

SALE

5468 WILLIAMSBURG DR

5468 Williamsburg Dr Punta Gorda, FL 33982



PROPERTY DESCRIPTION

This 7,000 sf warehouse building features 5 garage doors and 5 man doors and is currently split into 5 units. This building is located in Punta Gorda and is only 1.6 miles from I75!!

2 vacant units, 3 units currently leased

Unit 1 lease is month-to-month.

Unit 2 vacant.

Unit 3 vacant.

Unit 4 lease ends April 30, 2025 - Tenant has two 12-month renewal options.

Unit 5 lease is month-to-month.

Garage doors are 11' 9.5" W x 14' 1" T.

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

PROPERTY HIGHLIGHTS

- Great location - Just 1.6 miles from I75!

OFFERING SUMMARY

Sale Price:	\$1,225,000
Number of Units:	5
Zoning:	IG
Year Built:	1986
Lot Size:	18,000 SF
Building Size:	7,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,082	5,539	20,601
Total Population	2,313	12,041	44,001
Average HH Income	\$65,738	\$68,979	\$84,005

Kayla Weiss-Bohnstedt
(941) 268-4423



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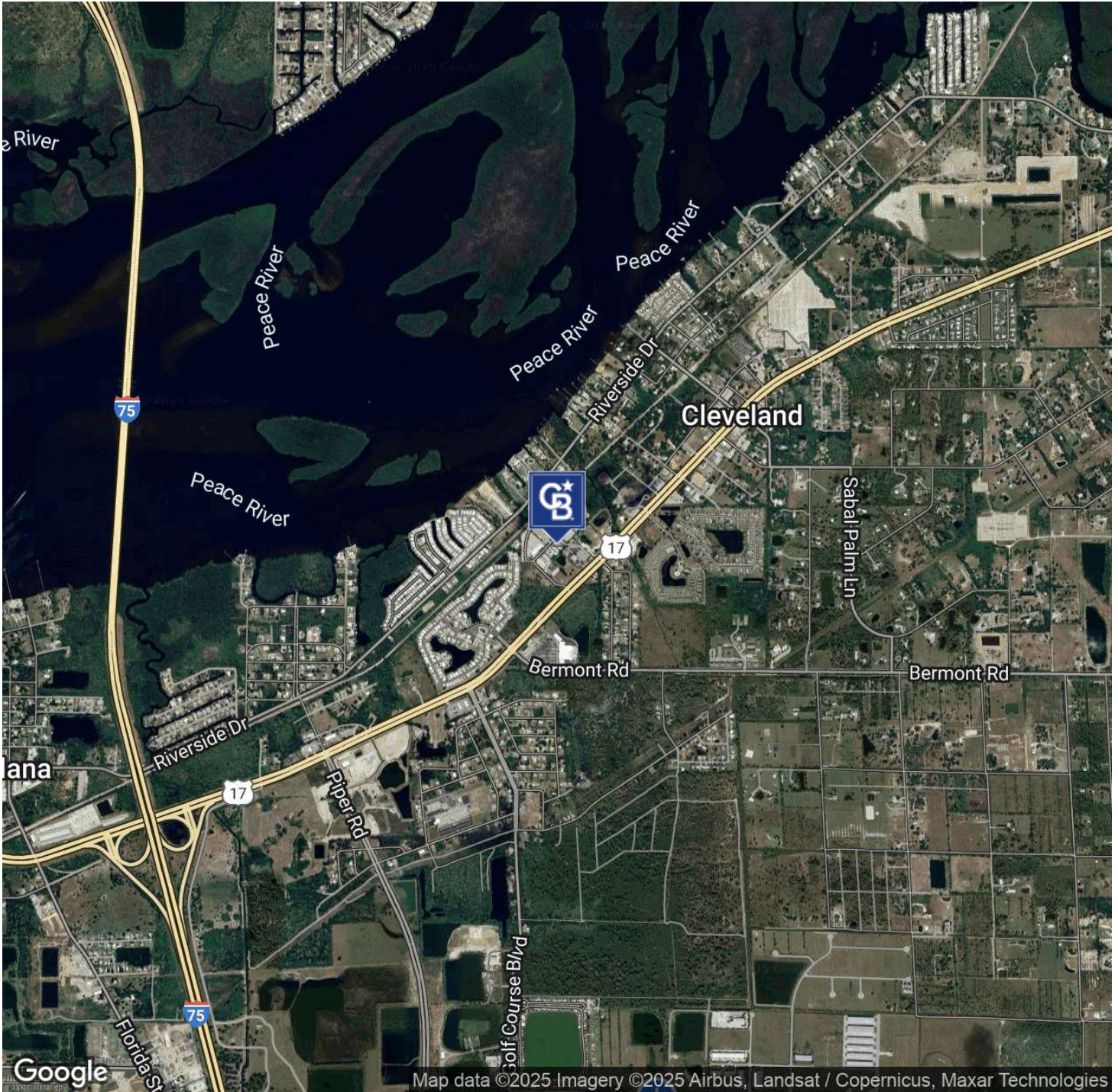


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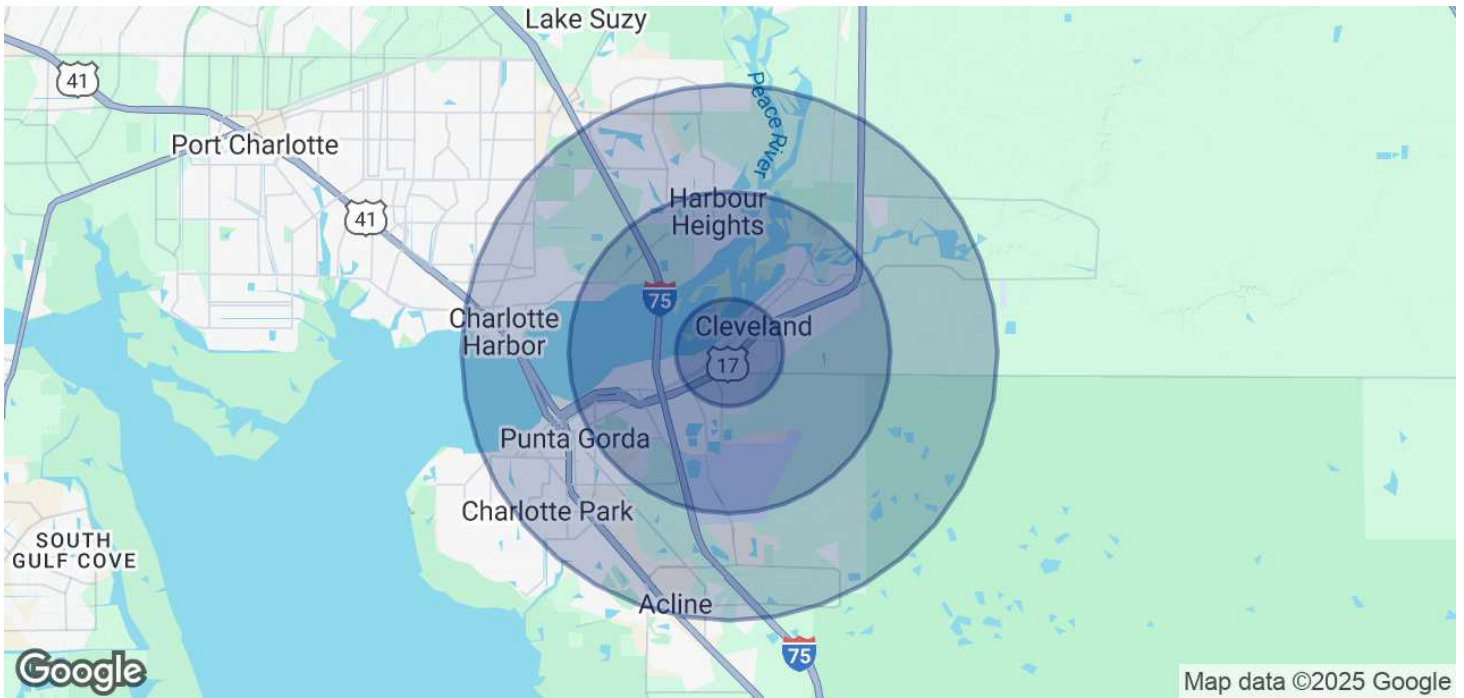


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,313	12,041	44,001
Average Age	55	52	56
Average Age (Male)	56	52	55
Average Age (Female)	56	52	56

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,082	5,539	20,601
# of Persons per HH	2.1	2.2	2.1
Average HH Income	\$65,738	\$68,979	\$84,005
Average House Value	\$254,161	\$306,555	\$358,402

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**