

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 Pass-Through Expenses (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

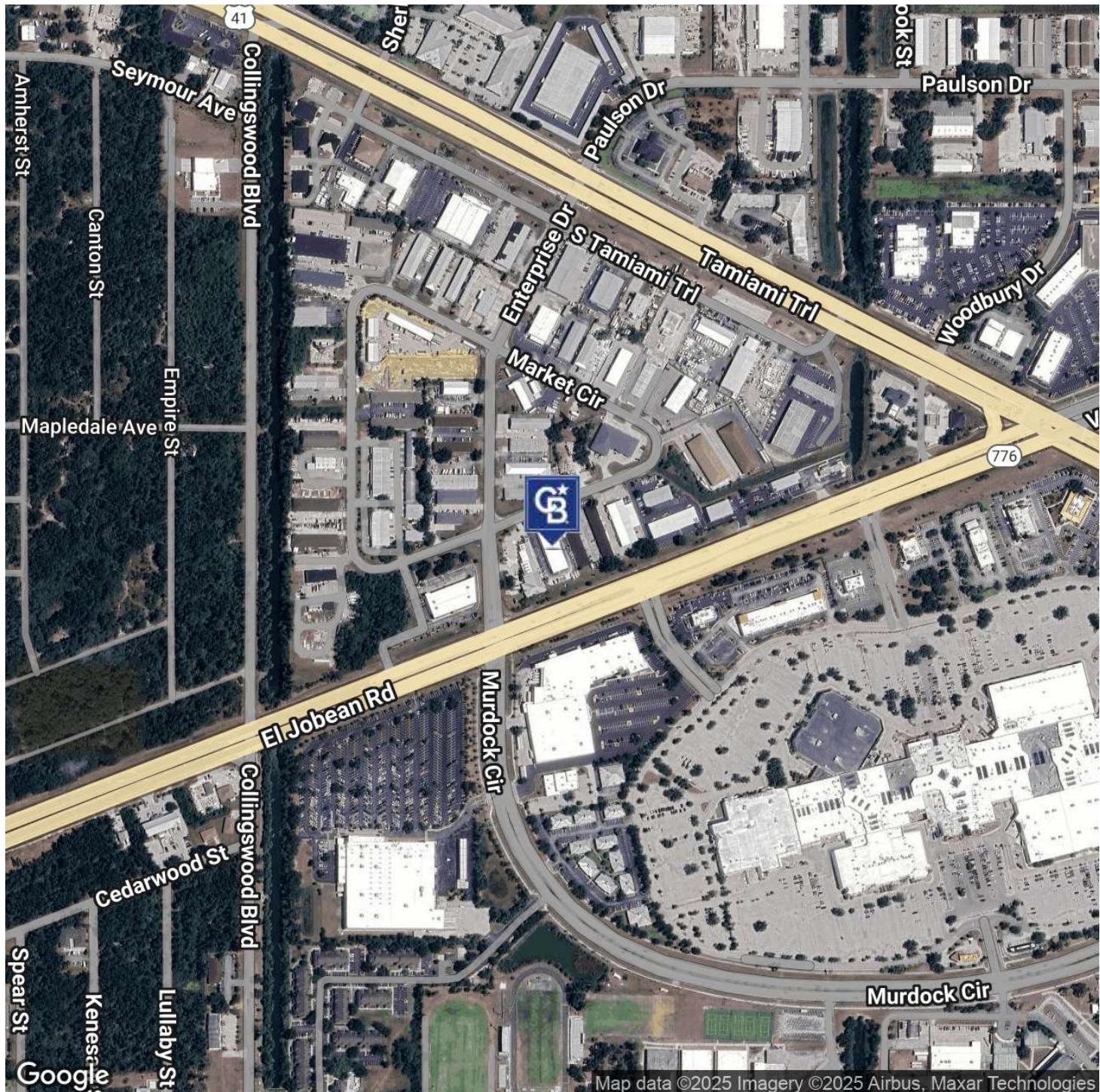


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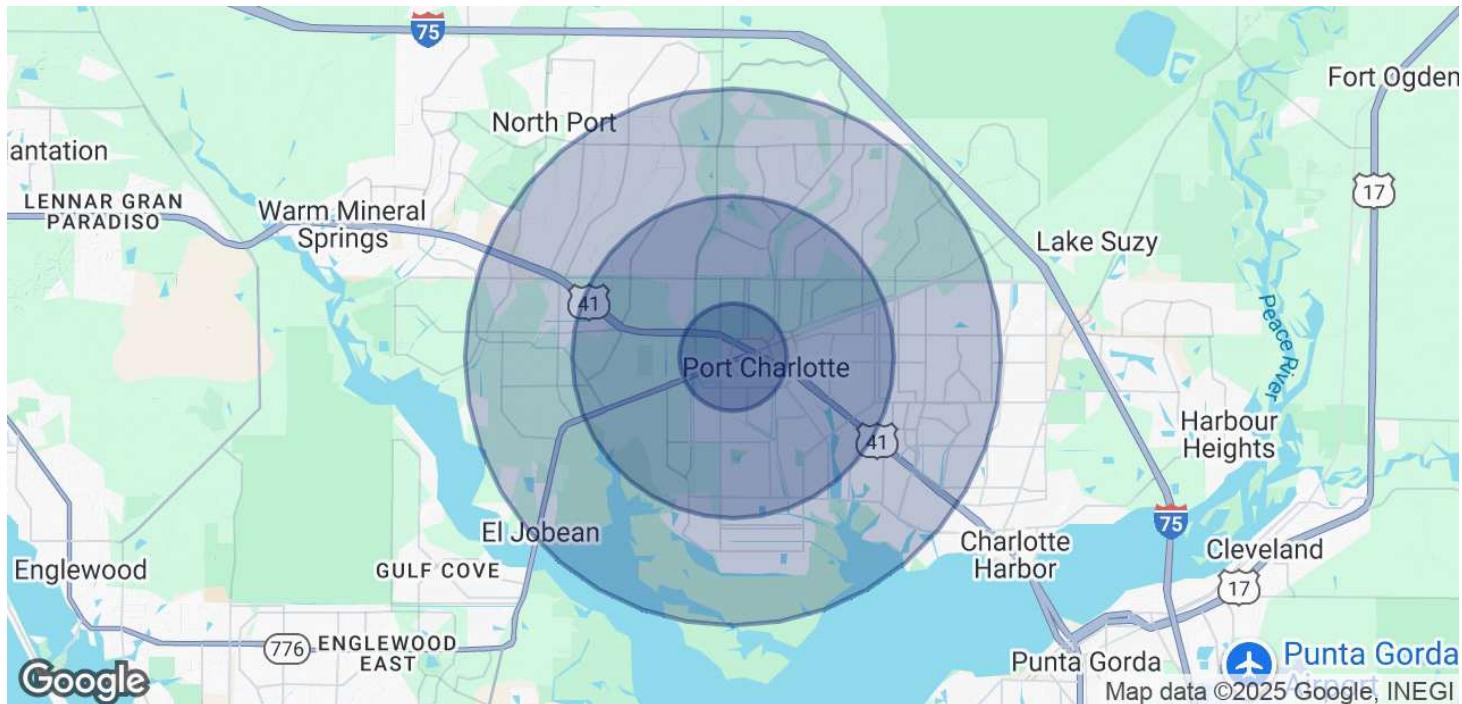


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,389	36,458	99,133
Average Age	49	49	49
Average Age (Male)	46	48	48
Average Age (Female)	51	50	50

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



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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