

# LEASE

## WHIDDEN INDUSTRIAL PARK RENTALS

4240 James St. Punta Gorda, FL 33980



### PROPERTY DESCRIPTION

Unit 3 is available for lease! 1,000 SF Warehouse unit - open layout with 1 restroom in the back of the unit. The unit has a man door and a garage door (11' 9" Wide x 13' 10" High). Approximately 3 miles from I75 and 1 mile from Tamiami Tr.

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

### PROPERTY HIGHLIGHTS

- 1,000 SF Available For Lease
- Available Now!
- Open layout with 1 restroom in back of unit
- Unit has man door and garage door (11' 9" Wide x 13' 10" High)
- Approximately 3 miles from I75 and 1 mile from Tamiami Tr

### OFFERING SUMMARY

Lease Rate:	\$13.00 PSF/yr + \$3.64 PSF/yr (NNN)
Available SF:	1,000 SF
Unit Available:	Unit #3
Zoning:	IG
Building Size:	16,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,155	17,127	48,679
Total Population	4,481	37,503	106,418
Average HH Income	\$71,235	\$73,709	\$82,567

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



**COLDWELL BANKER  
COMMERCIAL**  
REALTY

# LEASE

## WHIDDEN INDUSTRIAL PARK RENTALS

4240 James St. Punta Gorda, FL 33980



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



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

# LEASE

## WHIDDEN INDUSTRIAL PARK RENTALS

4240 James St. Punta Gorda, FL 33980



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

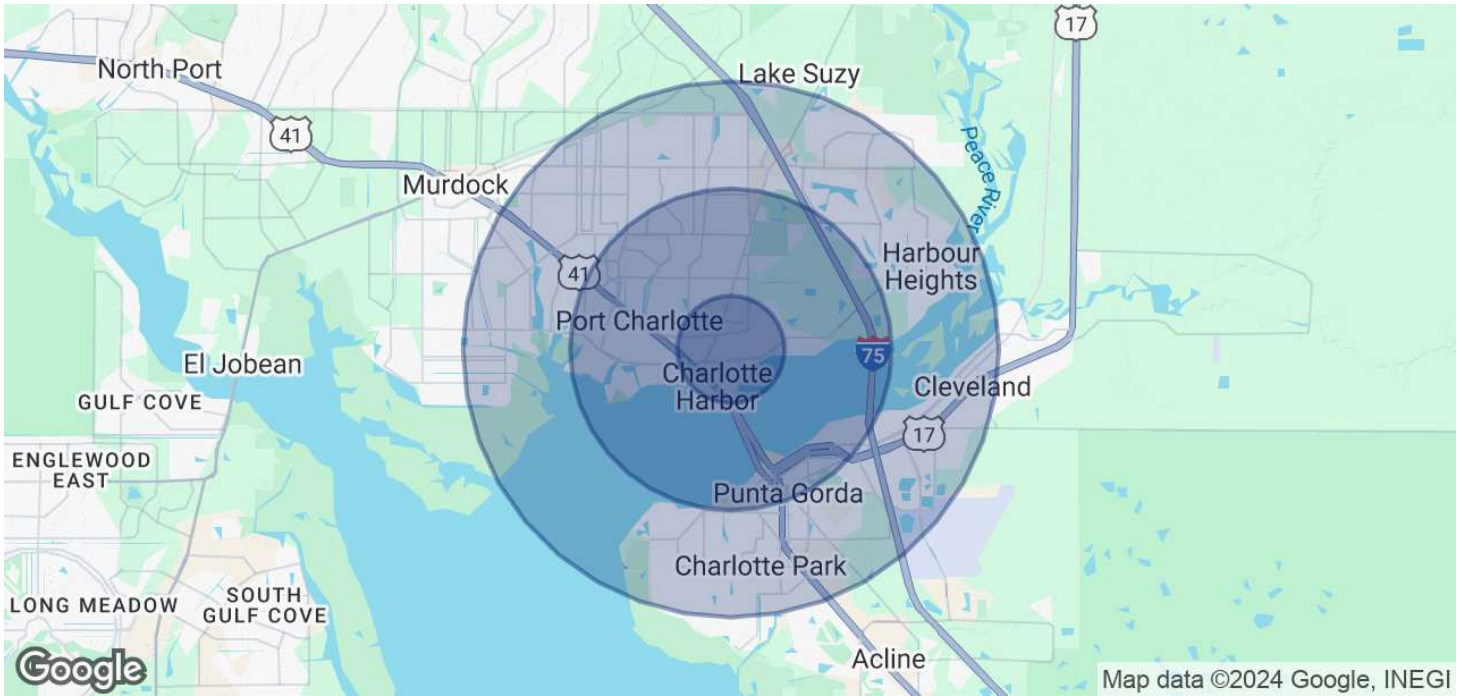


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# LEASE

## WHIDDEN INDUSTRIAL PARK RENTALS

4240 James St. Punta Gorda, FL 33980



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	4,481	37,503	106,418
Average Age	56	53	54
Average Age (Male)	54	51	53
Average Age (Female)	57	54	55
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,155	17,127	48,679
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$71,235	\$73,709	\$82,567
Average House Value	\$339,323	\$286,512	\$344,591

Demographics data derived from AlphaMap

**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 \$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, & 104: Financial Analysis for Commercial Investment Real Estate with plans to complete the program.

**Contact Kayla: (941) 268-4423 | [Kayla.Weiss@CommercialRealtyFI.com](mailto:Kayla.Weiss@CommercialRealtyFI.com)**



2024: PCPGNP Association of Realtors Commercial Committee Chair

### **Awards:**

2017: Rookie Of The Year

2023 : International Diamond Society

2023: Circle of Distinction Bronze

**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**