

# SALE

## 1129 TAMAMI TRAIL

1129 Tamiami Trail Port Charlotte, FL 33953



### PROPERTY DESCRIPTION

Do not miss your chance to purchase this IG-zoned property in a prime location! This property consists of 12,144 total SF. There are 9 garage doors on the building, 4 on each side (11' 8" W x 11' 9" T) and 1 on the back of the building (8' 8" W x 9' 8" T).

This building is on Tamiami Tr with an AADT of 38,000!

Strategically located in Murdock Circle only 6.4 miles from I75!

Tenant in 6,384 SF with lease expiring 4/30/2025.

Call Kayla Weiss-Bohnstedt with any questions/to schedule a showing 941-268-4423.

### PROPERTY HIGHLIGHTS

- AADT (Annual Average Daily Traffic Count) of 38,000
- IG Zoning allowing for many uses/possibilities
- Great location on Tamiami Tr and only 6.4 miles from I75
- Building floor plan attached below

### OFFERING SUMMARY

Sale Price:	\$2,700,000
Zoning:	IG
Building Size:	12,144 SF
Lot Size:	36,750 SF
Year Built:	1977

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	685	15,220	40,742
Total Population	1,876	36,808	98,056
Average HH Income	\$64,451	\$82,698	\$83,599

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



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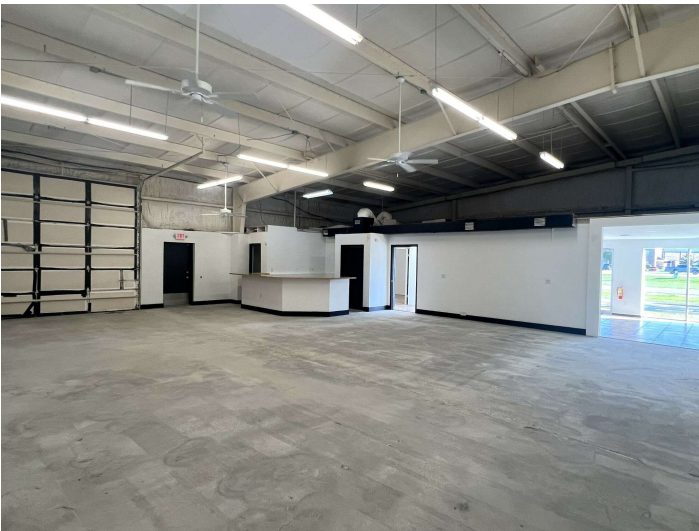
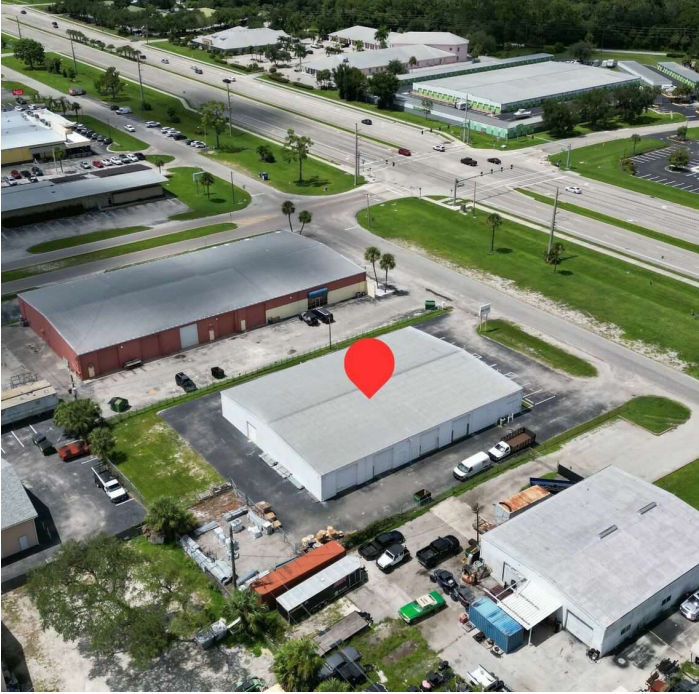
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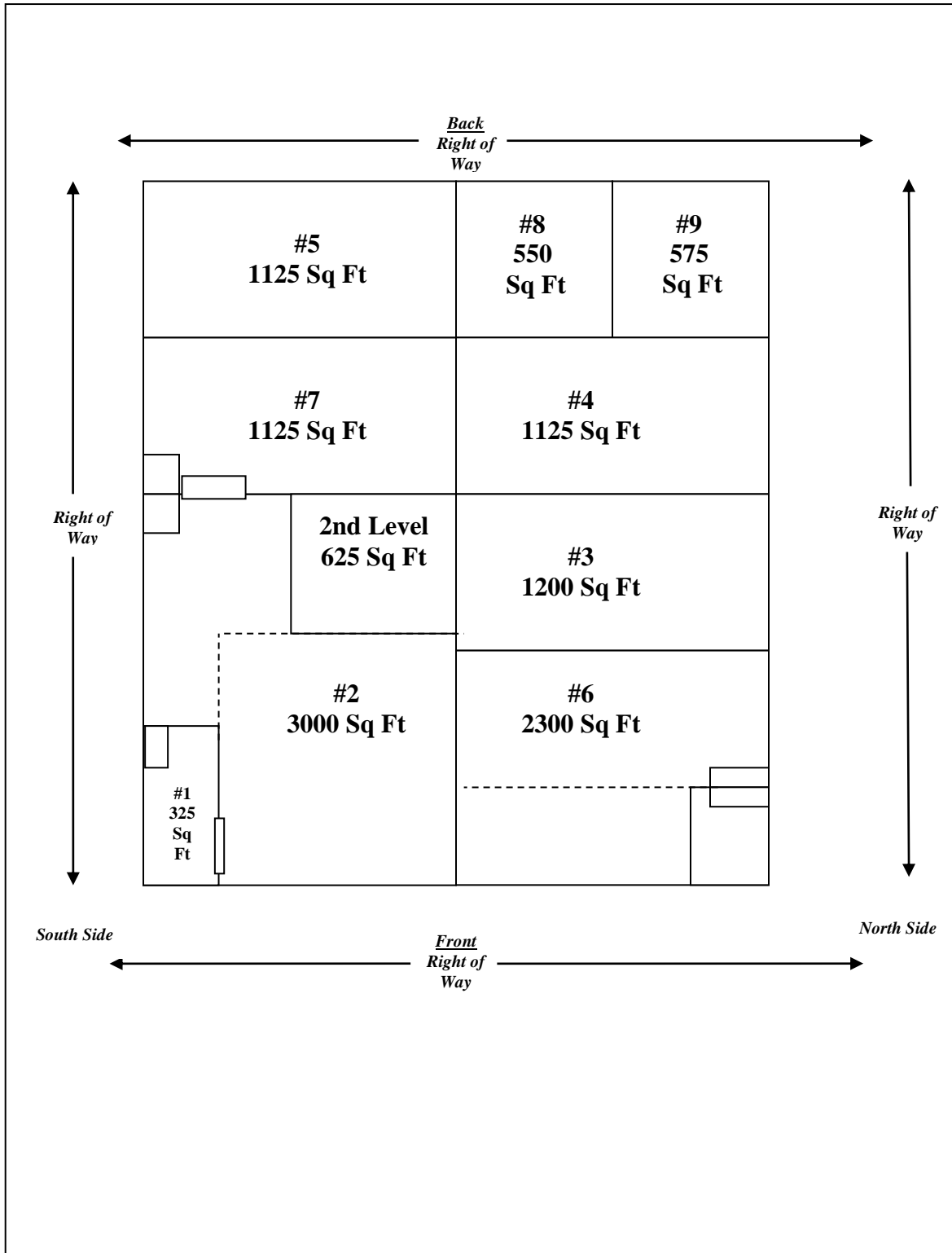


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***1129 Tamiami Trail, Port Charlotte, Fl 33953***  
***Square Feet Are Approximations***



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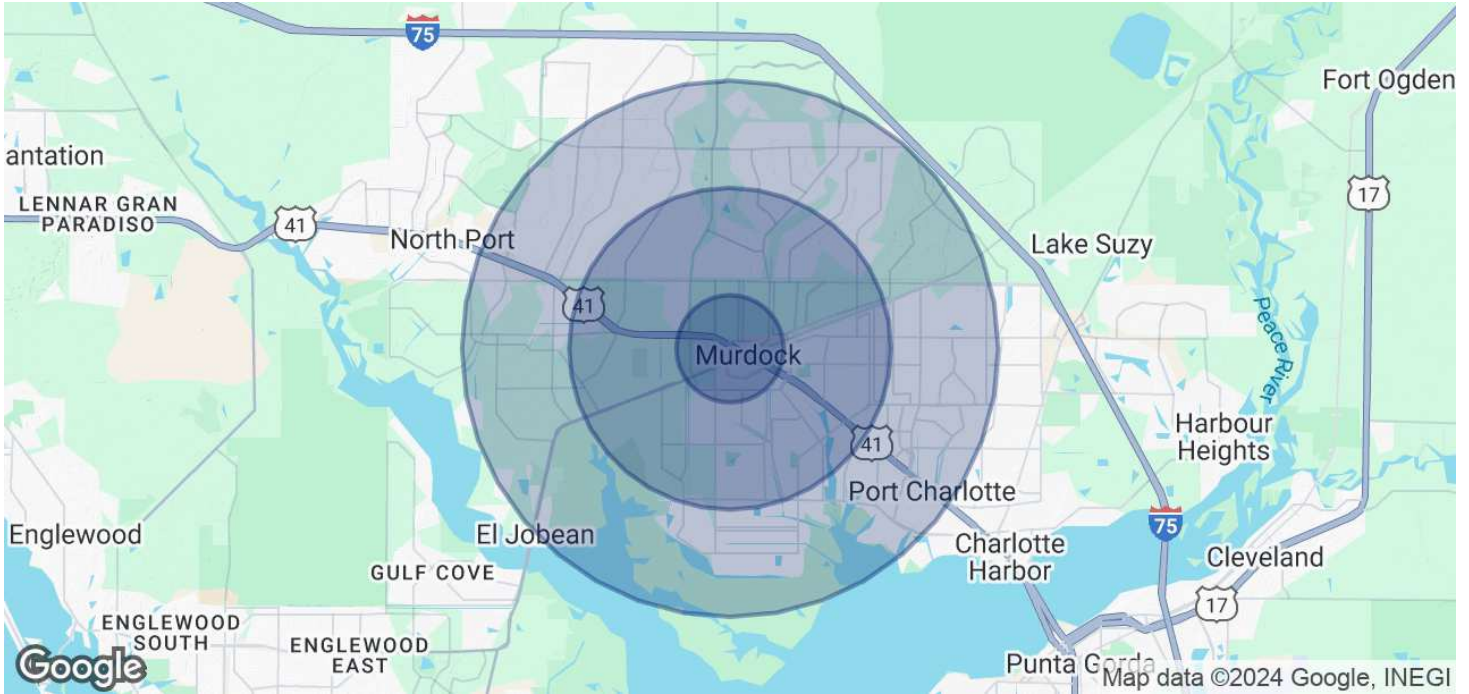


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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,876	36,808	98,056
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	685	15,220	40,742
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$64,451	\$82,698	\$83,599
Average House Value	\$352,732	\$325,120	\$326,113

Demographics data derived from AlphaMap

**Kayla Weiss-Bohnstedt**  
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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**