

# SALE

17178 TOLEDO BLADE BLVD

17178 Toledo Blade Blvd Port Charlotte, FL 33954



## PROPERTY DESCRIPTION

Investor alert!! Free-standing medical office building located on Toledo Blade Blvd in Port Charlotte leased to Heartland Dental!

Annual Average Daily Traffic Count on Toledo Blade Blvd 20,000!  
Roof replaced 4/6/2022. Commercial sign replaced in 2024.

Amazing location less than 0.3 miles from Tamiami Tr and less than 6 miles from I75!

Call Kayla Weiss-Bohnstedt with any questions or to schedule a showing 941-268-4423.

Do not disturb tenant.

## OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	20,000 SF
Building Size:	3,846 SF
Rentable SF:	3,335 SF
Zoning:	CG
Year Built:	2005
Gross Income:	\$91,599.72
Net Income:	\$72,323.79
Cap Rate:	4.82%

## PROPERTY HIGHLIGHTS

- Amazing location less than 0.3 miles from Tamiami Tr and less than 6 miles from I75!
- AADT 20,000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	622	14,414	44,115
Total Population	1,537	35,389	106,445
Average HH Income	\$88,308	\$84,674	\$85,796

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

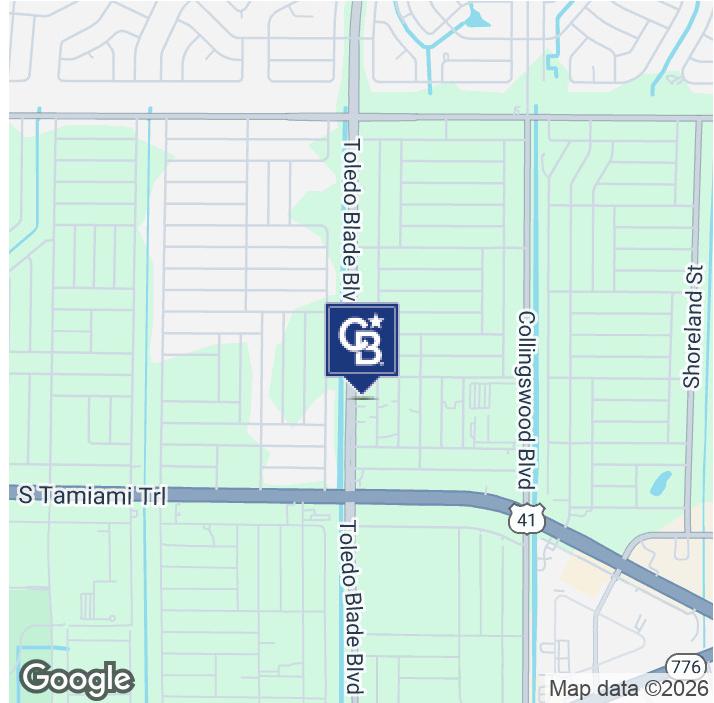
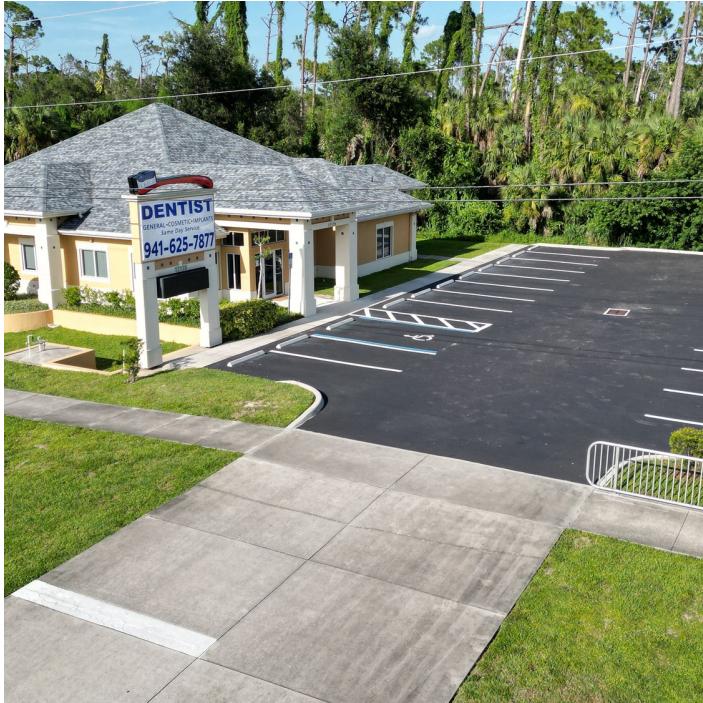


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### PROPERTY OVERVIEW

The current lease in place expires July 31, 2028. Tenant has three (3) renewal terms of five (5) years each in duration.

The current gross income is \$91,599.72 and the current net income is \$72,323.79. Real estate tax + insurance are passed through to the tenant, and the tenant handles the landscaping.

Renewal Term 1 is a 15% increase at \$112,669.22 annual rent (\$33.79 PSF) for years 6-10. Renewal Term 2 and 3 to be negotiated at Fair Market Value.

Tenant has the Right of First Refusal.

Heartland Dental has 1,700+ supported offices and 2,800+ supported doctors across 38 states and they employ over 20,000 team members.

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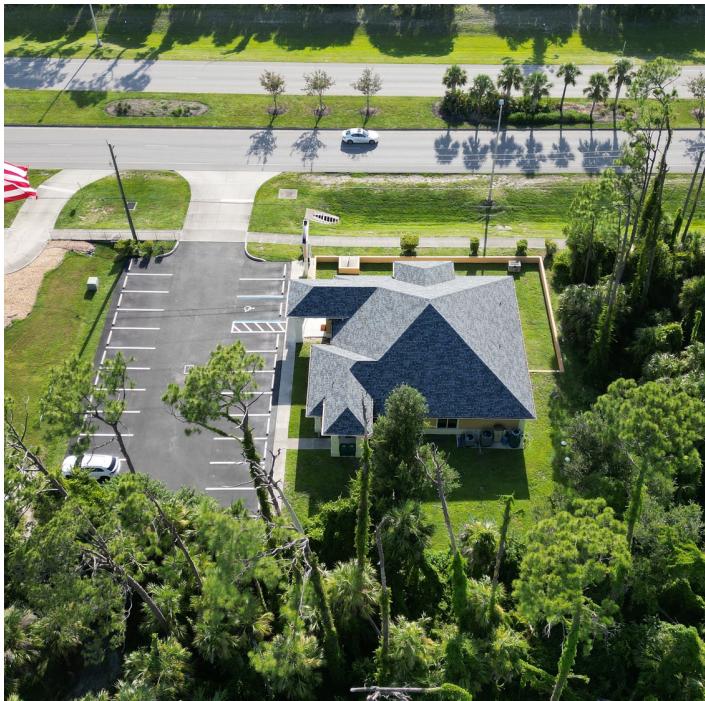
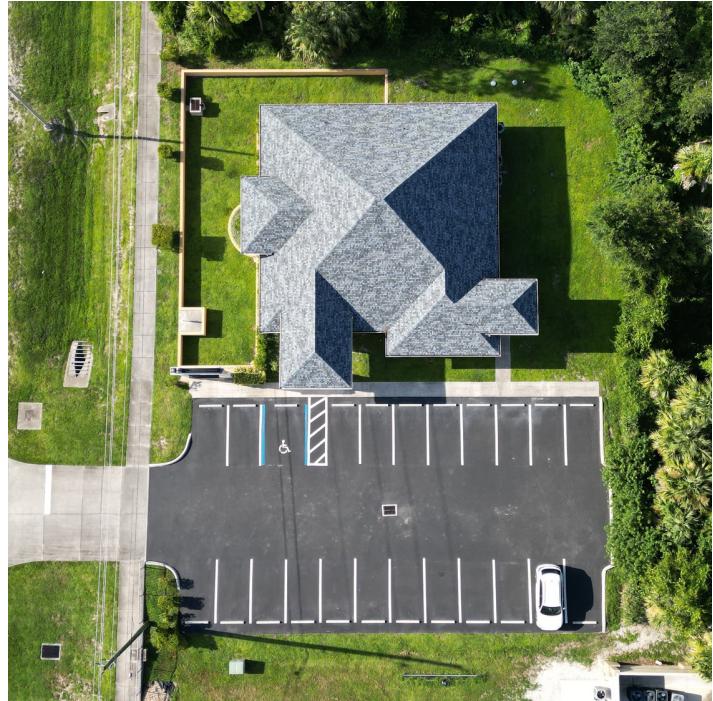


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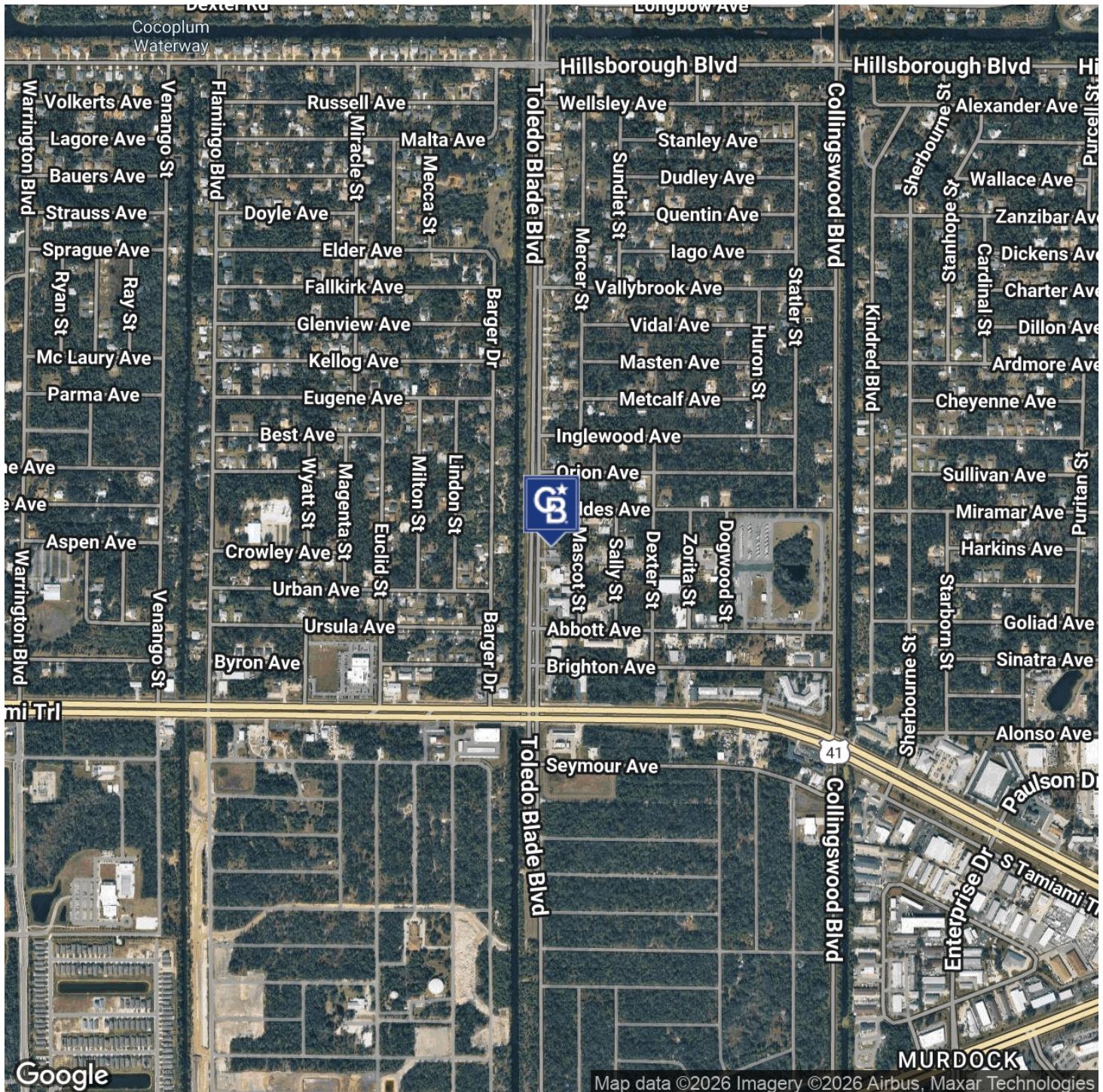


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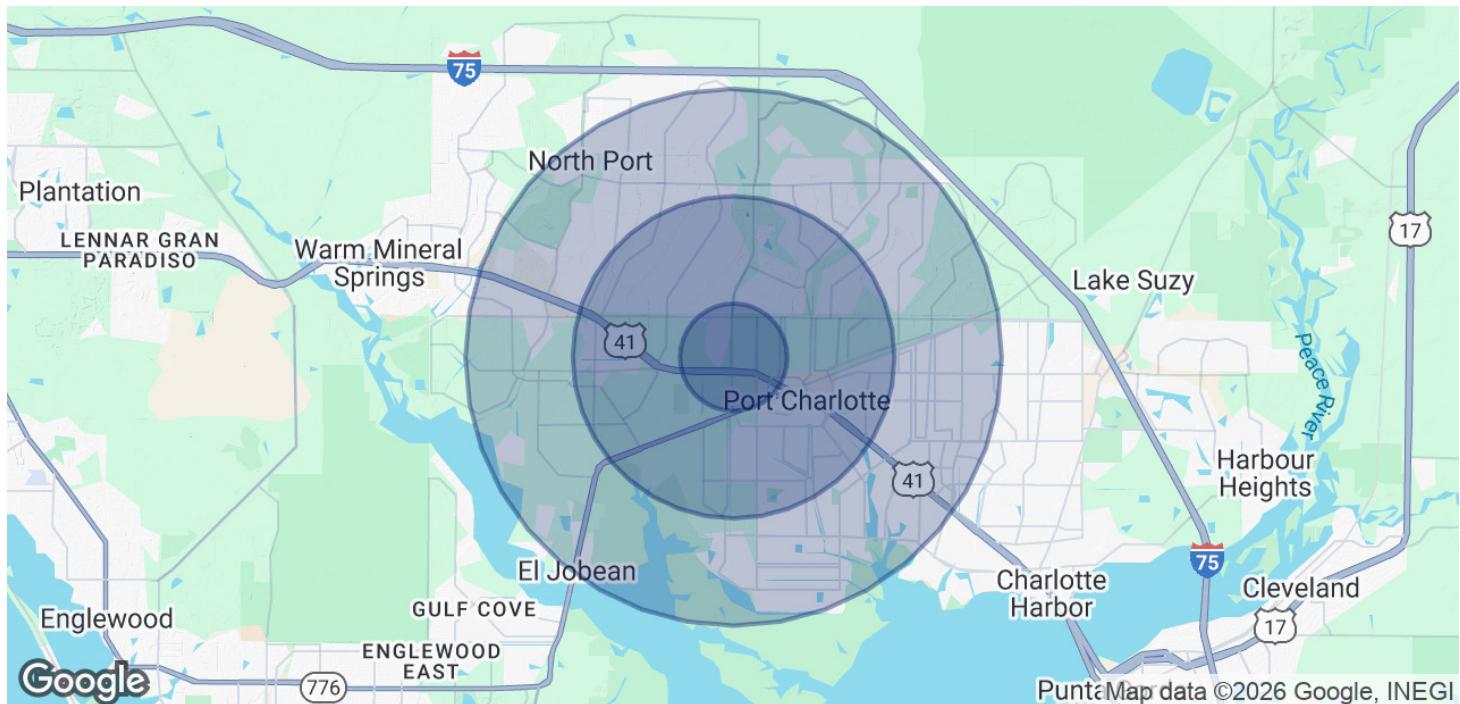


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,537	35,389	106,445
Average Age	47	48	49
Average Age (Male)	45	47	48
Average Age (Female)	48	49	50

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	622	14,414	44,115
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$88,308	\$84,674	\$85,796
Average House Value	\$404,256	\$328,681	\$325,589

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](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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