

# SALE / LEASE

3075 BOBCAT VILLAGE CENTER RD

3075 Bobcat Village Center Rd North Port, FL 34288



## PROPERTY DESCRIPTION

2,757 Square foot building available for sale OR lease in the desirable Bobcat Village Professional Center! Easily accessible from US-41 and I-75 off Toledo Blade Blvd. This property is in a strategic location to serve both North Port and Port Charlotte. Bobcat Village Professional Center is of modern design and is a professionally kept business community.

This building is ready for your business and buildout!

This property has many possible uses including retail, medical, professional office, etc.

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

## OFFERING SUMMARY

Sale Price:	\$600,000
Lease Rate:	\$17.00 PSF/yr + \$8.42 PSF/yr Pass-Through Expenses (NNN)
Available SF:	2,757 SF
Building Size:	2,757 SF
Year Built:	2009

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,225	15,899	35,039
Total Population	5,662	41,891	87,861
Average HH Income	\$98,568	\$95,138	\$90,257

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



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**COMMERCIAL**  
REALTY

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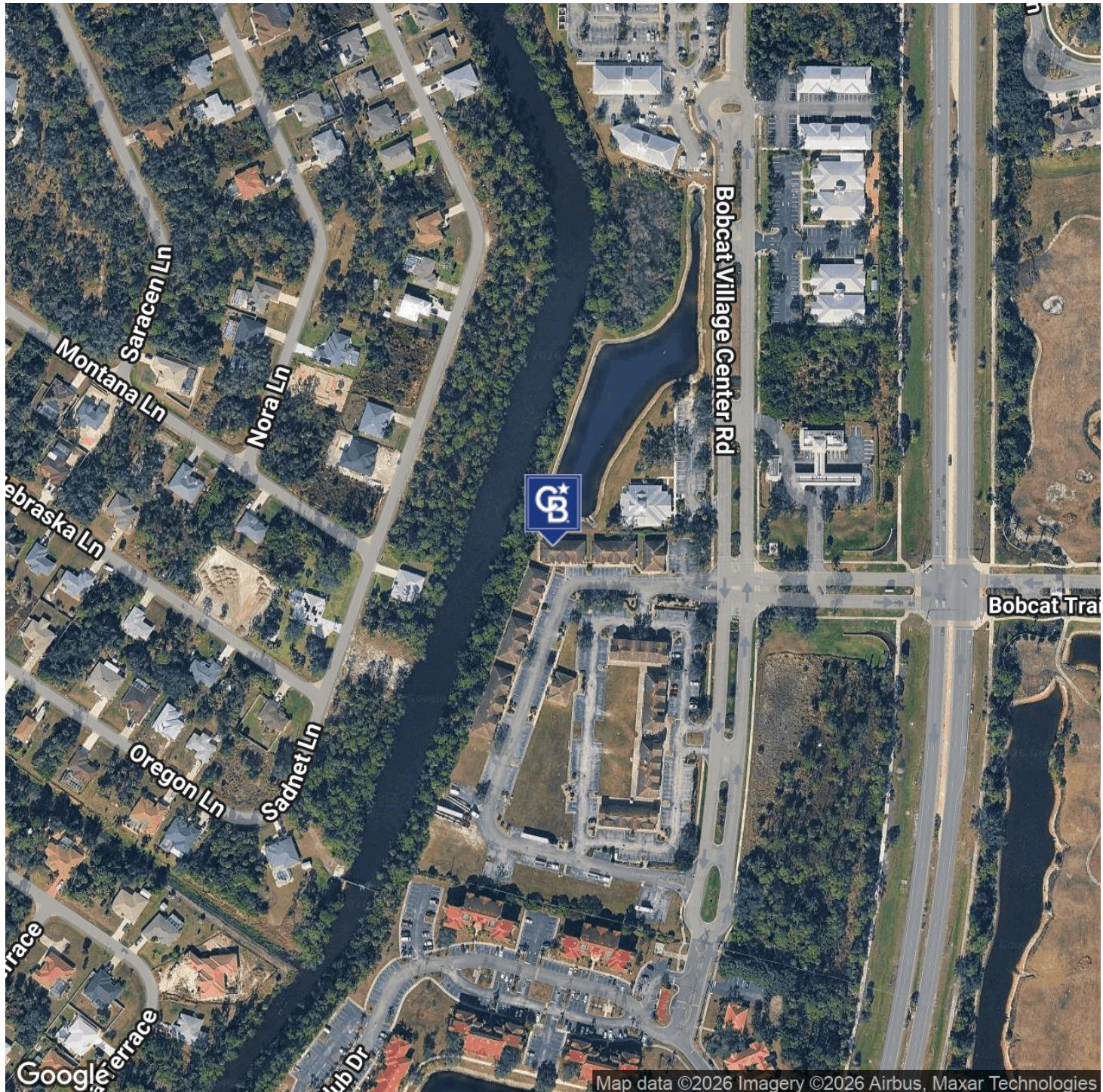


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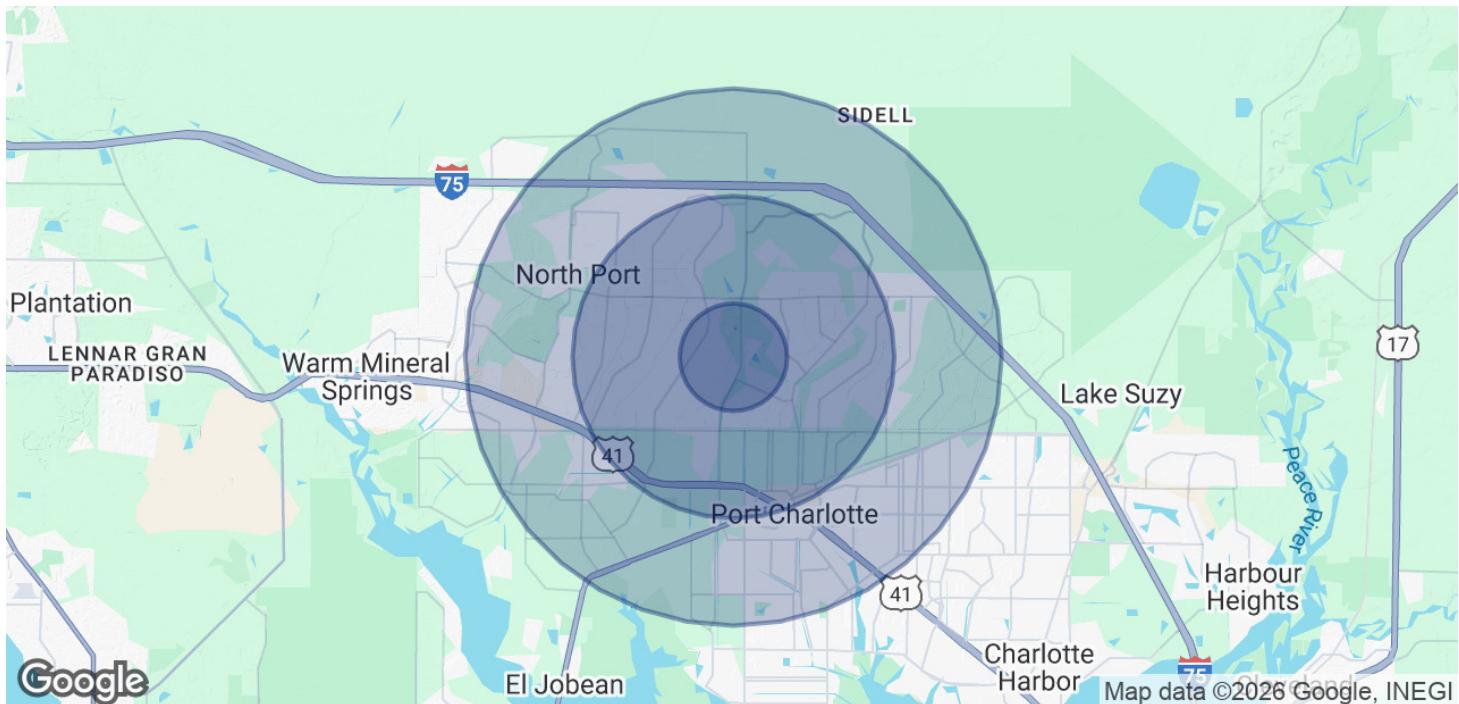


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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,662	41,891	87,861
Average Age	47	44	47
Average Age (Male)	46	44	46
Average Age (Female)	47	45	48

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,225	15,899	35,039
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$98,568	\$95,138	\$90,257
Average House Value	\$353,217	\$347,755	\$332,990

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 \$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](mailto:Kayla.Weiss@CommercialRealtyFl.com)



Proud to be #1 in deals with Coldwell Banker Commercial Realty in Florida!

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

## CLIENT RESPONSIVENESS - FAST RESULTS - INTEGRITY

**CBCWORLDWIDE.COM**

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Coldwell Banker Commercial Realty  
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