

# LEASE

7440 SAWYER CIR

7440 Sawyer Cir Port Charlotte, FL 33981



## PROPERTY DESCRIPTION

FOR LEASE!! New construction ready for occupancy now! 5 - 1,000 SF warehouse units are still available! 1 restroom per unit.

Garage door is 12'w x 14'ht  
Clearance floor to ceiling 17'-6"

NNN expenses estimated \$6 PSF.  
Call Kayla Weiss-Bohnstedt to schedule a showing at 941-268-4423.

## PROPERTY HIGHLIGHTS

- 7 1,000 sf warehouses available for lease!
- Zoned IG
- Right off Gasparilla Rd
- New construction
- Garage door is 12'w x 14'ht

## OFFERING SUMMARY

Lease Rate:	\$16.00 PSF/yr + \$6.00 PSF/yr (NNN)
Available SF:	1,000 - 5,000 SF
Units Available:	1,4,5,6,7
Lot Size:	25,494 SF
Building Size:	7,000 SF
Zoning:	IG

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	783	8,575	17,987
Total Population	1,691	18,759	38,112
Average HH Income	\$79,653	\$82,783	\$82,965

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



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

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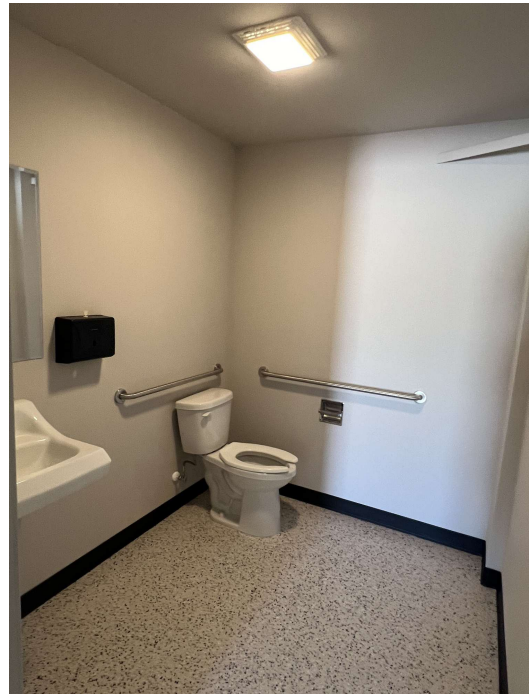
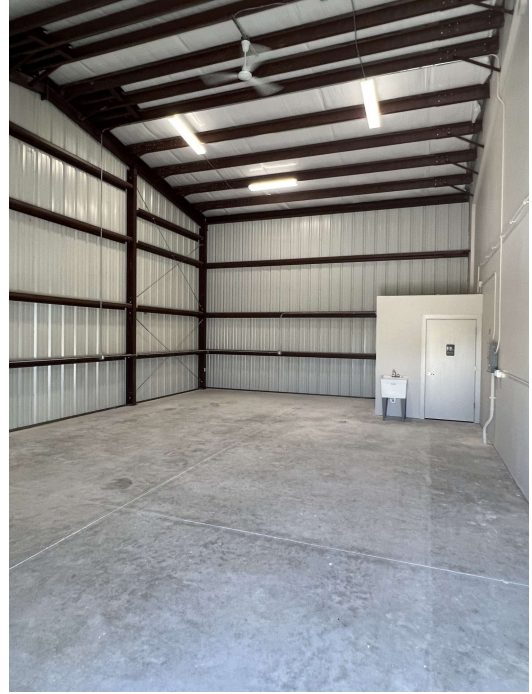
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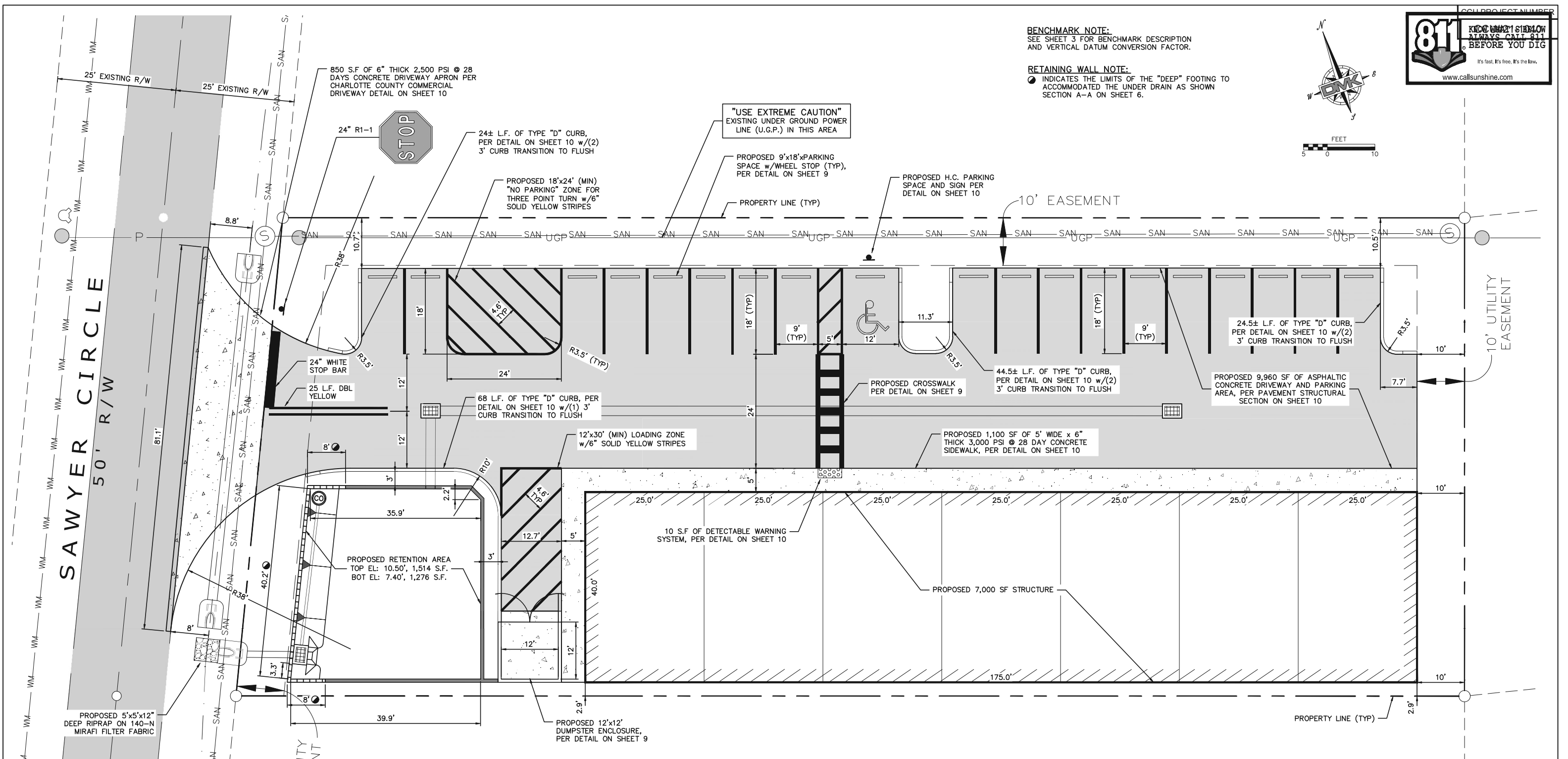


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**BENCHMARK NOTE:**  
SEE SHEET 3 FOR BENCHMARK DESCRIPTION AND VERTICAL DATUM CONVERSION FACTOR.

**RETAINING WALL NOTE:**  
● INDICATES THE LIMITS OF THE "DEEP" FOOTING TO ACCOMMODATE THE UNDER DRAIN AS SHOWN SECTION A-A ON SHEET 6.



**PROJECT DATA**

<p><b>ZONING:</b> INDUSTRIAL GENERAL (IG)</p> <p><b>EXISTING LAND USE CODE:</b> CODE: 4000</p> <p><b>FUTURE LAND USE:</b> LOW INTENSITY INDUSTRIAL</p> <p><b>FLOOD ZONE:</b> SEE SURVEY NOTATIONS ON SHEET 3</p> <p><b>ENVIRONMENTAL:</b> NO WETLANDS ON SITE</p>	<p><b>CHARACTER &amp; INTENDED USE STATEMENT:</b> 7,000 SQ. FT. WAREHOUSE SPACE</p> <p><b>BUILDING SETBACK:</b> MINIMUM YARD REQUIREMENTS: FRONT YARD 20' SIDE YARD INTERIOR NONE ABUTTING WATER 20' REAR YARD INTERIOR 10' ABUTTING WATER 20'</p>	<p><b>PROJECT INFORMATION:</b> TOTAL SITE AREA: 25,495 S.F. = 0.585 Ac = 100.0%</p> <p>PROPOSED BUILDING AREA: 7,000 S.F. = 0.161 Ac = 27.5%</p> <p>PROPOSED CONC. SIDEWALK AREA: 1,100 S.F. = 0.025 Ac = 4.3%</p> <p>PROPOSED ASPHALT DRIVE AREA: 9,960 S.F. = 0.229 Ac = 39.1%</p> <p>PROPOSED DUMPSTER PAD AREA: 192 S.F. = 0.004 Ac = 0.8%</p> <p>TOTAL IMPERVIOUS AREA: 18,252 S.F. = 0.419 Ac = 71.6%</p> <p>TOTAL PERVIOUS AREA: 7,243 S.F. = 0.166 Ac = 28.4%</p>	<p><b>PARKING REQUIRED:</b> 1 SPACE PER 400 S.F. OF FLOOR AREA (WAREHOUSE) 7,000 SQ. FT./400 = 18 PARKING SPACES REQUIRED 1 H.C. PARKING SPACE REQUIRED TOTAL SPACES REQUIRED: 18 SPACES, INCLUDING 1 H.C.</p> <p><b>PARKING PROVIDED:</b> 18 PARKING SPACES 1 H.C. PARKING SPACE 18 SPACES PROVIDED INCLUDING 1 H.C. SPACES</p>
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Digitally signed by John K. Pari  
DN: C=US, L=Venice, CN=John K. Pari  
Reason: I am the author of this document  
Date: 2022.06.22 11:45:32-04'00'

JOHN K. PARI, P.E., STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 56368; THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOHN K. PARI, P.E. ON THE DATE SPECIFIED HERE ON USING AN SHA AUTHENTICATION CODE; PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HOMETOWN GROUP OF PORT CHARLOTTE LLC  
23375 Janice Ave. Unit 13  
Port Charlotte, Florida 33980



**DMK ASSOCIATES**  
ENGINEERS SURVEYORS  
421 Commercial Court, Suite C, Venice, Florida 34292  
Phone (941)412-1293, Fax (941)412-1043  
Certificate of Authorization No. 3934

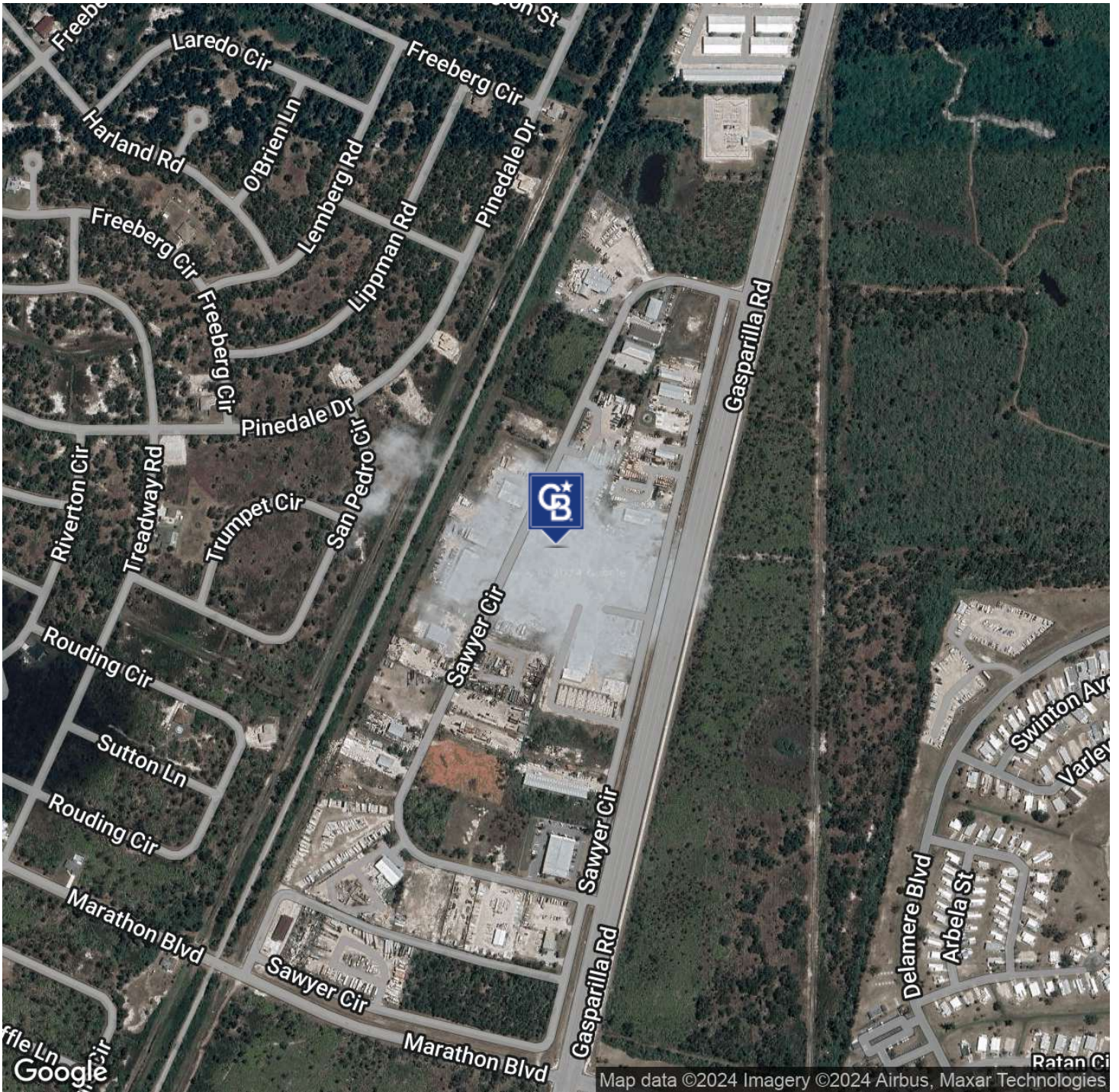
DATE 03/30/2021	CKD. BY	DATE
DRAWN RMS	JKP	03/28/22
DESIGN KEM/JKP	JKP	03/28/22
SCALE @ 22x34"	DMK NO.	21-0113

HOMETOWN GROUP OF PORT CHARLOTTE LLC  
7440 SAWYER CIRCLE, PORT CHARLOTTE, FLORIDA 33981  
PROJECT DATA AND SITE PLAN

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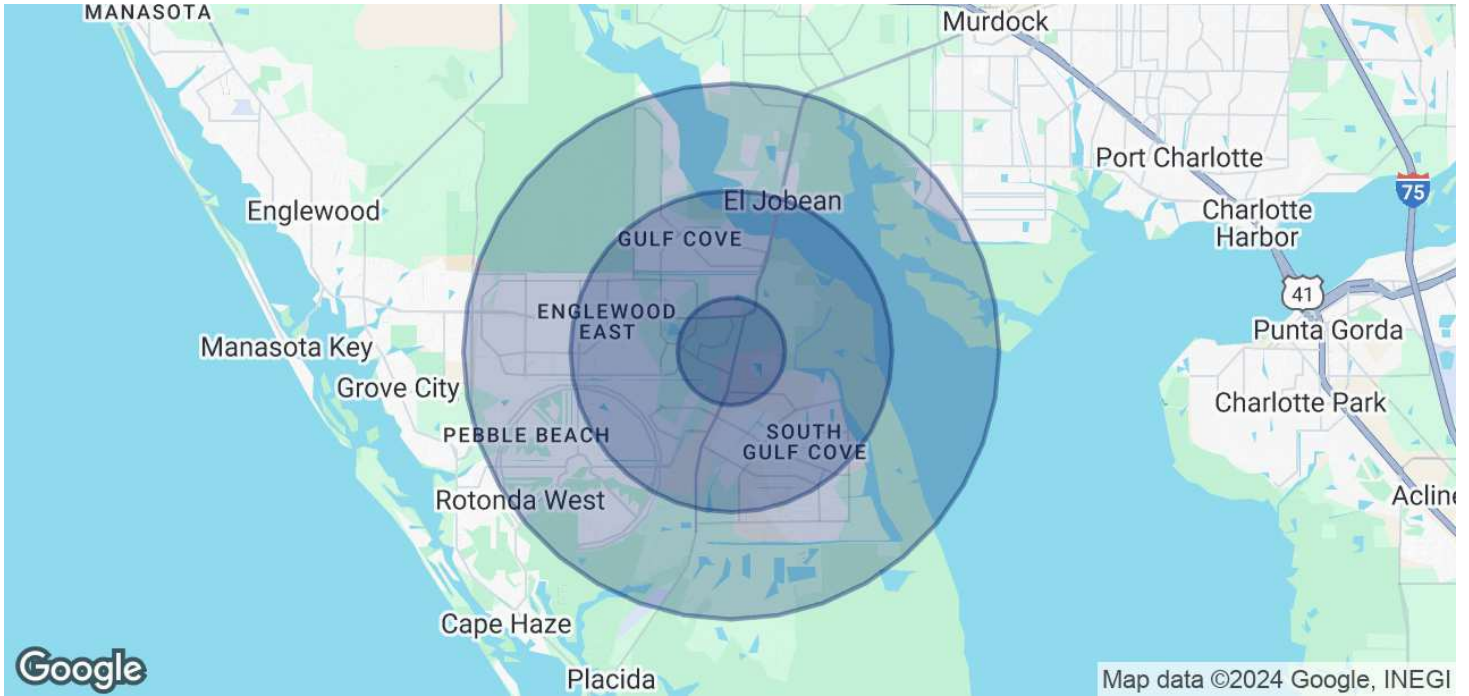


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,691	18,759	38,112
Average Age	56	56	58
Average Age (Male)	56	56	58
Average Age (Female)	56	56	57

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	783	8,575	17,987
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$79,653	\$82,783	\$82,965
Average House Value	\$347,037	\$388,276	\$366,416

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