

# LEASE

## WHIDDEN INDUSTRIAL PARK - UNIT 12

23375 Janice Avenue Port Charlotte, FL 33980



### PROPERTY DESCRIPTION

Prime 2,000 SF industrial warehouse unit for lease in Whidden Industrial Park. Features include approximately 600 SF of office/bathroom space with same area mezzanine above for additional storage, central air conditioning, 12' x 14' overhead door, and 7 dedicated parking spaces with a few more available if needed. The unit will be professionally cleaned and freshly painted before tenant move-in. Available March 15, 2026.

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

### PROPERTY HIGHLIGHTS

- Mezzanine above office for storage
- Central air conditioning
- 12' x 14' overhead door
- Available March 15, 2026
- Unit to be cleaned and painted

### OFFERING SUMMARY

Lease Rate:	\$15.00 PSF/yr + \$3.25 PSF/yr (NNN)
Available SF:	2,000 SF
Unit Available:	Unit #12

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,877	15,512	48,850
Total Population	3,856	34,131	106,830
Average HH Income	\$72,377	\$76,130	\$82,524

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



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



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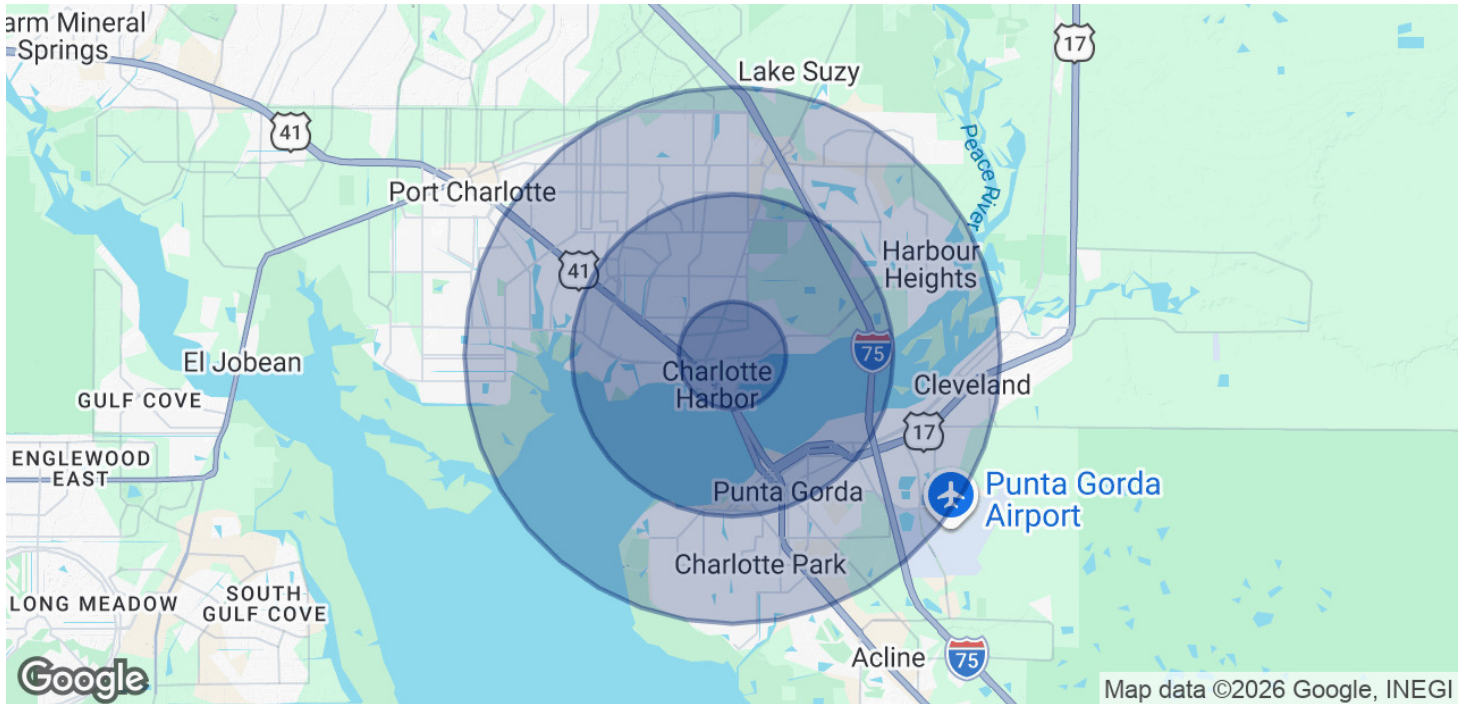
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,856	34,131	106,830
Average Age	56	53	54
Average Age (Male)	54	52	53
Average Age (Female)	57	53	55

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,877	15,512	48,850
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$72,377	\$76,130	\$82,524
Average House Value	\$362,511	\$296,191	\$344,566

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)**



Proud to be #1 in deals with Coldwell Banker Commercial Realty in Florida!

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

## CLIENT RESPONSIVENESS - FAST RESULTS - INTEGRITY

**CBCWORLDWIDE.COM**

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