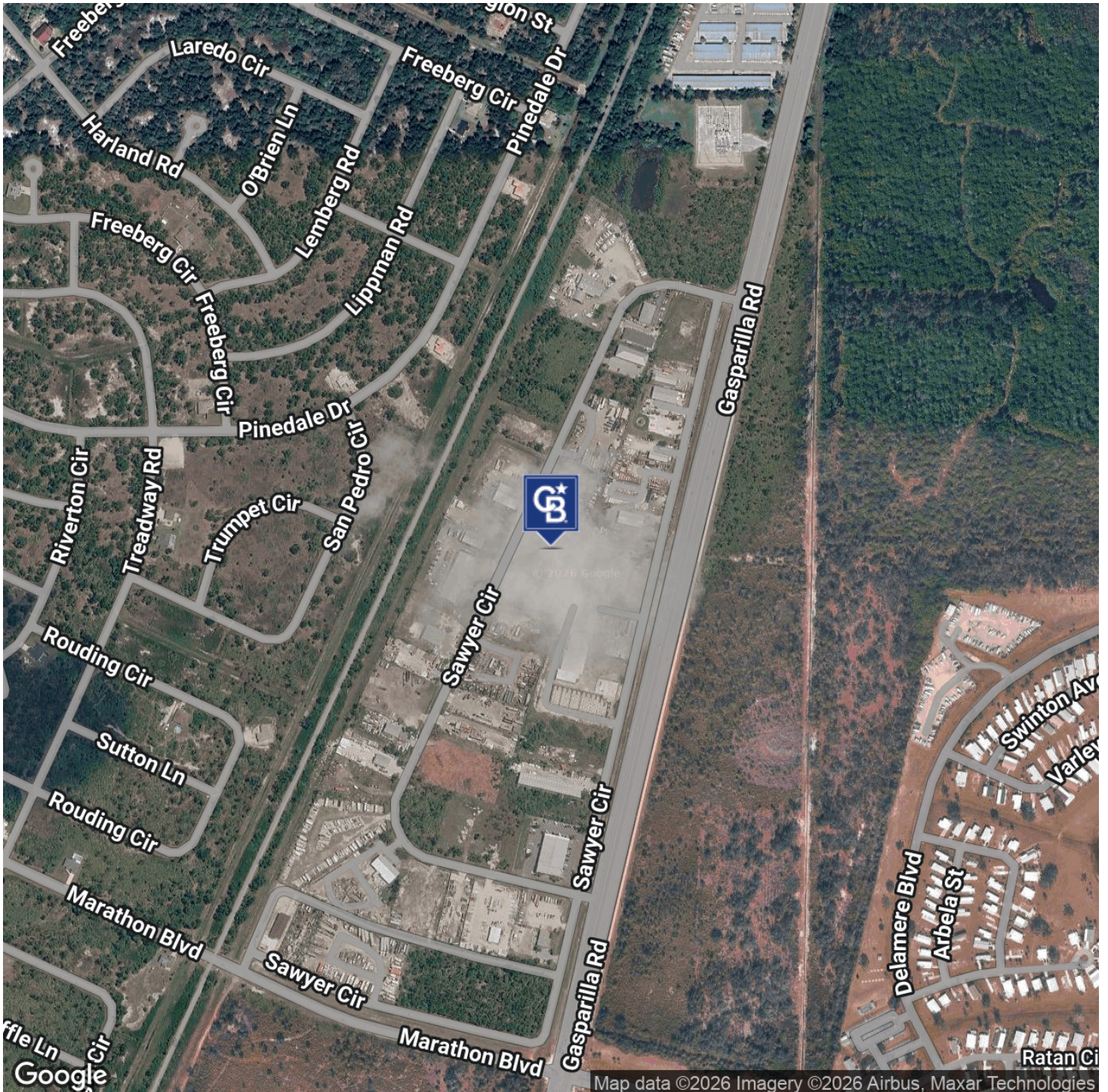
RETAINING WALL NOTE:
 ● INDICATES THE LIMITS OF THE "DEEP" FOOTING TO
 ACCOMMODATE THE UNDER DRAIN AS SHOWN
 SECTION A-A ON SHEET 6.



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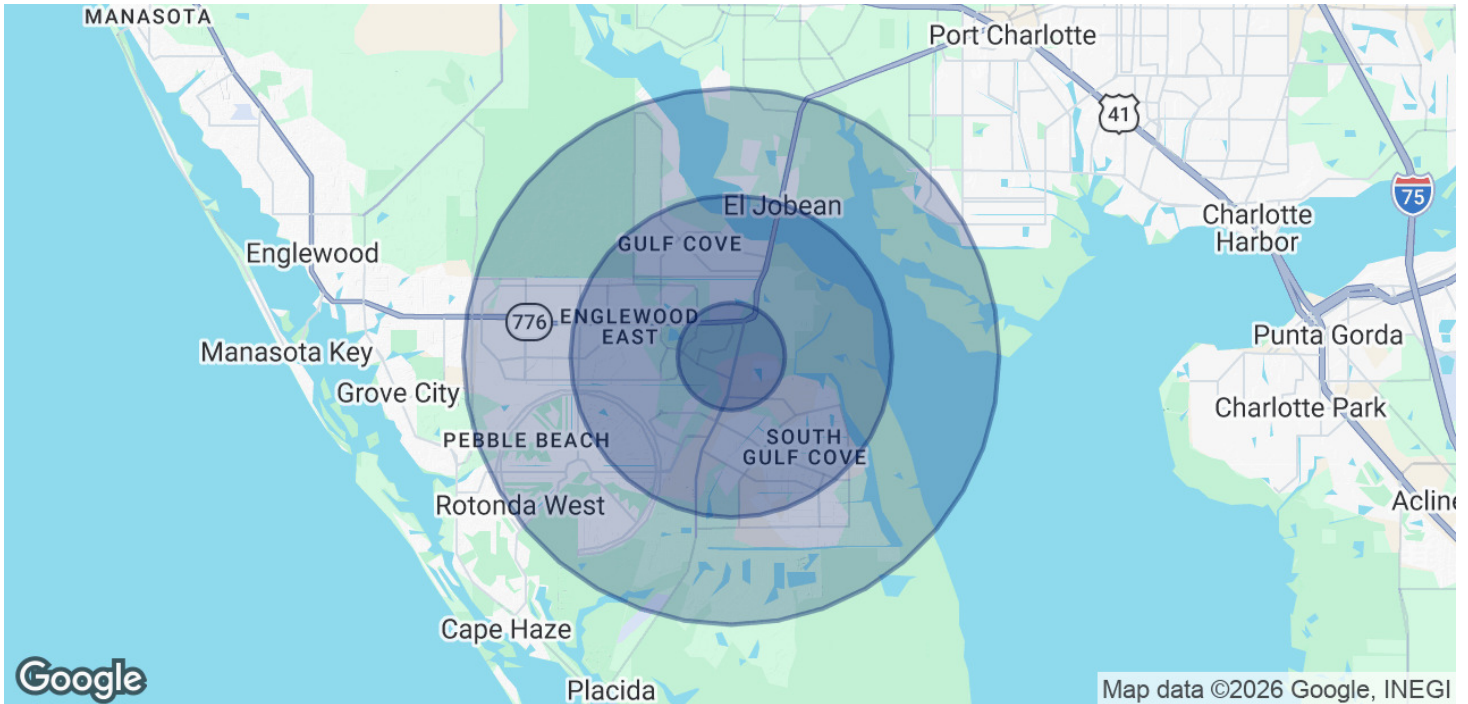


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POPULATION

	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

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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

CLIENT RESPONSIVENESS - FAST RESULTS - INTEGRITY

CBCWORLDWIDE.COM

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**Coldwell Banker Commercial Realty
200 W. Marion Ave., Punta Gorda, FL
(941) 268-4423**