

LEASE

2572 COMMERCE PARKWAY
2572 Commerce Parkway North Port, FL 34289



PROPERTY DESCRIPTION

Professional medical office space for lease. 4,543 SF already built out, additionally, there is 1,344 SF of gray shell that could be combined for a total of 5,887 SF. Ample parking.

This building is in a great location it is 2+ miles from Sarasota Memorial North Port ER & Care Center and is less than 1 mile from I-75.

This building has 9 exam rooms, 6 offices, 2 waiting areas, a large reception area, a nurse station/lab room, a break room, and 3 restrooms.

FLOOR PLAN ATTACHED BELOW

PROPERTY HIGHLIGHTS

- Professional medical office space
- 4,543-5,887 SF available
- Less than 1 mile from I-75
- Floor plan is attached below

OFFERING SUMMARY

Lease Rate:	\$17.00 PSF/yr + \$5.19 PSF/yr Pass-through expenses (NNN)
Available SF:	4,543-5,887 SF
Building Size:	5,887 SF
Year Built:	2006
Year Renovated:	2015
Date Available:	January 6th, 2023

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,243	11,006	22,351
Total Population	5,968	27,688	52,958
Average HH Income	\$69,968	\$77,606	\$75,733

Kayla Weiss-Bohnstedt
941 268 4423



COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

2572 COMMERCE PARKWAY
2572 Commerce Parkway North Port, FL 34289



OFFERING SUMMARY

Lease Rate:	\$17.00 PSF/yr + \$5.19 PSF/yr Pass-through expenses (NNN)
Building Size:	5,887 SF
Available SF:	4,543-5,887 SF
Year Built:	2006
Year Renovated:	2015
Date Available:	January 6th, 2023

PROPERTY OVERVIEW

Professional medical office space for lease. 4,543 SF already built out, additionally, there is 1,344 SF of gray shell that could be combined for a total of 5,887 SF. Ample parking.

This building is in a great location it is 2+- miles from Sarasota Memorial North Port ER & Care Center and is less than 1 mile from I-75.

This building has 9 exam rooms, 6 offices, 2 waiting areas, a large reception area, a nurse station/lab room, a break room, and 3 restrooms.

FLOOR PLAN ATTACHED BELOW

Date Available: January 6th, 2023

PROPERTY HIGHLIGHTS

- Professional medical office space
- 4,543-5,887 SF available
- Less than 1 mile from I-75
- 2+- miles from Sarasota Memorial North Port ER & Care Center

Kayla Weiss-Bohnstedt
941 268 4423



COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

2572 COMMERCE PARKWAY
2572 Commerce Parkway North Port, FL 34289



Kayla Weiss-Bohnstedt
941 268 4423



COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

2572 COMMERCE PARKWAY
2572 Commerce Parkway North Port, FL 34289



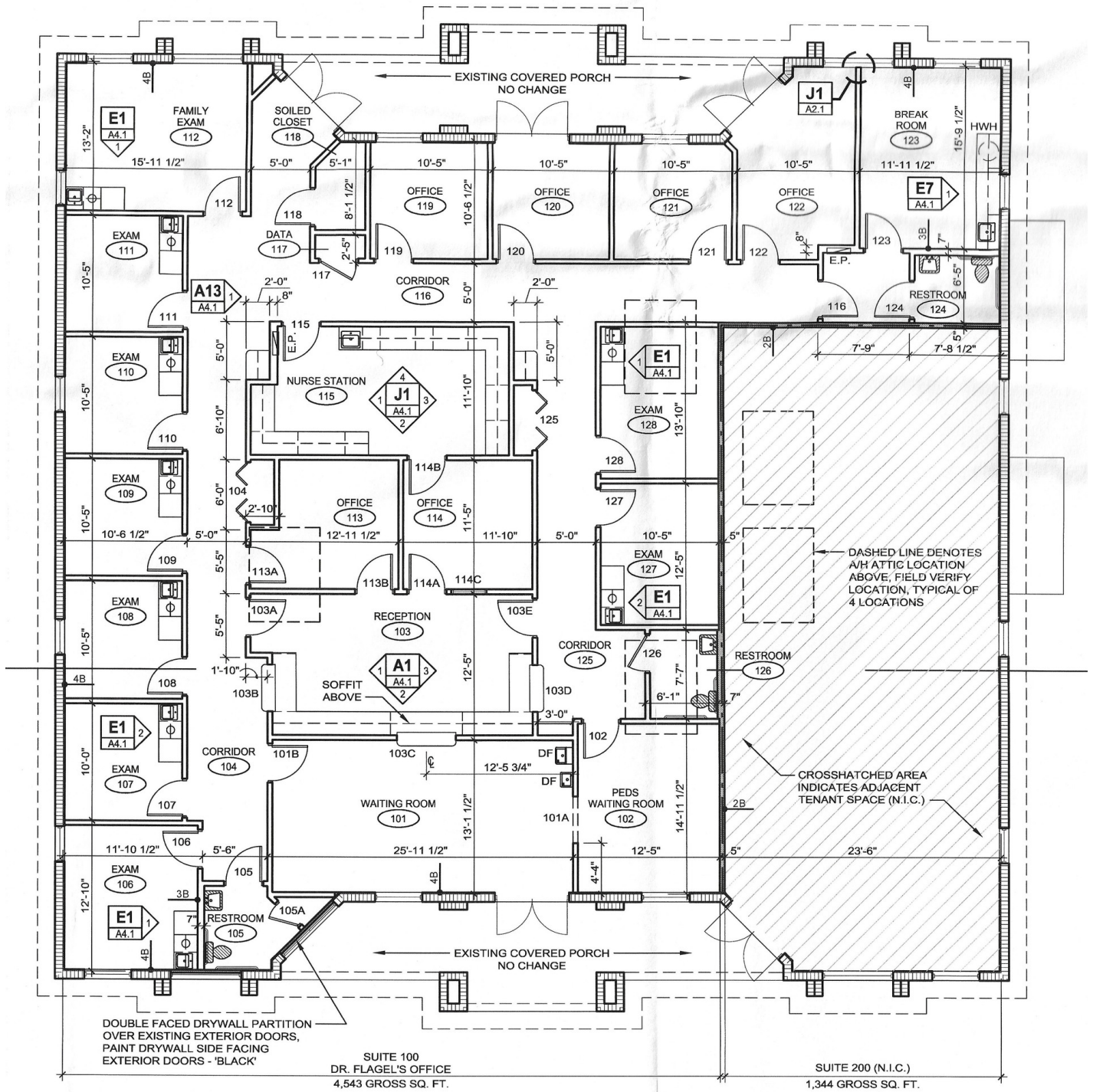
Kayla Weiss-Bohnstedt
941 268 4423



COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

2572 COMMERCE PARKWAY
 2572 Commerce Parkway North Port, FL 34289



Kayla Weiss-Bohnstedt
 941 268 4423



COLDWELL BANKER
COMMERCIAL
 REALTY

LEASE

2572 COMMERCE PARKWAY
2572 Commerce Parkway North Port, FL 34289



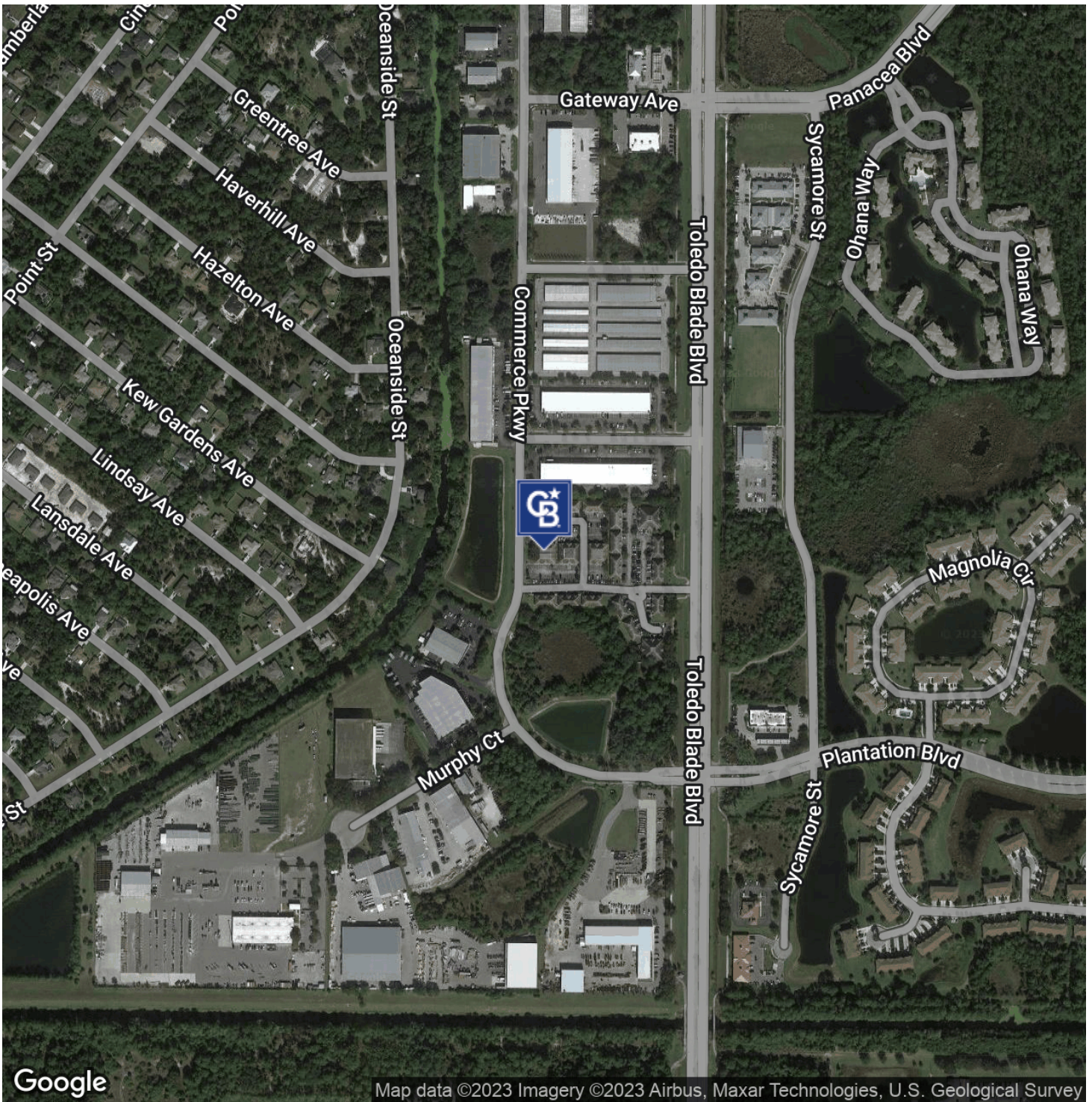
Kayla Weiss-Bohnstedt
941 268 4423



COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

2572 COMMERCE PARKWAY
2572 Commerce Parkway North Port, FL 34289



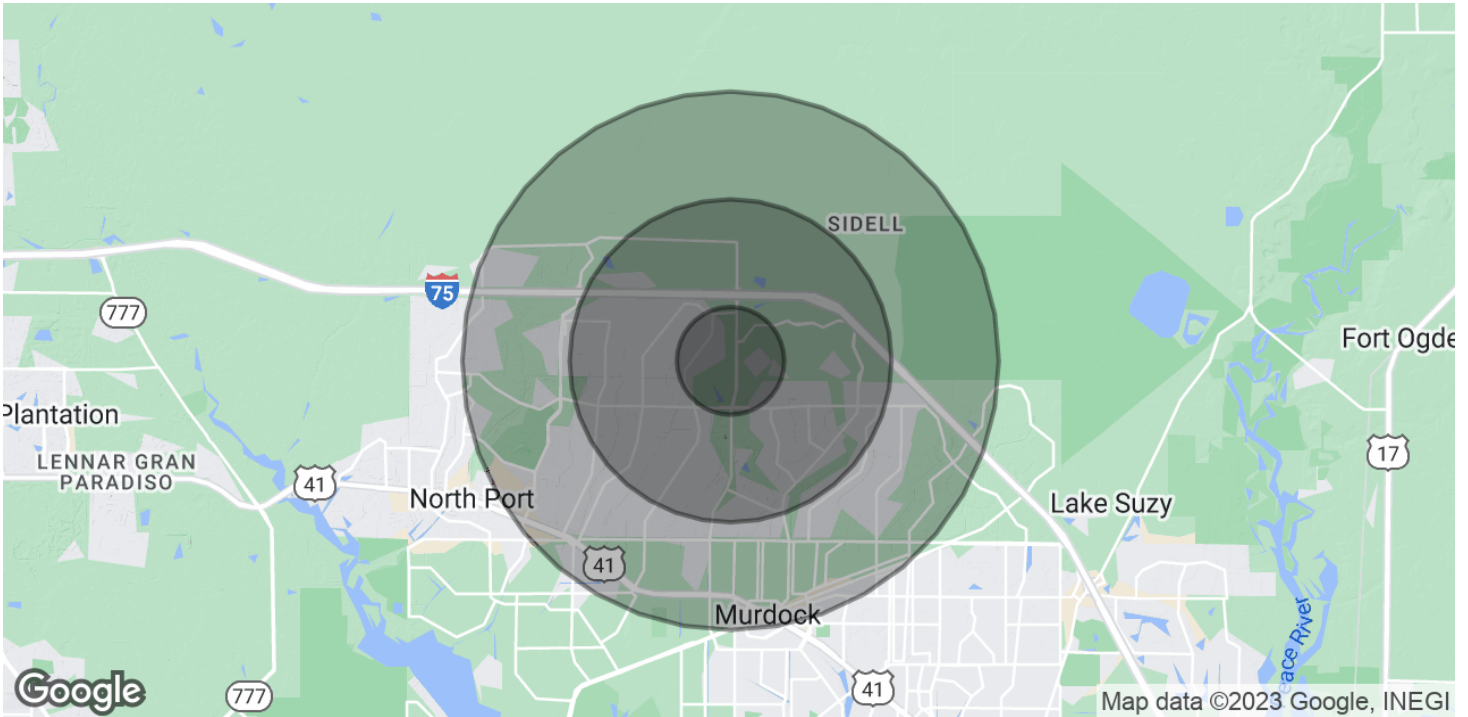
Kayla Weiss-Bohnstedt
941 268 4423



COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

2572 COMMERCE PARKWAY
2572 Commerce Parkway North Port, FL 34289



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,968	27,688	52,958
Average Age	38.8	44.8	47.9
Average Age (Male)	39	44	46.2
Average Age (Female)	35.7	43.3	47.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,243	11,006	22,351
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$69,968	\$77,606	\$75,733
Average House Value	\$176,388	\$231,351	\$222,639

* 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 \$10,000,000 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 and CCIM 101 & 104: Financial Analysis for Commercial Investment Real Estate with plans to complete the program.

Contact Kayla: (941) 268-4423 | Kayla.Weiss@CommercialRealtyFI.com



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) 639-0090**