

# SALE

## 701 JC CENTER UNIT 8

701 JC Center Court Port Charlotte, FL 33954



### PROPERTY DESCRIPTION

Exceptional opportunity to acquire this 1,044 SF unit for just \$190,000! The unit features an open layout and one restroom. The unit comes with hurricane shutters. The Vines Condominium offers abundant parking and monument signage on Veterans Blvd. Prime location just minutes from I-75. Veterans Blvd boasts an AADT of 27,000 vehicles.

Association dues are \$404 per month.

This versatile unit offers endless possibilities for retail or office use.

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

### PROPERTY HIGHLIGHTS

- Prime High-Traffic Location - Situated on Veterans Blvd with 27,000 AADT and minutes from I-75
- Versatile 1,044 SF Space - Open layout ideal for retail or office use at an attractive \$190,000 price point

### OFFERING SUMMARY

Sale Price:	\$190,000
Unit Size:	1,044 SF
Price PSF:	\$182 PSF
Year Built:	2007
Zoning:	PD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,227	18,354	38,369
Total Population	6,417	41,190	87,124
Average HH Income	\$89,810	\$84,615	\$80,920

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



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY



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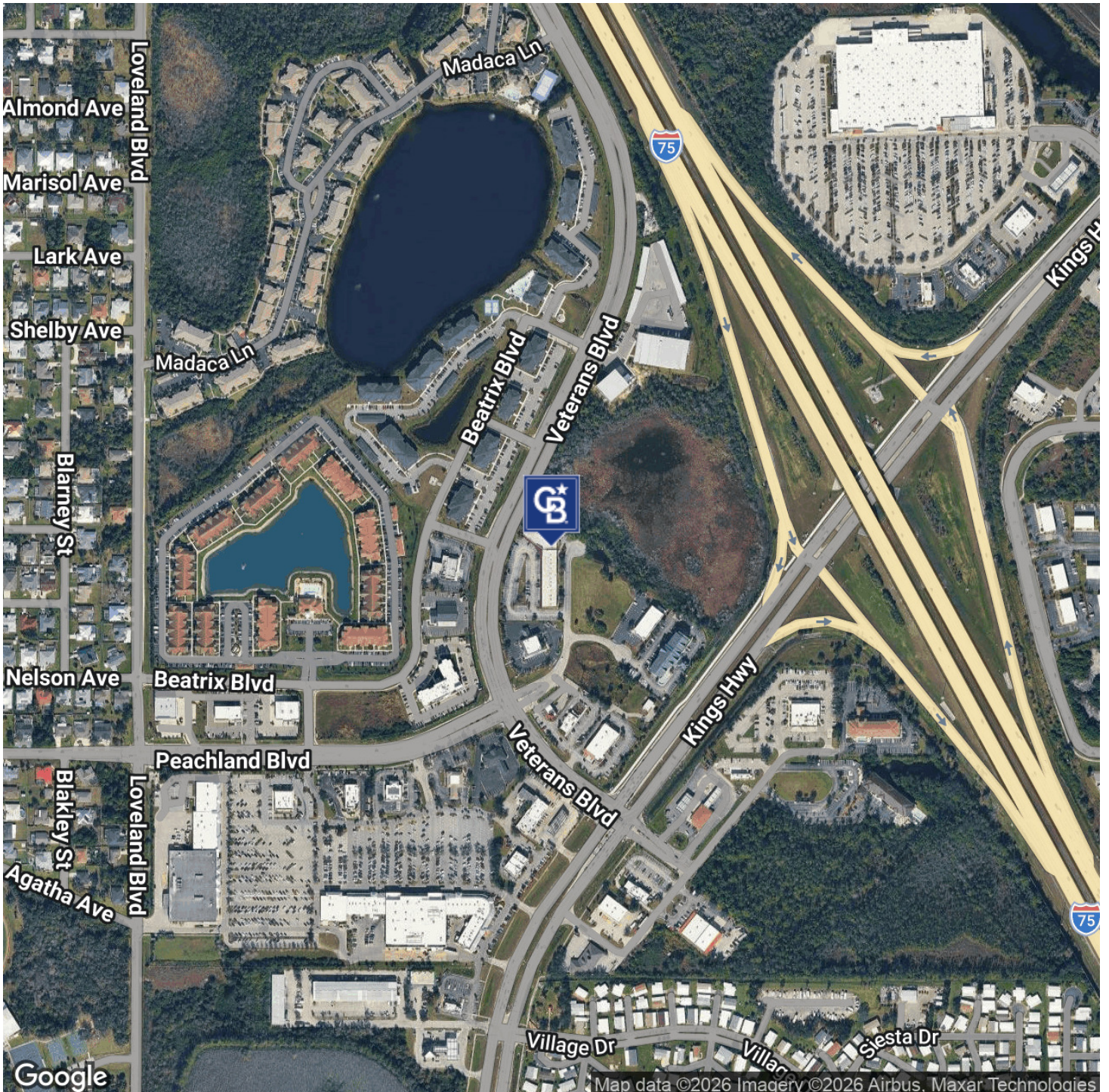
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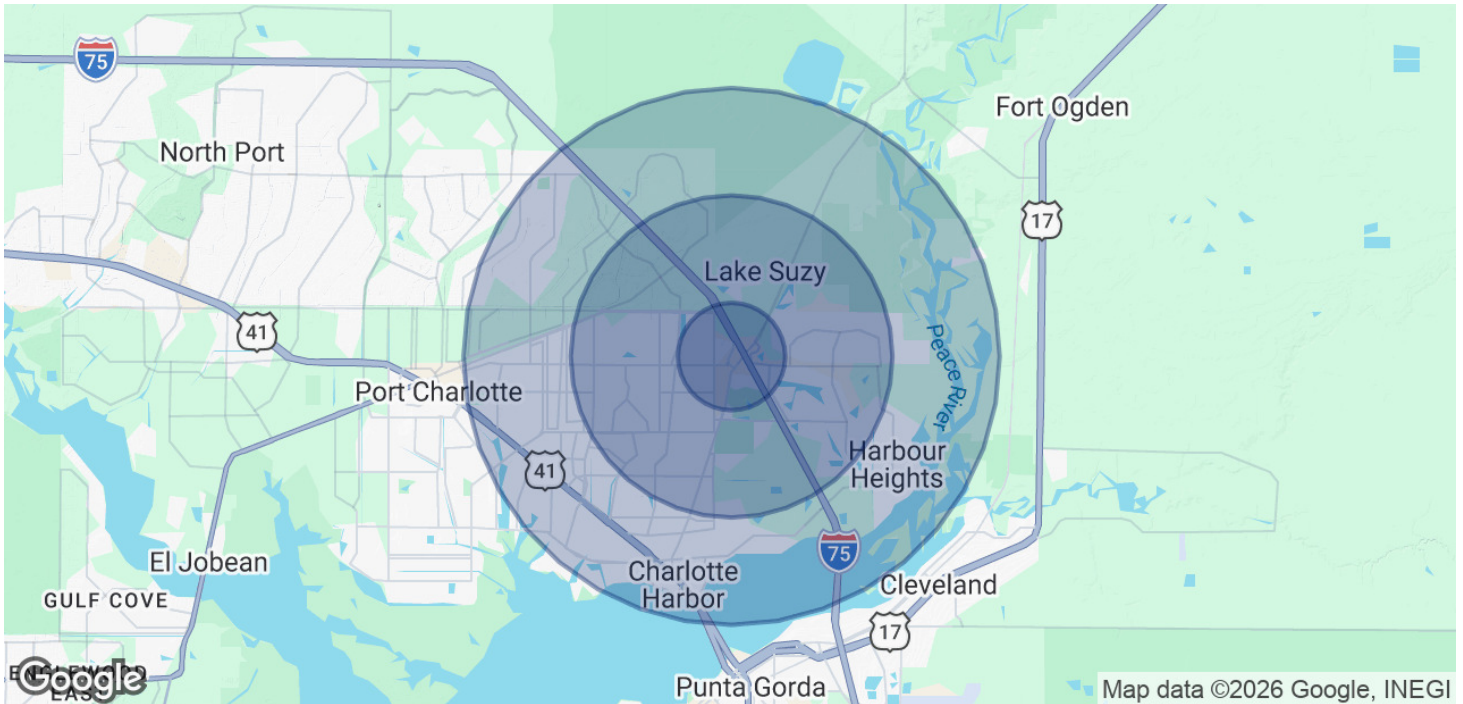
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,417	41,190	87,124
Average Age	58	53	51
Average Age (Male)	57	52	50
Average Age (Female)	58	54	52

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,227	18,354	38,369
# of Persons per HH	2	2.2	2.3
Average HH Income	\$89,810	\$84,615	\$80,920
Average House Value	\$301,181	\$300,902	\$300,501

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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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 \$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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