

SALE / LEASE

17880 TOLEDO BLADE BOULEVARD
17880 Toledo Blade Boulevard Port Charlotte, FL 33948



PROPERTY DESCRIPTION

Free-standing commercial building for sale OR lease on Toledo Blade Blvd! This property was built in 2005 and has 4,524 SF in total. The 3 lots total 32,531 SF of land! The building is currently split into 2 units, but it could be further divided into 3 units. This property is zoned OMI (Office, Medical, Institutional), allowing for many possible uses!

Unit sizes available for lease: 1,444 SF, 3,080 SF or lease the full building totaling 4,524 SF!

New roof put on 9/5/2024!

Annual Average Daily Traffic Count : 20,500 (AADT)

This sale is for 3 lots : the lot the building sits on, the parking lot, and a lot behind the property backing up to Castlerock Lane.

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

OFFERING SUMMARY

Sale Price:	\$949,500
Lease Rate:	\$16.00 PSF/yr + \$6.14 PSF/yr (NNN)
Available SF:	4,524 SF
Lot Size:	32,531 SF
Building SF:	4,524 SF
Year Built:	2005
Zoning:	OMI

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,140	12,991	39,065
Total Population	2,984	30,269	93,002
Average HH Income	\$67,195	\$81,419	\$83,464

Kayla Weiss-Bohnstedt
(941) 268-4423



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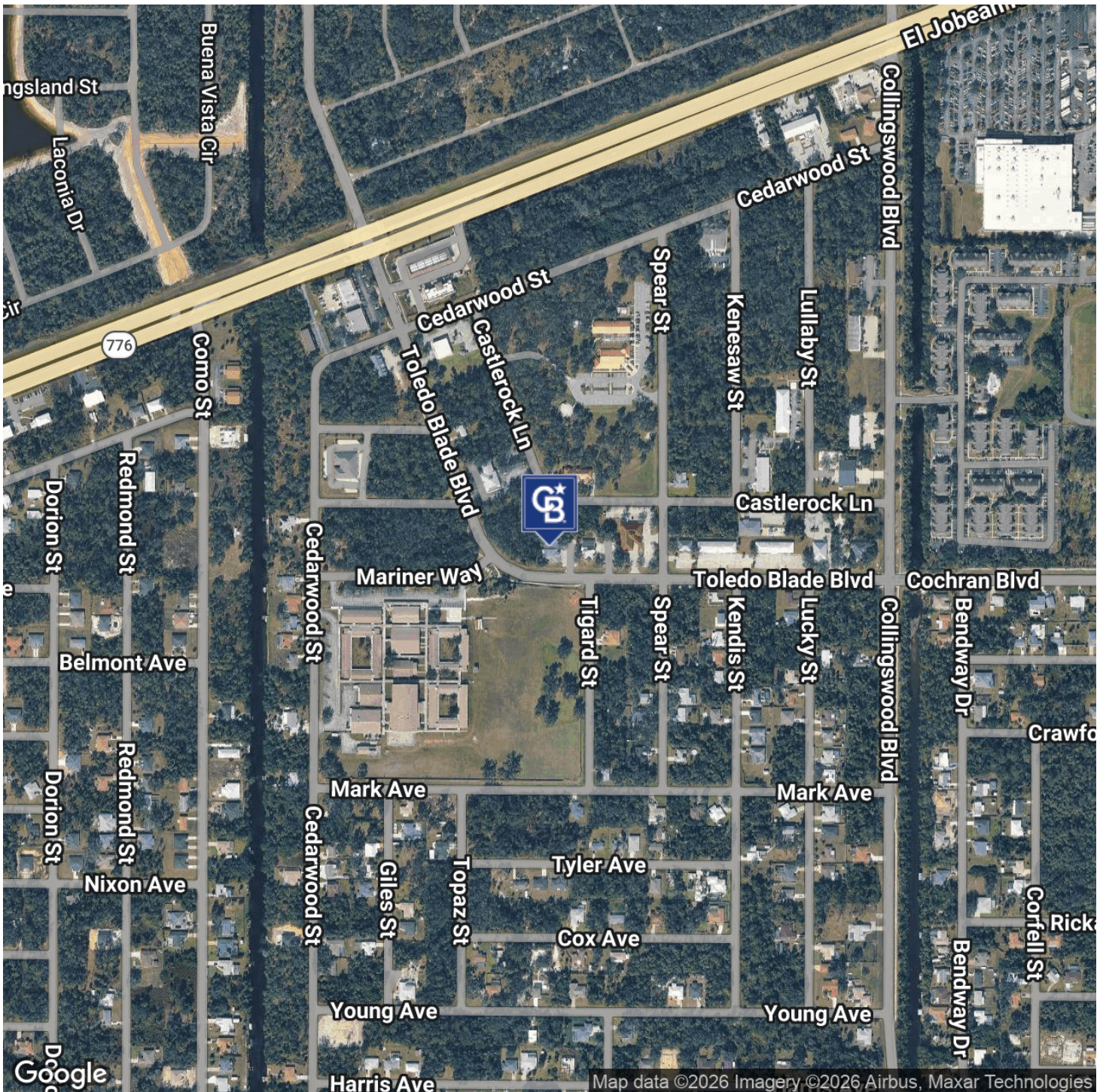
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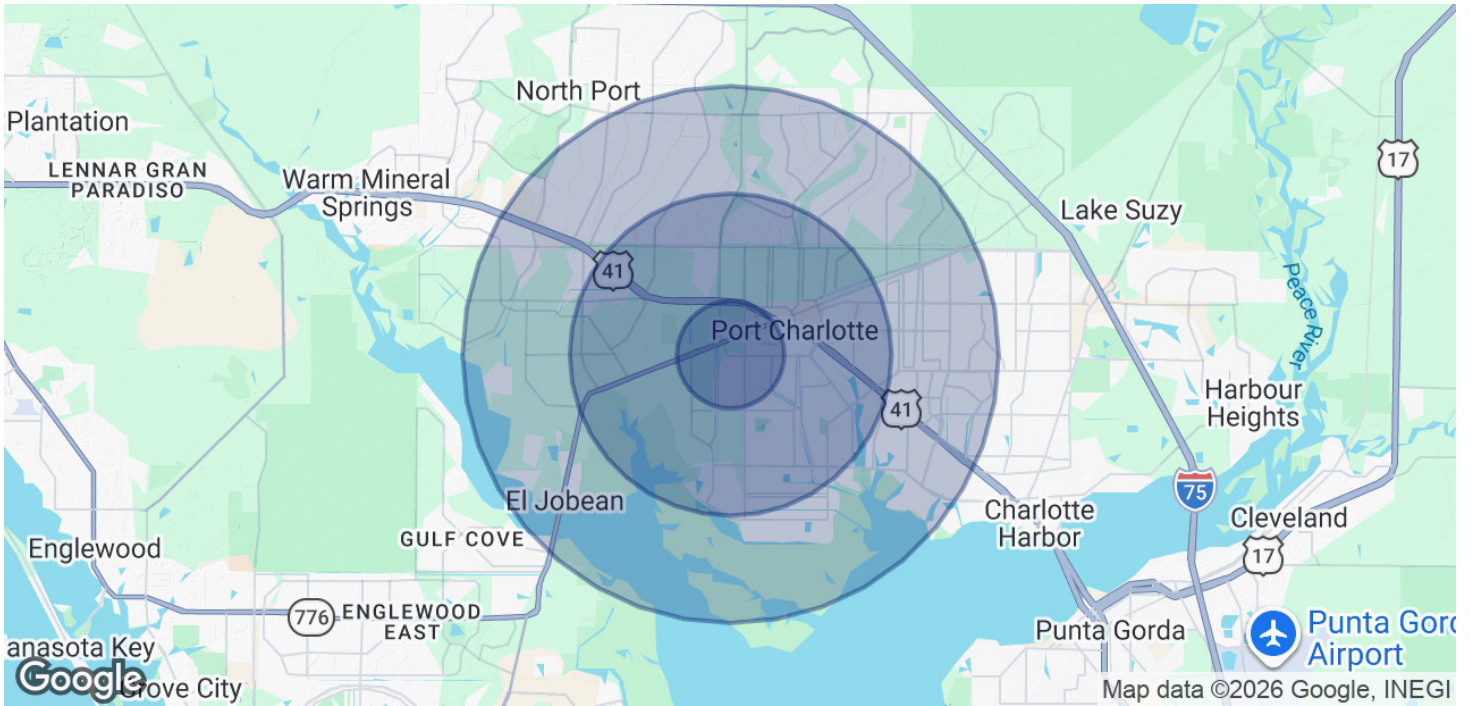
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,984	30,269	93,002
Average Age	49	51	49
Average Age (Male)	47	50	48
Average Age (Female)	51	52	50

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,140	12,991	39,065
# of Persons per HH	2.6	2.3	2.4
Average HH Income	\$67,195	\$81,419	\$83,464
Average House Value	\$344,375	\$334,900	\$328,216

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



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
200 W. Marion Ave., Punta Gorda, FL
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