

# LEASE

## 18200 AND 18210 PAULSON DRIVE

18200 and 18210 Paulson Drive Port Charlotte, FL 33954



### PROPERTY DESCRIPTION

3 - 1,100 SF Units For Lease!

18210 Paulson Dr Unit 7 - 1,100 SF

18200 Paulson Dr Unit 4 - 1,100 SF

18200 Paulson Dr Unit 5 - 1,100 SF

3 1,100 SF warehouses for lease with a small office and restroom. Conveniently located near the center of Port Charlotte. Some of these units are fully air conditioned.

Please contact Kayla Weiss-Bohnstedt at 941-268-4423 to schedule a showing!

### PROPERTY HIGHLIGHTS

- 3 - 1,100 SF warehouses available!
- Conveniently located near the center of Port Charlotte

### OFFERING SUMMARY

Lease Rate:	\$15 PSF + \$4.71 PSF (NNN) pass-through expenses
Units Available:	3
Available SF:	3 - 1,100 SF Units
Zoning:	IG

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	594	16,086	41,707
Total Population	1,614	39,200	101,157
Average HH Income	\$66,680	\$83,398	\$84,592

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



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REALTY

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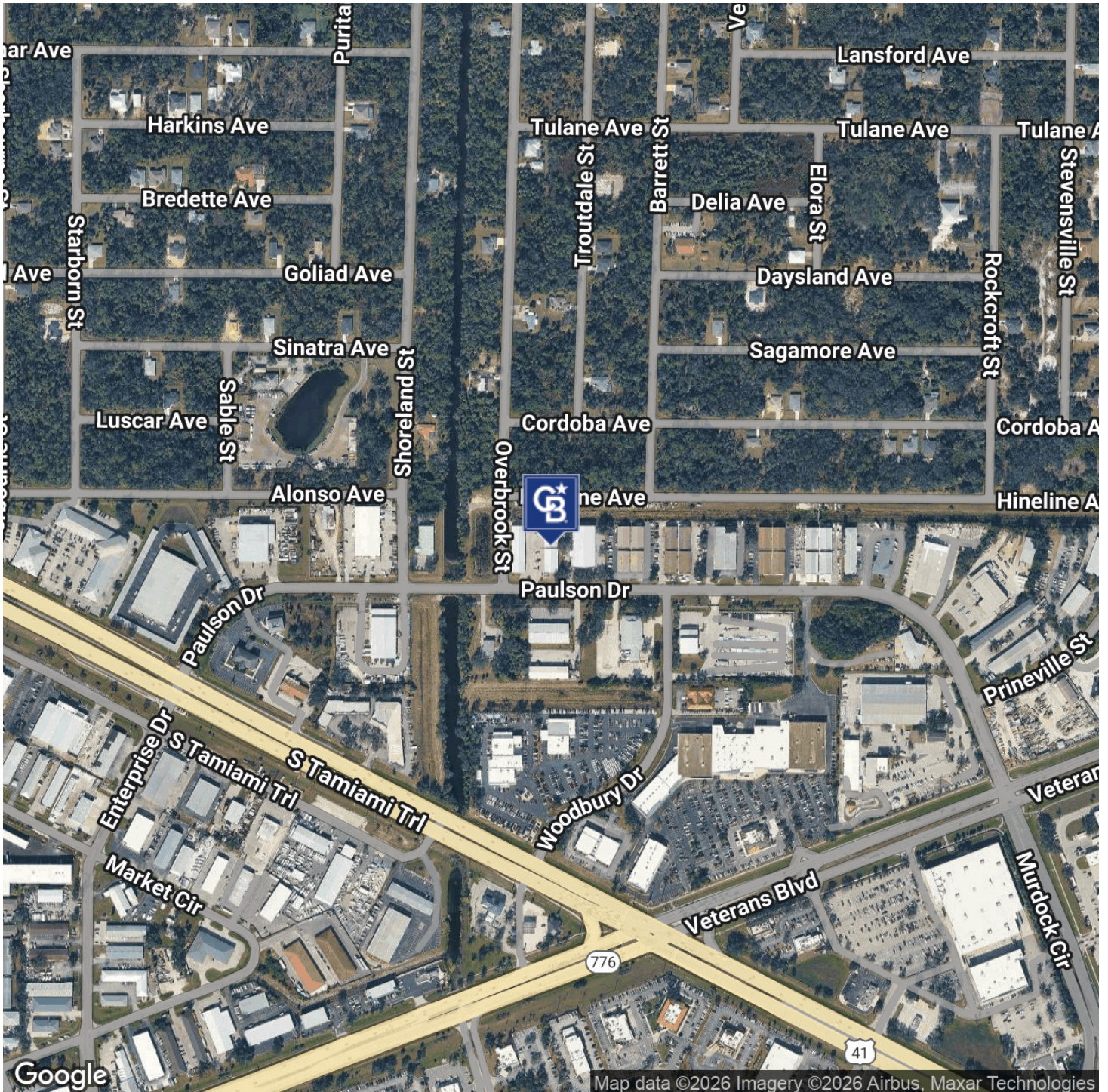


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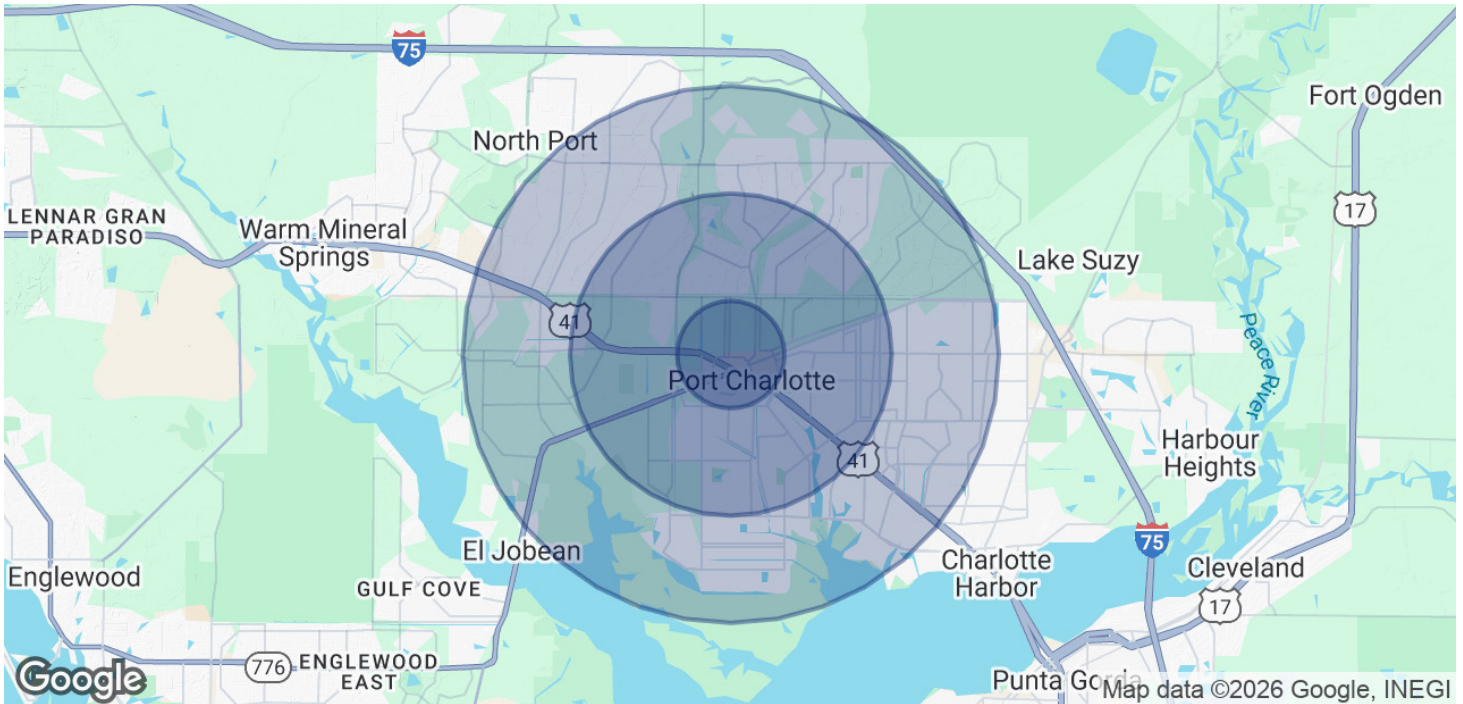


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,614	39,200	101,157
Average Age	47	49	48
Average Age (Male)	44	47	47
Average Age (Female)	50	50	49

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	594	16,086	41,707
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$66,680	\$83,398	\$84,592
Average House Value	\$345,740	\$324,245	\$327,283

\* Demographic data derived from 2020 ACS - US Census

**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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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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