

LEASE

ENTERPRISE PLAZA

1109 Tamiami Trail Port Charlotte, FL 33948



PROPERTY DESCRIPTION

Two units available for lease in Enterprise Plaza, located in the Murdock Circle, Port Charlotte.

UNIT 4 is 2,500 SF - Retail end unit facing Enterprise Dr, next to Jackson Signs and Ts. Open floor plan, high ceilings, side entrance, and two restrooms. The unit is all under AC.

UNIT 5 is 2,500 SF - Open warehouse space with 2 garage doors, 1 man door, 1 office, and a restroom.

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

PROPERTY HIGHLIGHTS

- High traffic corner with excellent visibility.
- 2,500 SF - 5,000 SF available.

OFFERING SUMMARY

Lease Rate:	\$14 PSF + \$4.85 PSF NNN
Unit Available:	#4 & 5
Available SF:	2,500 - 5,000 SF
Building Size:	20,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	684	14,925	41,076
Total Population	1,878	36,154	98,809
Average HH Income	\$64,633	\$82,561	\$83,770

Kayla Weiss-Bohnstedt
(941) 268-4423



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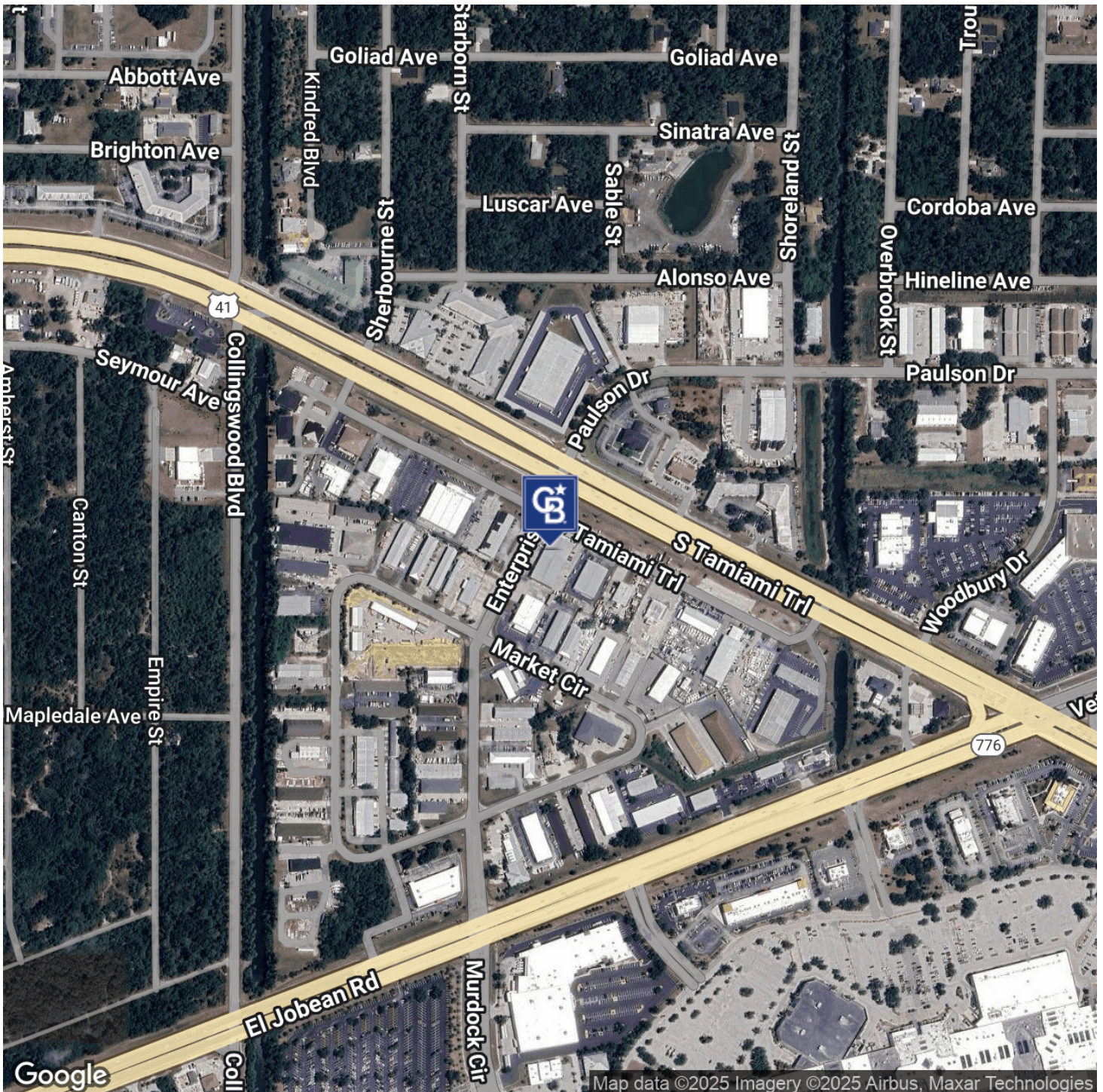


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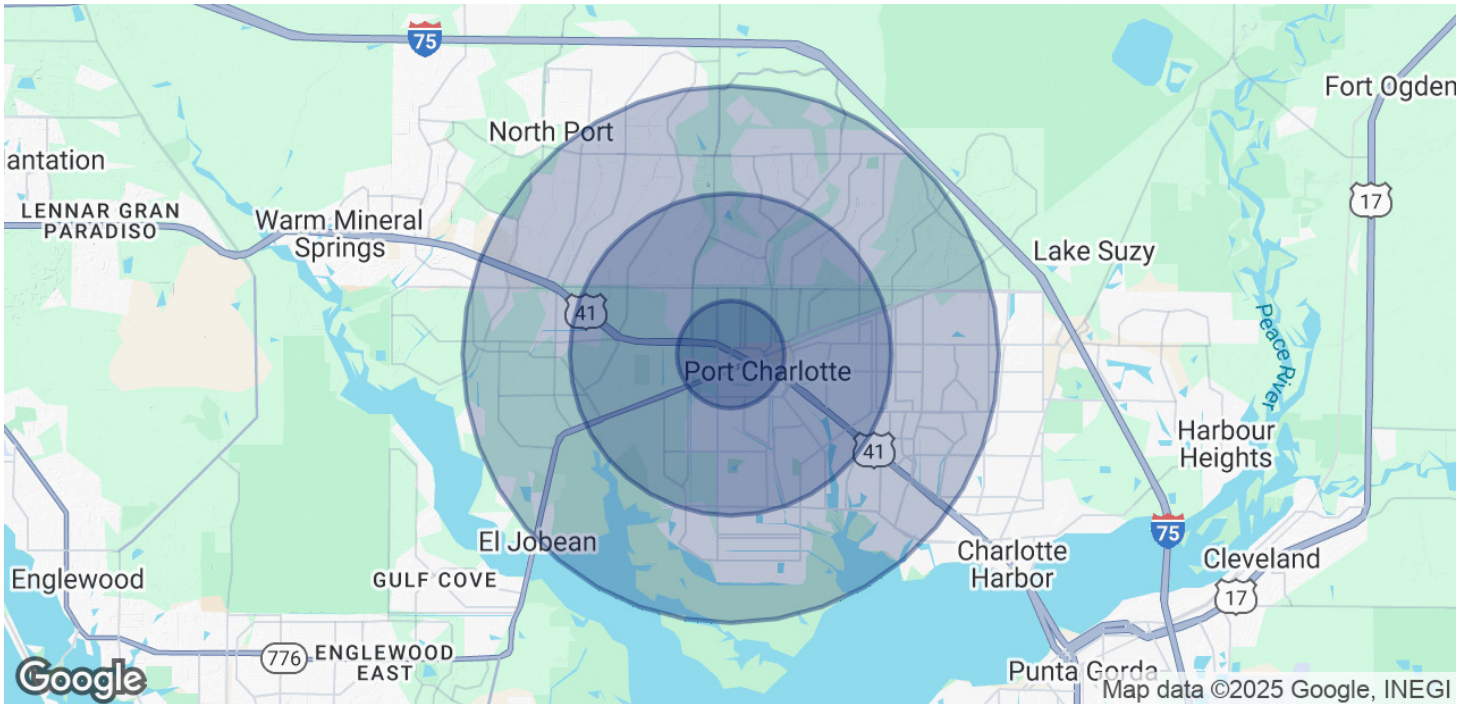


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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	1,878	36,154	98,809
Average Age	48	49	49
Average Age (Male)	44	48	48
Average Age (Female)	50	50	50

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	684	14,925	41,076
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$64,633	\$82,561	\$83,770
Average House Value	\$355,495	\$324,247	\$326,977

Demographics data derived from AlphaMap

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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



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

CBCWORLDWIDE.COM

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