

SALE

261 E OLYMPIA AVE
261 E Olympia Ave Punta Gorda, FL 33950



PROPERTY DESCRIPTION

Commercial/Mixed Use corner lot in beautiful Punta Gorda Florida! Annual Average Daily Traffic Count (AADT) 9,400! This lot is in a prime location, close to professional office buildings, retail buildings, restaurants, Tamiami Tr, and I75!

CC Zoning (City Center District) allows for many possible uses!
Lot dimensions: 103.8 x 92.4

Call Kayla Weiss-Bohnstedt for additional information
941-268-4423.

PROPERTY HIGHLIGHTS

- AADT: 9,400
- Approximately 2 miles from I75
- .2 Miles from Tamiami Tr
- CC Zoning (City Center District) allows for many possible uses!

OFFERING SUMMARY

Sale Price:	\$300,000
Lot Size:	9,591 SF
Lot Dimensions:	103.8 x 92.4
Zoning:	CC

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,469	13,486	32,566
Total Population	2,992	26,377	68,842
Average HH Income	\$73,715	\$90,590	\$84,784

Kayla Weiss-Bohnstedt
(941) 268-4423



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REALTY

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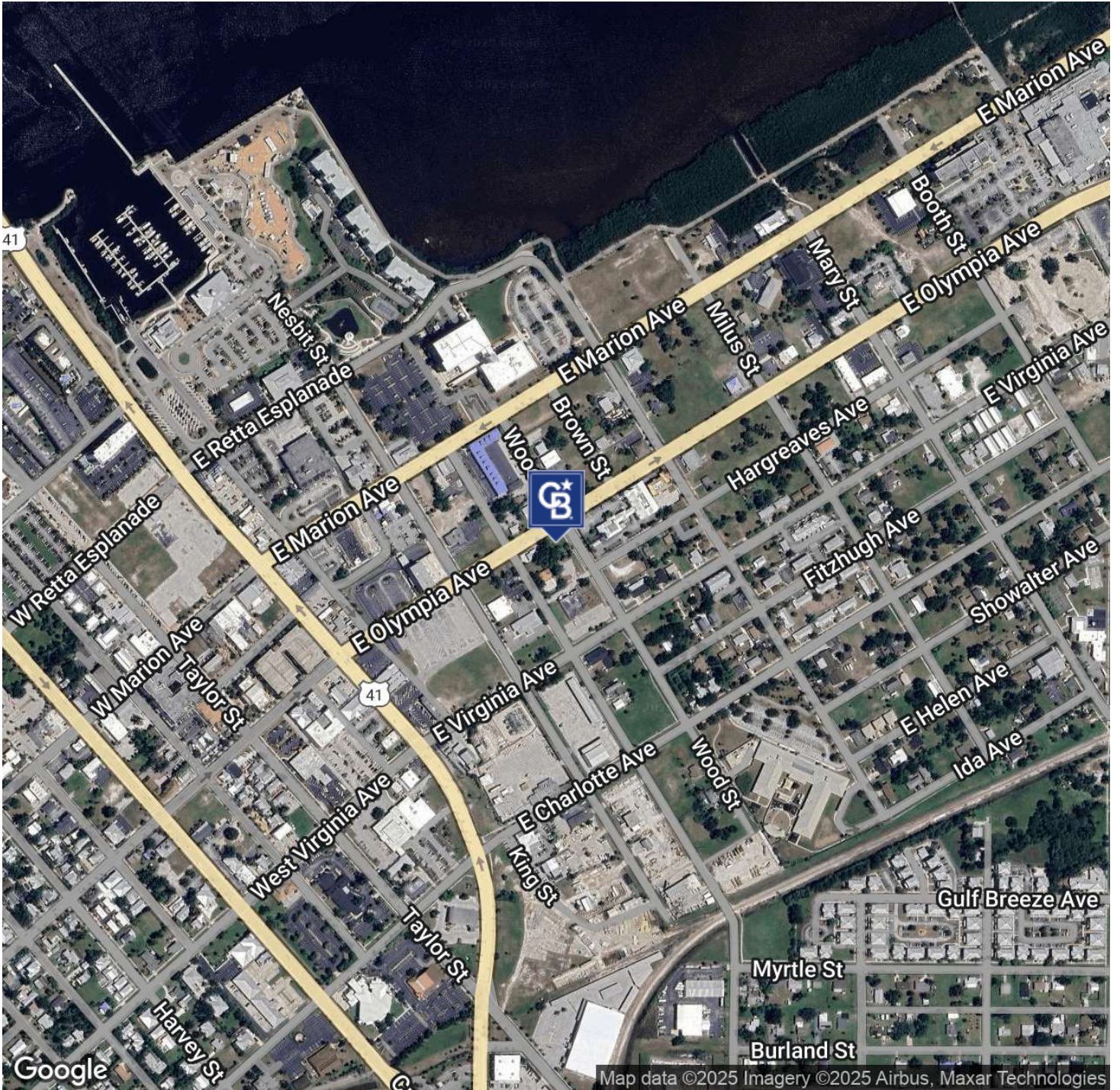


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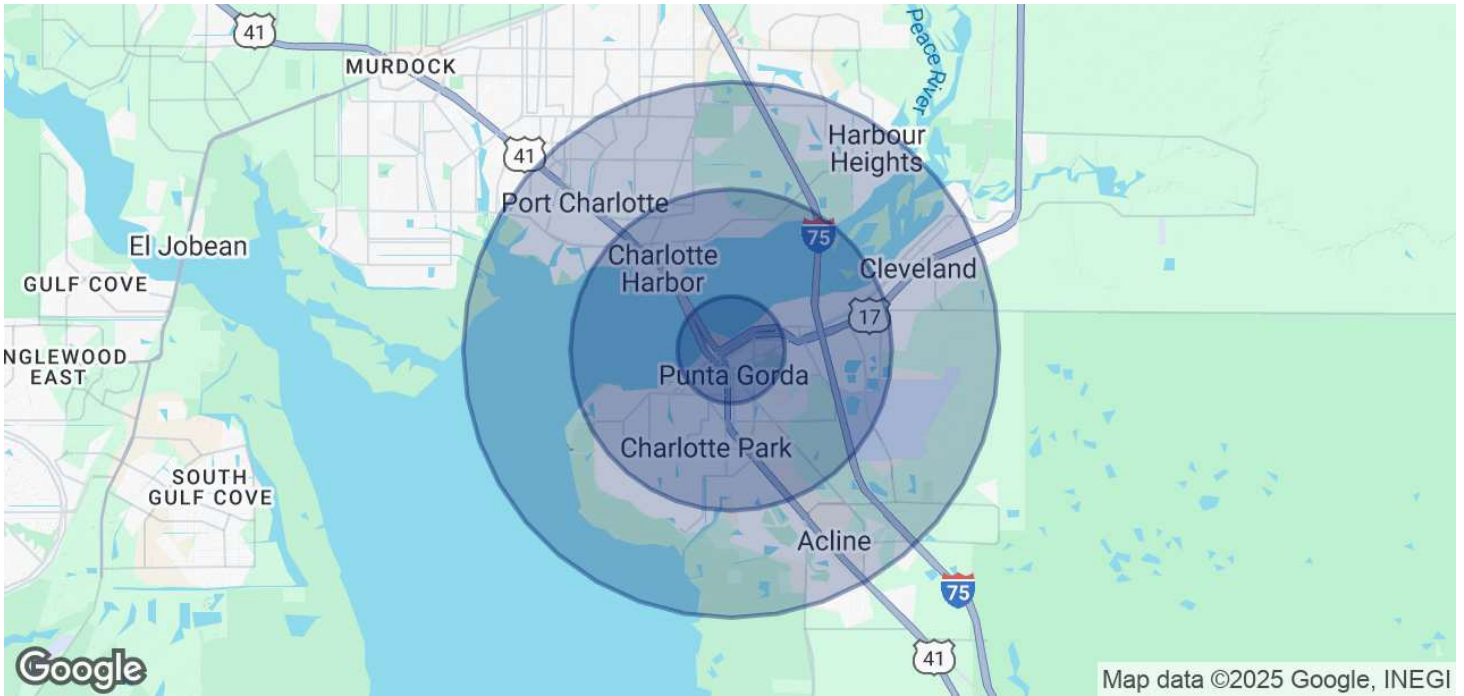


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,992	26,377	68,842
Average Age	53	60	56
Average Age (Male)	52	60	56
Average Age (Female)	54	61	57

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,469	13,486	32,566
# of Persons per HH	2	2	2.1
Average HH Income	\$73,715	\$90,590	\$84,784
Average House Value	\$405,018	\$466,217	\$374,476

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



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

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