

# SALE

## 8001 GASPARILLA RD

8001 Gasparilla Rd Port Charlotte, FL 33947



### PROPERTY DESCRIPTION

2.26 Acres IG zoned lot for sale! Currently used as boat/RV/vehicle storage with an average gross income of \$104,000 and minimal expenses. The seller currently charges \$75 per month per vehicle. Month-to-month tenants in place with minimal landlord responsibilities OR use this lot for your own business! Many possibilities!

The property is fully fenced-in. Approximately 15 miles from I75 and 9.4 miles from Tamiami Tr. Gasparilla Road AADT : 6,700!

Call Kayla Weiss-Bohnstedt with any questions 941-268-4423.

### PROPERTY HIGHLIGHTS

- Gasparilla Rd frontage, access on Anchor Rd.
- 2.46 Acres (107,577 SF)
- Fully fenced in
- Industrial General zoning

### OFFERING SUMMARY

Sale Price:	\$1,131,600
Lot Size:	2.46 Acres
Zoning:	IG

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	788	9,397	18,084
Total Population	1,736	20,486	38,194
Average HH Income	\$82,414	\$84,379	\$81,908

**Kayla Weiss-Bohnstedt**  
941 268 4423

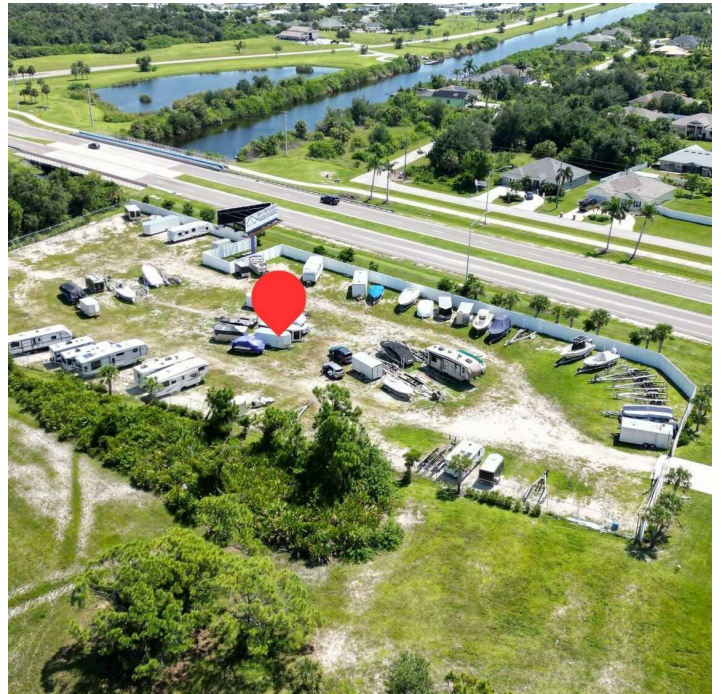
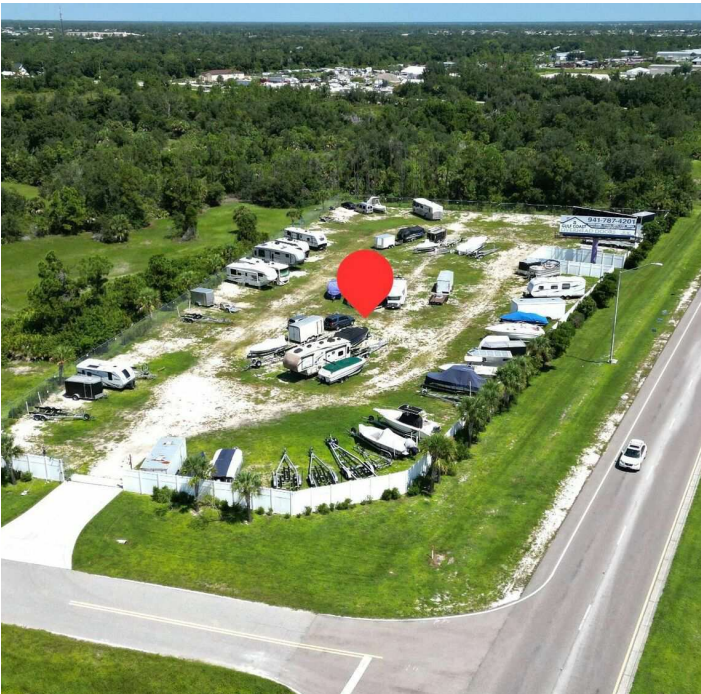
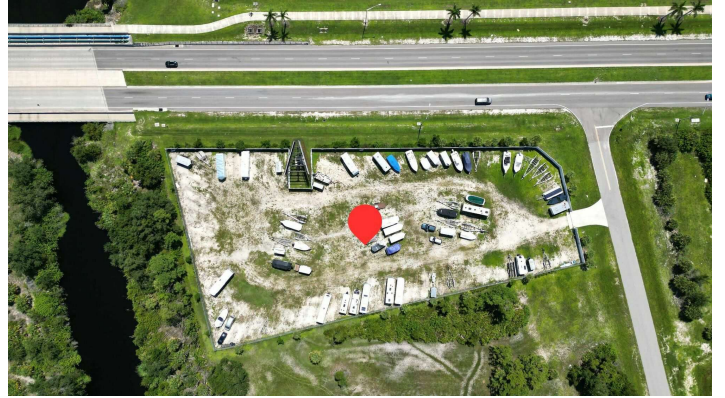
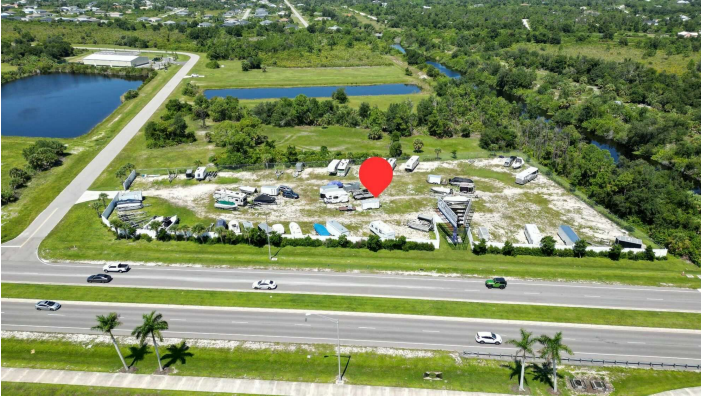


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY



# SALE

**8001 GASPARILLA RD**  
8001 Gasparilla Rd Port Charlotte, FL 33947



**Kayla Weiss-Bohnstedt**  
941 268 4423



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



# SALE

## 8001 GASPARILLA RD

8001 Gasparilla Rd Port Charlotte, FL 33947



**Kayla Weiss-Bohnstedt**  
941 268 4423



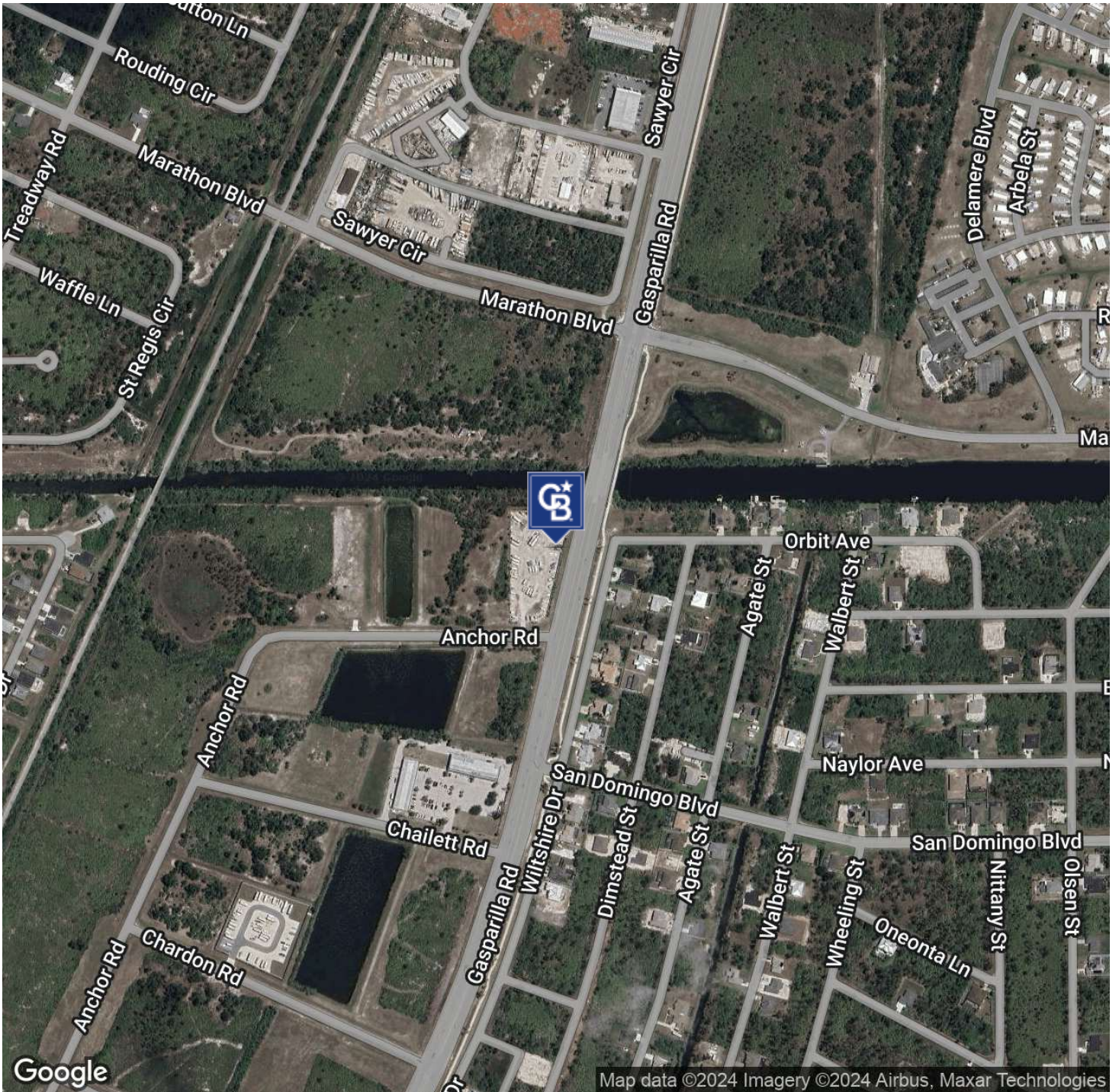
**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY



# SALE

## 8001 GASPARILLA RD

8001 Gasparilla Rd Port Charlotte, FL 33947



**Kayla Weiss-Bohnstedt**  
941 268 4423



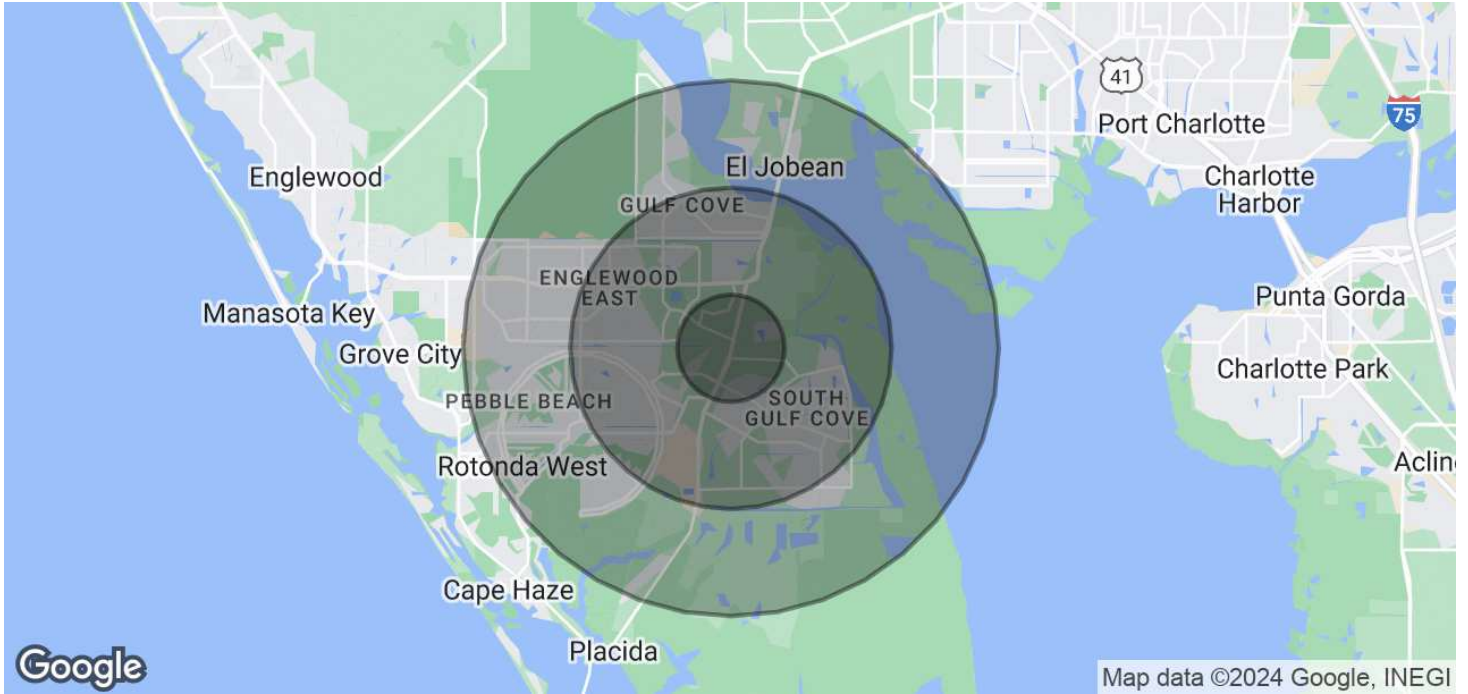
**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY



# SALE

## 8001 GASPARILLA RD

8001 Gasparilla Rd Port Charlotte, FL 33947



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,736	20,486	38,194
Average Age	57	57	58
Average Age (Male)	57	57	58
Average Age (Female)	57	56	58

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	788	9,397	18,084
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$82,414	\$84,379	\$81,908
Average House Value	\$382,247	\$389,971	\$361,534

Demographics data derived from AlphaMap

**Kayla Weiss-Bohnstedt**  
941 268 4423



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

# Kayla Weiss-Bohnstedt

*Dedicated to sharing my education and experience to maximize my clients' return on their commercial real estate investments.*



**COLDWELL BANKER  
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 \$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 & 104: Financial Analysis for Commercial Investment Real Estate with plans to complete the program.

**Contact Kayla: (941) 268-4423 | [Kayla.Weiss@CommercialRealtyFl.com](mailto:Kayla.Weiss@CommercialRealtyFl.com)**



2024: PCPGNP Association of Realtors Commercial Committee Chair

### **Awards:**

2017: Rookie Of The Year

2023 : International Diamond Society

2023: Circle of Distinction Bronze

**CBCWORLDWIDE.COM**

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

**Coldwell Banker Commercial Realty  
200 W. Marion Ave., Punta Gorda, FL  
(941) 268-4423**