

# LEASE

## 1312 MARKET CIRCLE - 3,200 SF UNIT AVAILABLE

1312 Market Circle Port Charlotte, FL 33953



### PROPERTY DESCRIPTION

3,200 SF retail/industrial unit for lease in Murdock Circle! This unit has HVAC, open ceilings, an office, a retail showroom, a workroom, and 2 restrooms.

This unit has 4 man doors and 1 garage door.

Plenty of windows provide lots of natural light in this unit!

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

### PROPERTY HIGHLIGHTS

- 3,200 SF unit
- Many possible uses
- Great central location

### OFFERING SUMMARY

|                |   |
|----------------|---|
| Lease Rate:    | \$15 PSF/yr + \$5.89 PSF/yr<br>Pass-Through Expenses<br>(NNN) |
| Unit Number:   | 1   |
| Available SF:  | 3,200 SF  |
| Building Size: | 14,339 SF   |
| Zoning:        | IG  |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 893      | 15,207   | 41,255   |
| Total Population  | 2,389    | 36,458   | 99,133   |
| Average HH Income | \$64,171 | \$82,180 | \$83,723 |

**Kayla Weiss-Bohnstedt**  
(941) 268-4423



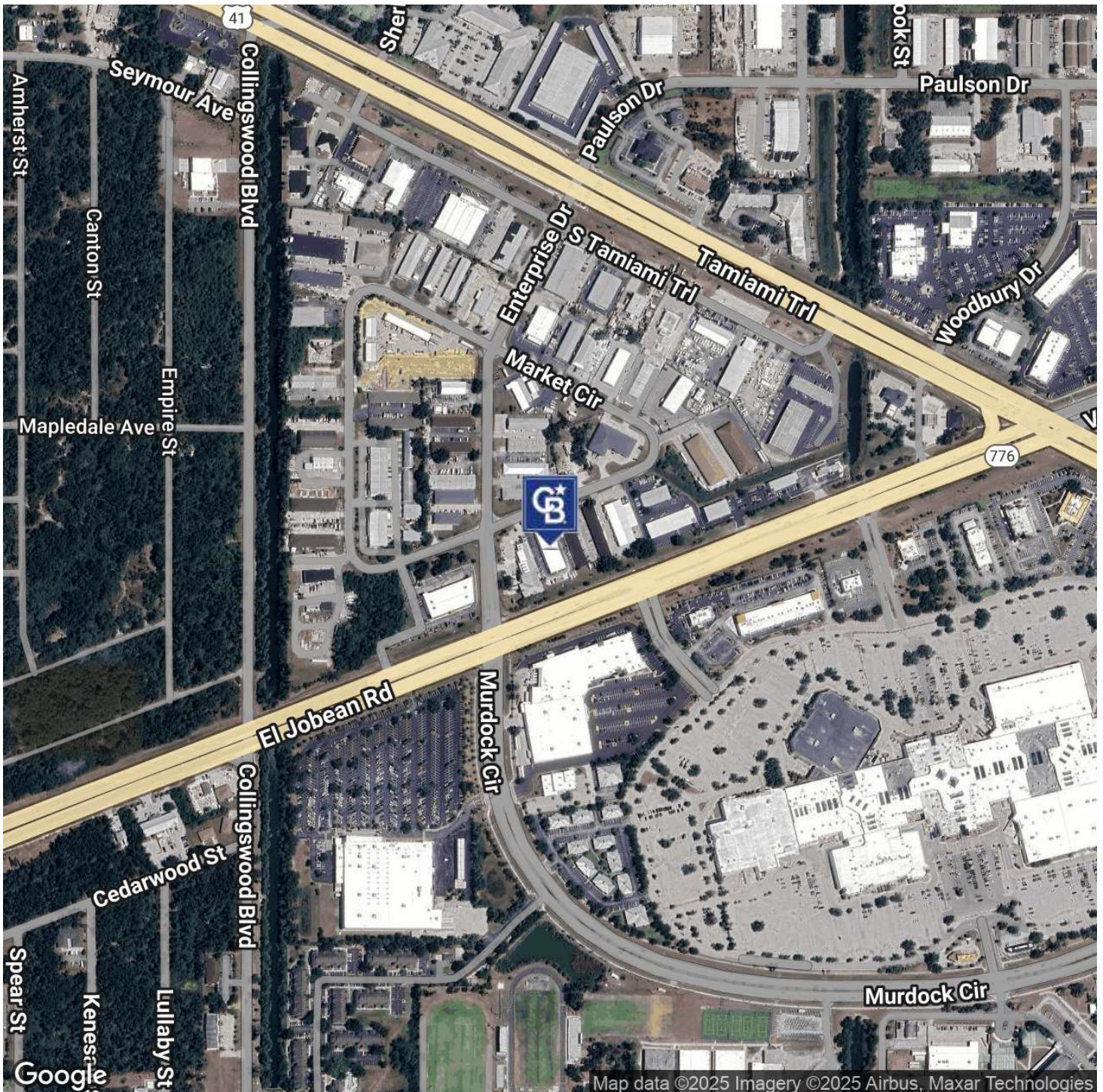
**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY



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Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

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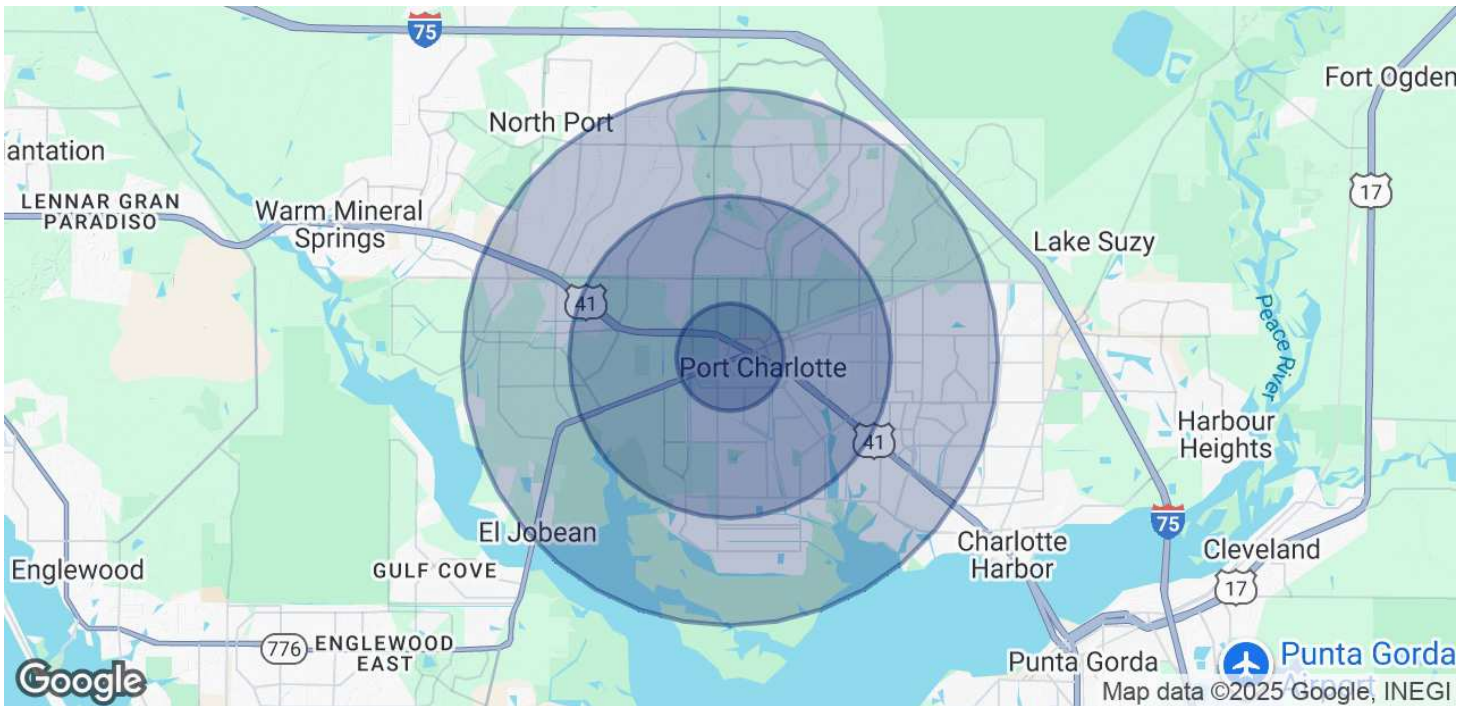
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### POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 2,389  | 36,458  | 99,133  |
| Average Age          | 49     | 49      | 49      |
| Average Age (Male)   | 46     | 48      | 48      |
| Average Age (Female) | 51     | 50      | 50      |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 893       | 15,207    | 41,255    |
| # of Persons per HH | 2.7       | 2.4       | 2.4       |
| Average HH Income   | \$64,171  | \$82,180  | \$83,723  |
| Average House Value | \$339,369 | \$324,136 | \$326,809 |

Demographics data derived from AlphaMap

**Kayla Weiss-Bohnstedt**  
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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](mailto: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

**CBCWORLDWIDE.COM**

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