

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!

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 |

PROPERTY HIGHLIGHTS

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

Kayla Weiss-Bohnstedt
(941) 268-4423



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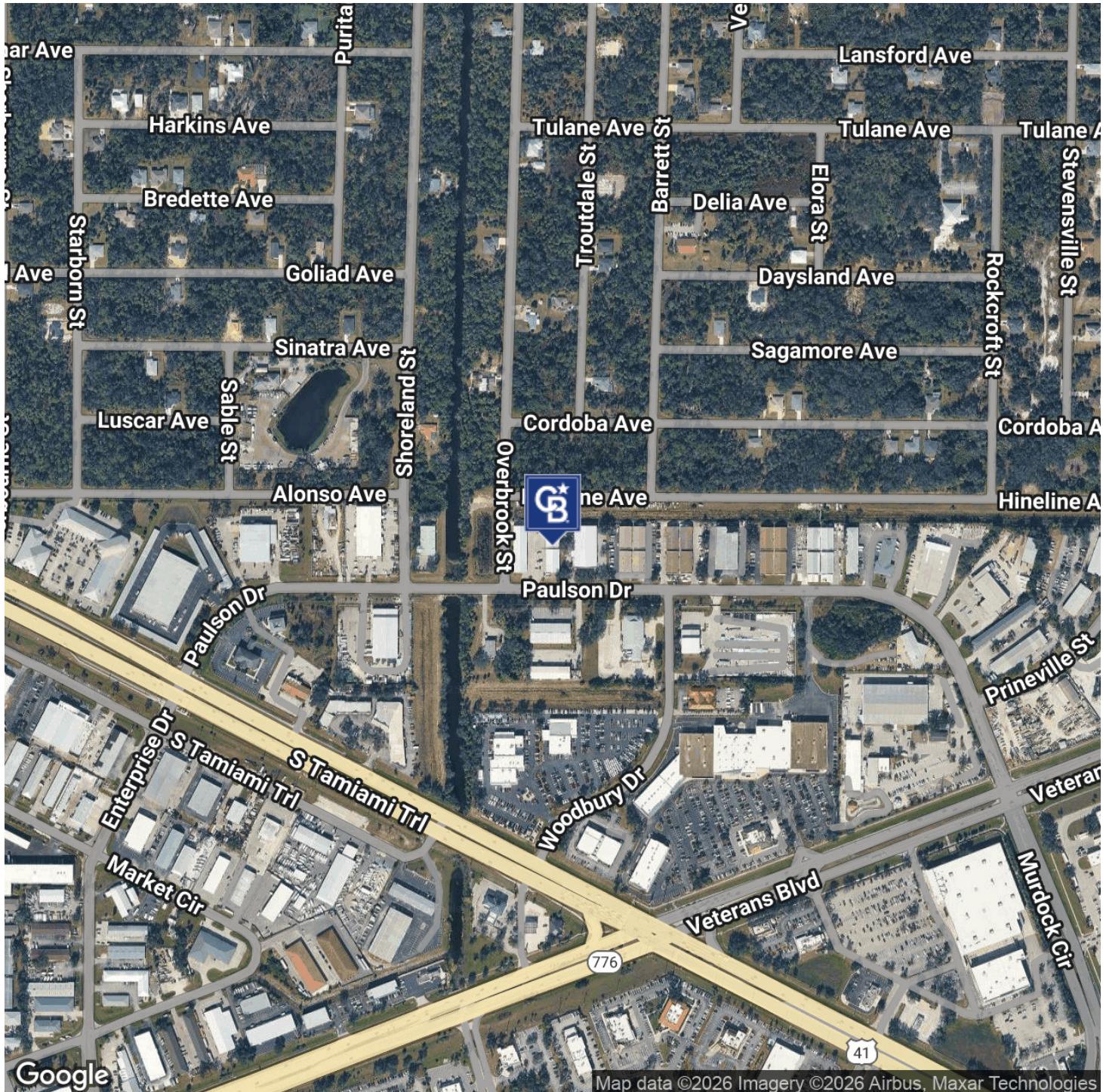
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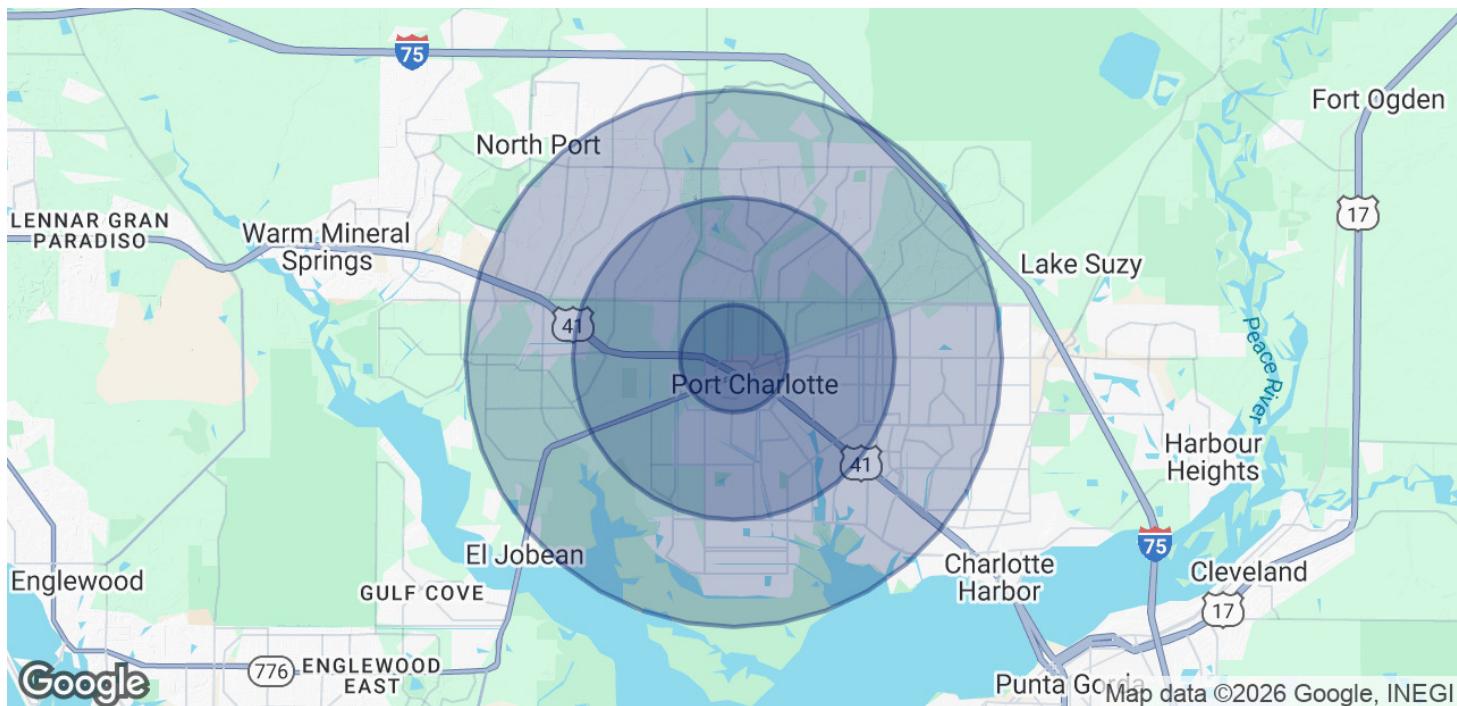


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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 1,614 | 39,200 | 101,157 |
| Average Age | 47 | 49 | 48 |
| Average Age (Male) | 44 | 47 | 47 |
| Average Age (Female) | 50 | 50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



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

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Coldwell Banker Commercial Realty
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