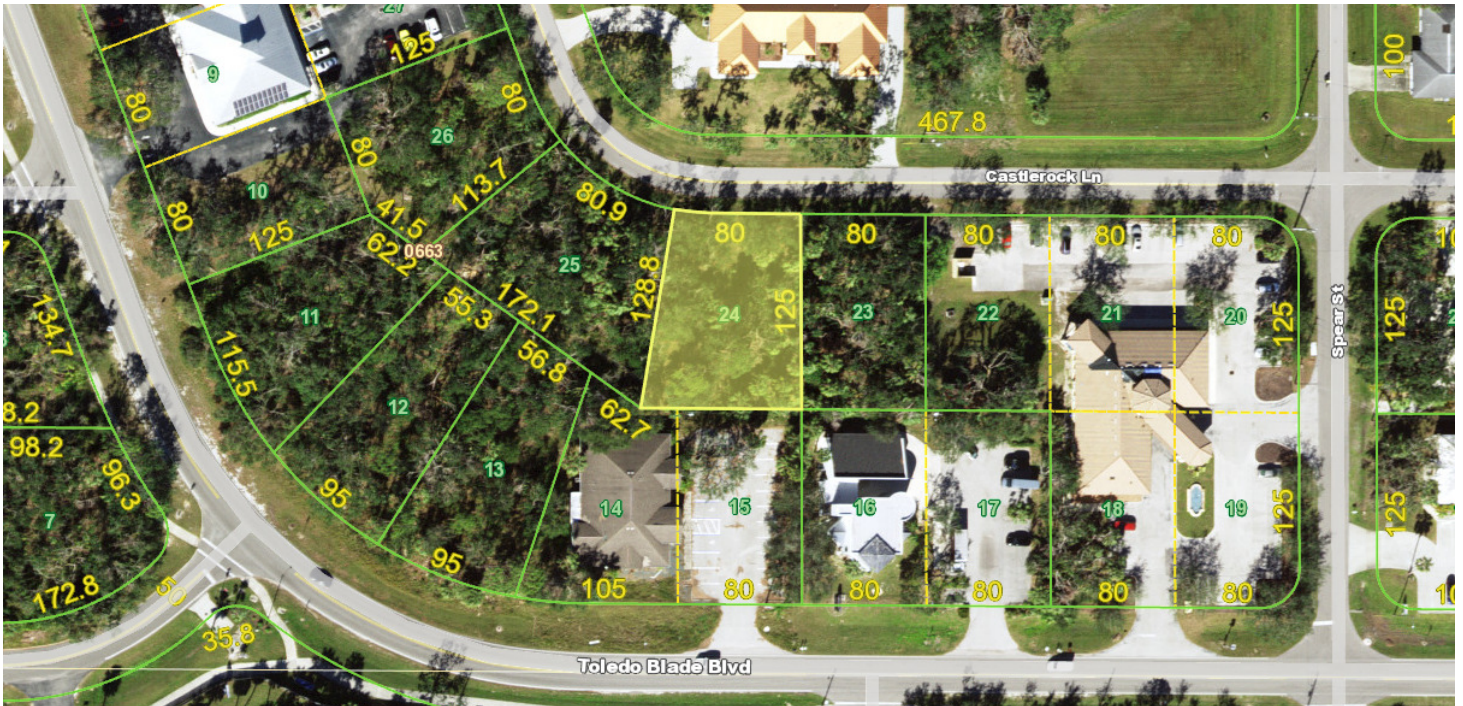


SALE

1523 CASTLEROCK LANE

1523 Castlerock Ln Port Charlotte, FL 33948



PROPERTY DESCRIPTION

Prime location being just 1.3 miles away from Veterans Blvd.
Zoned OMI (Office, Medical, Industrial) allowing for many uses!

This lot can be combined with the following adjoining parcel:
17880 Toledo Blade Blvd

Contact Kayla Weiss-Bohnstedt today for more information: 941-268-4423

PROPERTY HIGHLIGHTS

- OMI Zoning for many uses
- Can be combined with 17880 Toledo Blade Blvd

OFFERING SUMMARY

Sale Price:	\$76,536
Lot Size:	11,578 SF
Zoning:	OMI

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,026	11,862	36,520
Total Population	2,657	29,161	89,432
Average HH Income	\$63,222	\$82,060	\$88,152

Kayla Weiss-Bohnstedt
(941) 268-4423

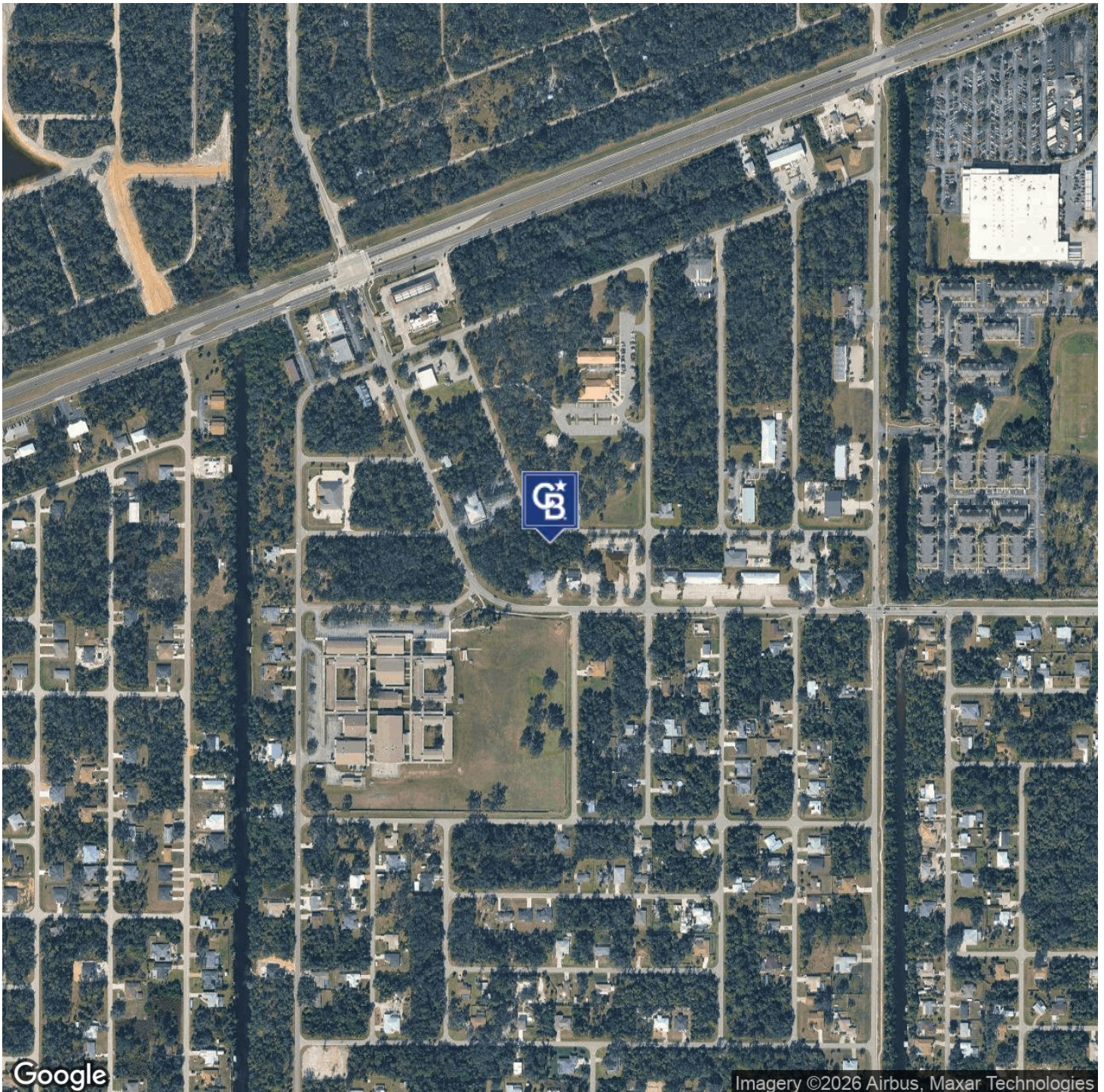


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SALE

1523 CASTLEROCK LANE

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Kayla Weiss-Bohnstedt
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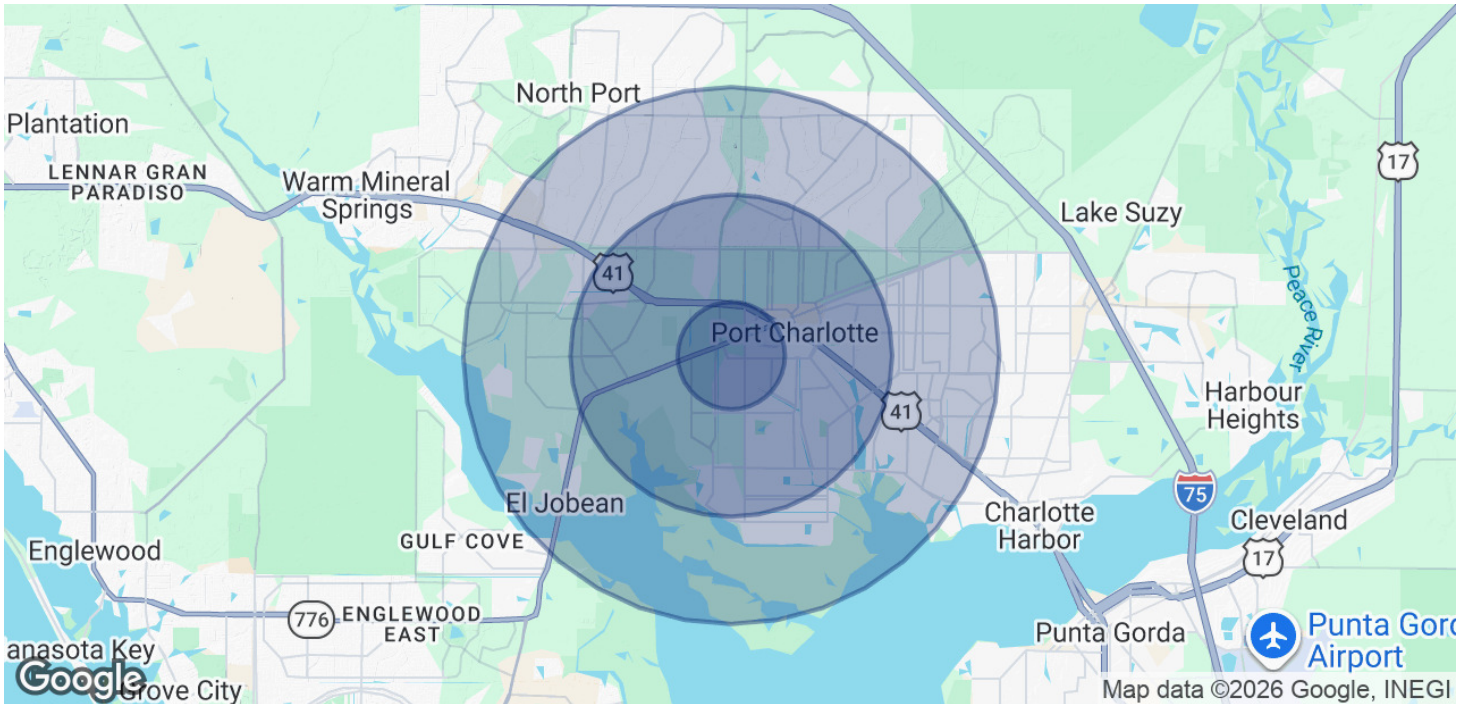
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SALE

1523 CASTLEROCK LANE

1523 Castlerock Ln Port Charlotte, FL 33948



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	2,657	29,161	89,432
Average Age	56.9	53	51
Average Age (Male)	54.7	52.1	50
Average Age (Female)	60.2	54.9	52.3

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	1,026	11,862	36,520
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$63,222	\$82,060	\$88,152
Average House Value	\$323,630	\$299,201	\$295,954

2023 American Community Survey (ACS)

Kayla Weiss-Bohnstedt
(941) 268-4423



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Kayla Weiss-Bohnstedt, CCIM

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, CCIM | COMMERCIAL ASSOCIATE



Kayla Weiss-Bohnstedt began her real estate career early, obtaining her Florida real estate license at just 18 years old. She joined Coldwell Banker Commercial in 2018 and has since built an impressive track record, closing transactions totaling more than \$30,000,000 while serving investors and tenants throughout the community.

Committed to the highest standards of professional excellence, Kayla pursued the prestigious CCIM Designation — a rigorous curriculum encompassing a Foundations course, a Negotiations course, and four core financial analysis modules (CCIM 101–104: Financial Analysis for Commercial Investment Real Estate). She successfully completed the full program and proudly earned her CCIM designation in 2026.

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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(941) 268-4423**