

# SALE

**2555 N TOLEDO BLADE BLVD.**  
2555 N Toledo Blade Blvd. North Port, FL 34289



## PROPERTY DESCRIPTION

Freestanding office condominium building located in Toledo Blade Professional Center, off Toledo Blade Blvd.  
NNN investment opportunity in North Port.  
Lease ending 6/30/2027, NOI increases roughly 5% each year.  
7.64% Cap Rate. \$114,240 Net Operating Income.

Metal Roof completed in 2024! 4 HVAC systems all replaced within the past 4 years!  
Association Dues: \$3,300 per quarter.  
Annual Average Daily Traffic Count on Toledo Blade Blvd 23,000!

Tenant has the right to use the playground area until 6/30/2027.  
Tenant has an early termination option with a 6-month notice.

Call Kayla Weiss-Bohnstedt for additional information/showings  
941-268-4423

## PROPERTY HIGHLIGHTS

- Tenant is Riddles Rhymes Academy

## OFFERING SUMMARY

Sale Price:	\$1,495,000
Zoning:	PCDN
Year Built:	2006
Building Size:	5,864 SF
NOI:	\$114,240.00
Cap Rate:	7.64%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,756	12,885	27,082
Total Population	4,491	34,526	69,801
Average HH Income	\$96,431	\$100,376	\$95,300

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



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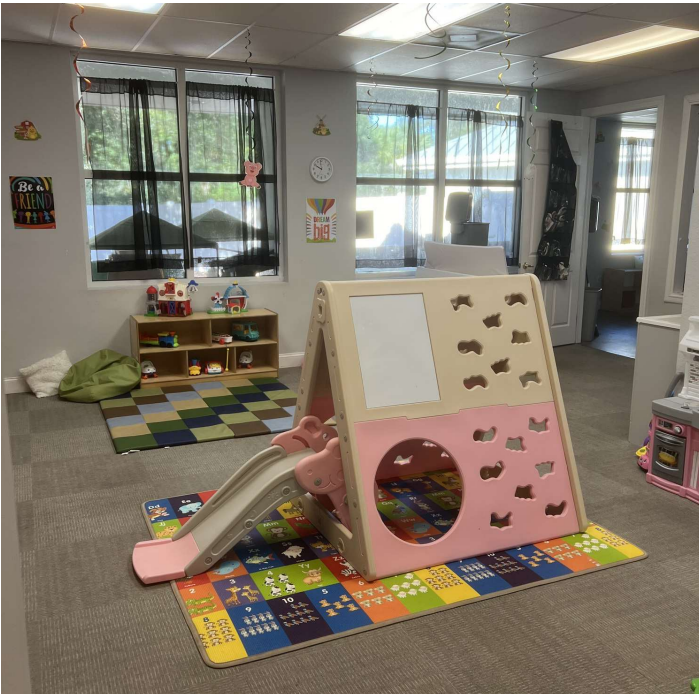
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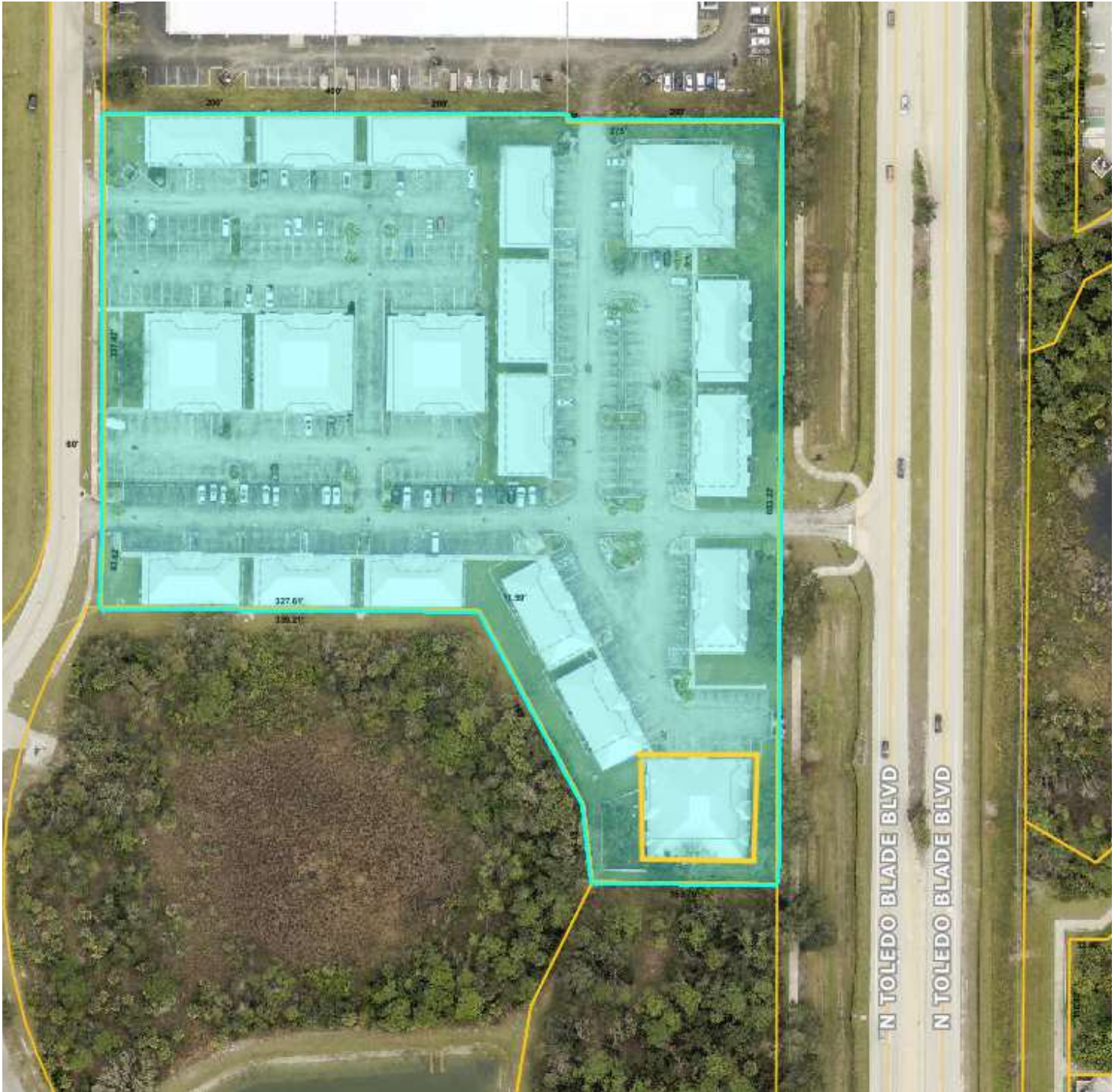
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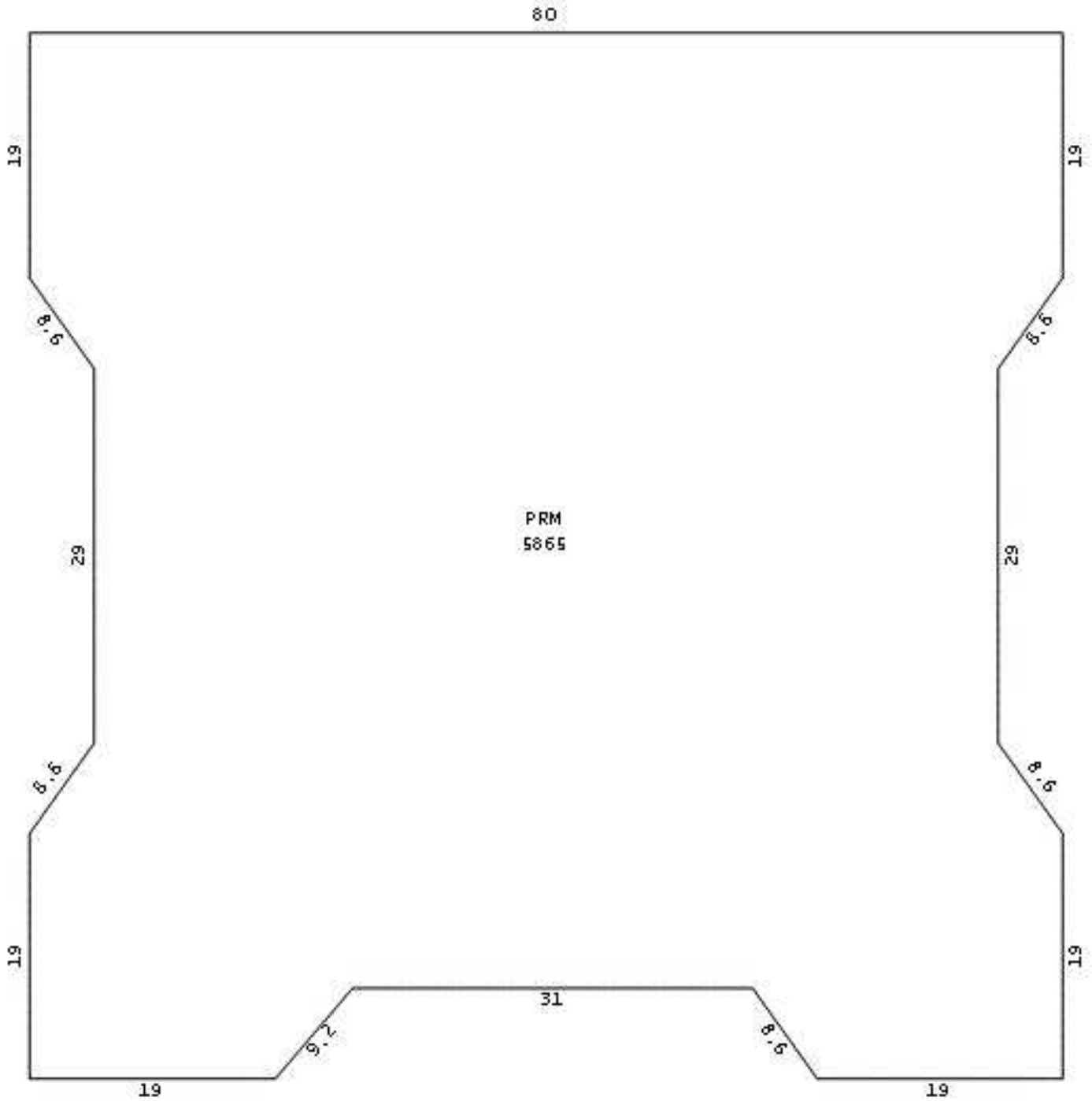
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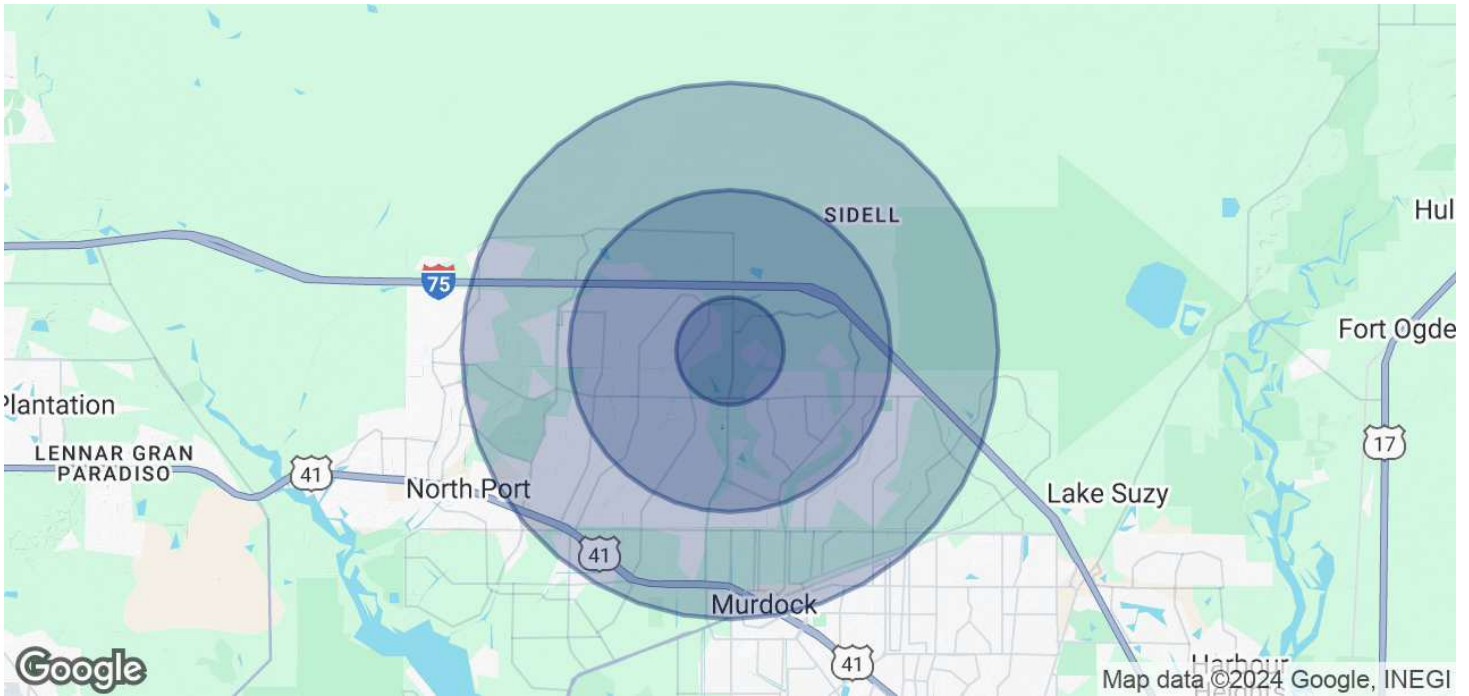
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	4,491	34,526	69,801
Average Age	45	44	46
Average Age (Male)	44	43	45
Average Age (Female)	45	44	46

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,756	12,885	27,082
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$96,431	\$100,376	\$95,300
Average House Value	\$301,692	\$358,476	\$346,470

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 \$20,000,000 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

**CBCWORLDWIDE.COM**

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