

LEASE

18200 AND 18210 PAULSON DRIVE

18200 and 18210 Paulson Drive Port Charlotte, FL 33954



PROPERTY DESCRIPTION

3 - 1,100 SF Units For Lease!

18210 Paulson Dr Unit 7 - 1,100 SF
18200 Paulson Dr Unit 4 - 1,100 SF
18200 Paulson Dr Unit 5 - 1,100 SF

3 1,100 SF warehouses for lease with a small office and restroom. Conveniently located near the center of Port Charlotte. Some of these units are fully air conditioned.

Please contact Kayla Weiss-Bohnstedt at 941-268-4423 to schedule a showing!

PROPERTY HIGHLIGHTS

- 3 - 1,100 SF warehouses available!
- Conveniently located near the center of Port Charlotte
- Located near Tamiami Trail and I75

Kayla Weiss-Bohnstedt
(941) 268-4423

OFFERING SUMMARY

Lease Rate:	\$15 PSF + \$4.87 PSF (NNN) pass-through expenses
Units Available:	3
Available SF:	3 - 1,100 SF Units
Zoning:	IG

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	594	16,086	41,707
Total Population	1,614	39,200	101,157
Average HH Income	\$66,680	\$83,398	\$84,592



COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

18200 AND 18210 PAULSON DRIVE
18200 and 18210 Paulson Drive Port Charlotte, FL 33954



Kayla Weiss-Bohnstedt
(941) 268-4423

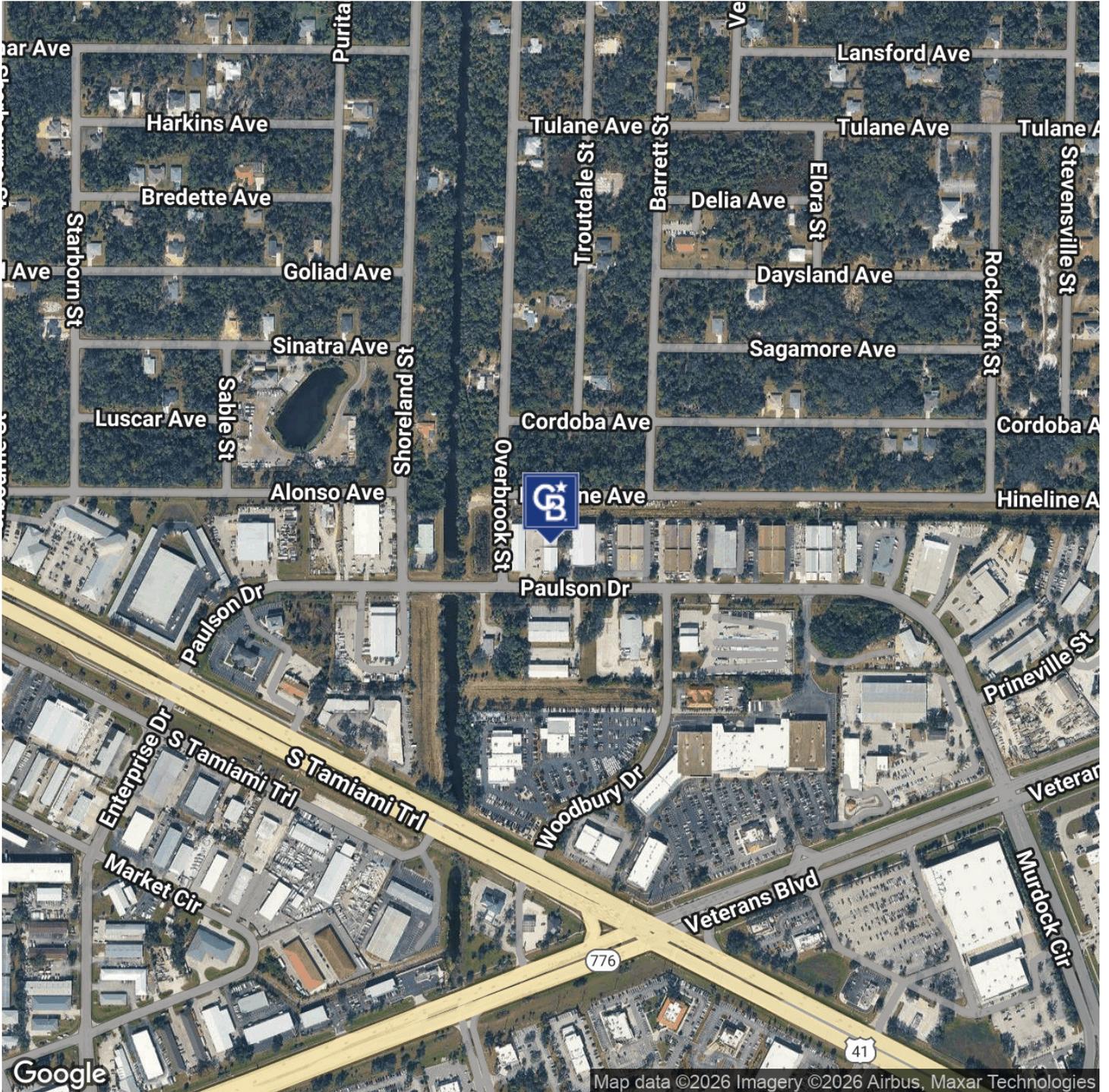


COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

18200 AND 18210 PAULSON DRIVE

18200 and 18210 Paulson Drive Port Charlotte, FL 33954



Kayla Weiss-Bohnstedt
(941) 268-4423

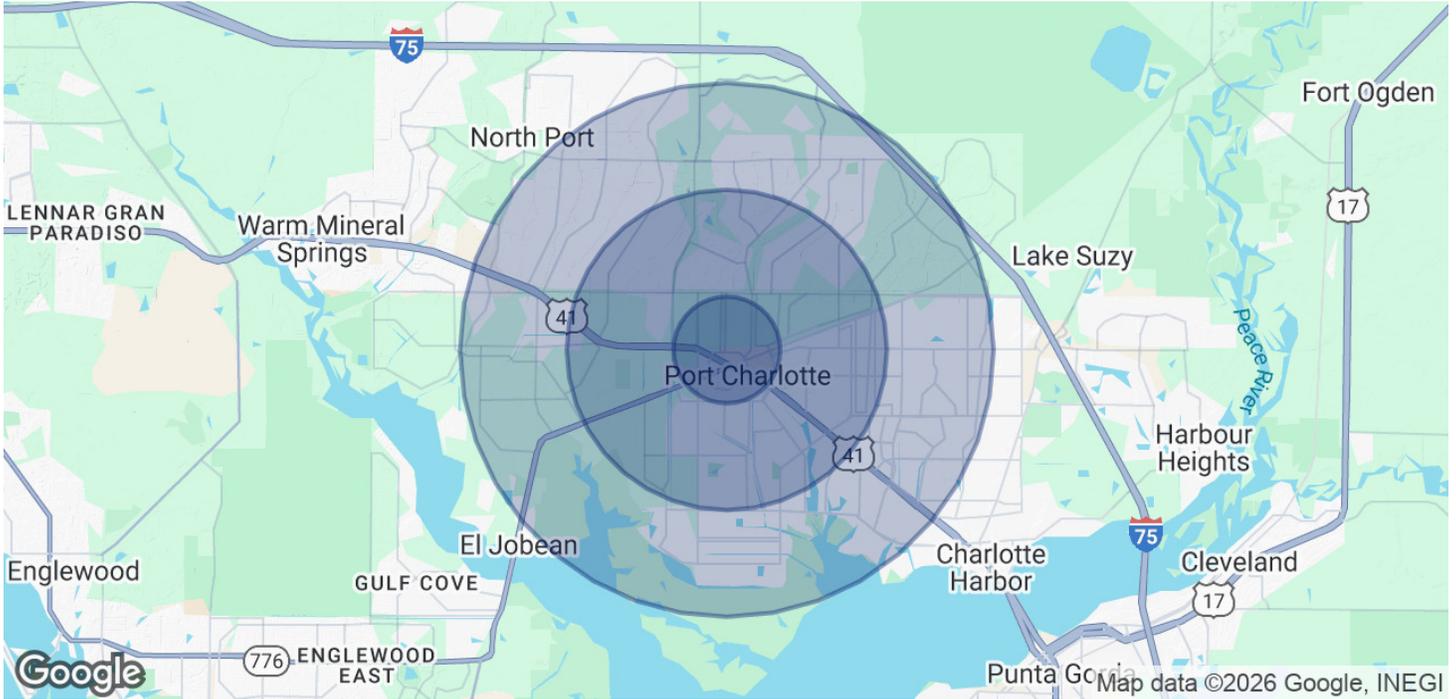


COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

18200 AND 18210 PAULSON DRIVE

18200 and 18210 Paulson Drive Port Charlotte, FL 33954



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,614	39,200	101,157
Average Age	47	49	48
Average Age (Male)	44	47	47
Average Age (Female)	50	50	49

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	594	16,086	41,707
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$66,680	\$83,398	\$84,592
Average House Value	\$345,740	\$324,245	\$327,283

* Demographic data derived from 2020 ACS - US Census

Kayla Weiss-Bohnstedt
(941) 268-4423



COLDWELL BANKER
COMMERCIAL
REALTY

Kayla Weiss-Bohnstedt

Dedicated to sharing my education and experience to maximize my clients' return on their commercial real estate investments.



**COLDWELL BANKER
COMMERCIAL
REALTY**

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



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

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

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