

LEASE

2563 N TOLEDO BLADE BLVD
2563 N Toledo Blade Blvd North Port, FL 34289



PROPERTY DESCRIPTION

Unit 2 - middle unit available!

982 SF MOL available for lease located in Toledo Blade Professional Center, off of Toledo Blade Blvd. This unit is located less than 2 miles from I-75. Located among other small professional and medical offices.

This unit has an open layout, cubicles, a conference table, and 1 restroom.

Unit will be ready for occupancy 4/1/2026!

Call/Text Kayla Weiss-Bohnstedt for a showing 941-268-4423

OFFERING SUMMARY

Lease Rate:	\$18.00 PSF/yr + \$6.78 PSF (NNN)
Available SF:	982 SF
Year Built:	2005

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,768	27,082	79,033
Total Population	4,524	69,801	185,211
Average HH Income	\$96,461	\$95,300	\$86,770

PROPERTY HIGHLIGHTS

- Located in Toledo Blade Professional Center
- 982 SF MOL for lease!
- Located less than 2 miles from I-75 Located among other small professional and medical offices

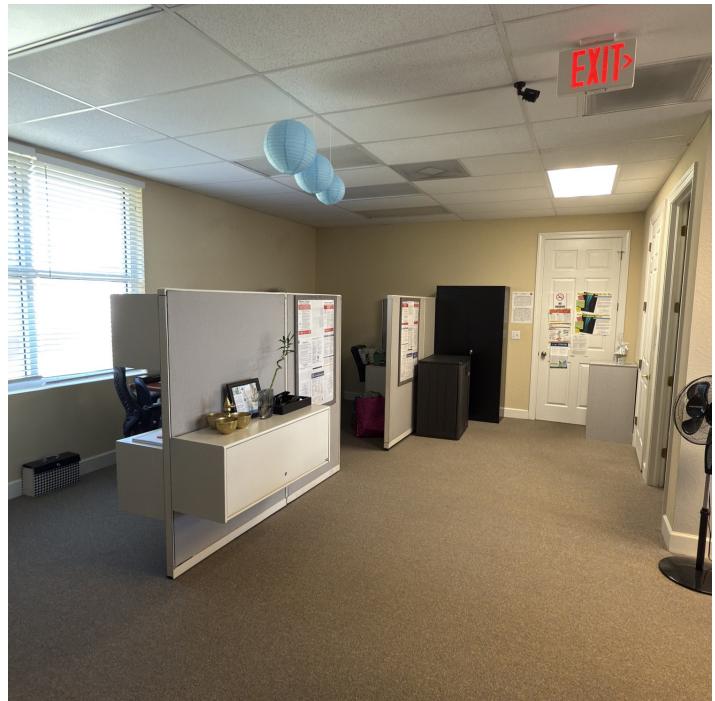
Kayla Weiss-Bohnstedt
(941) 268-4423



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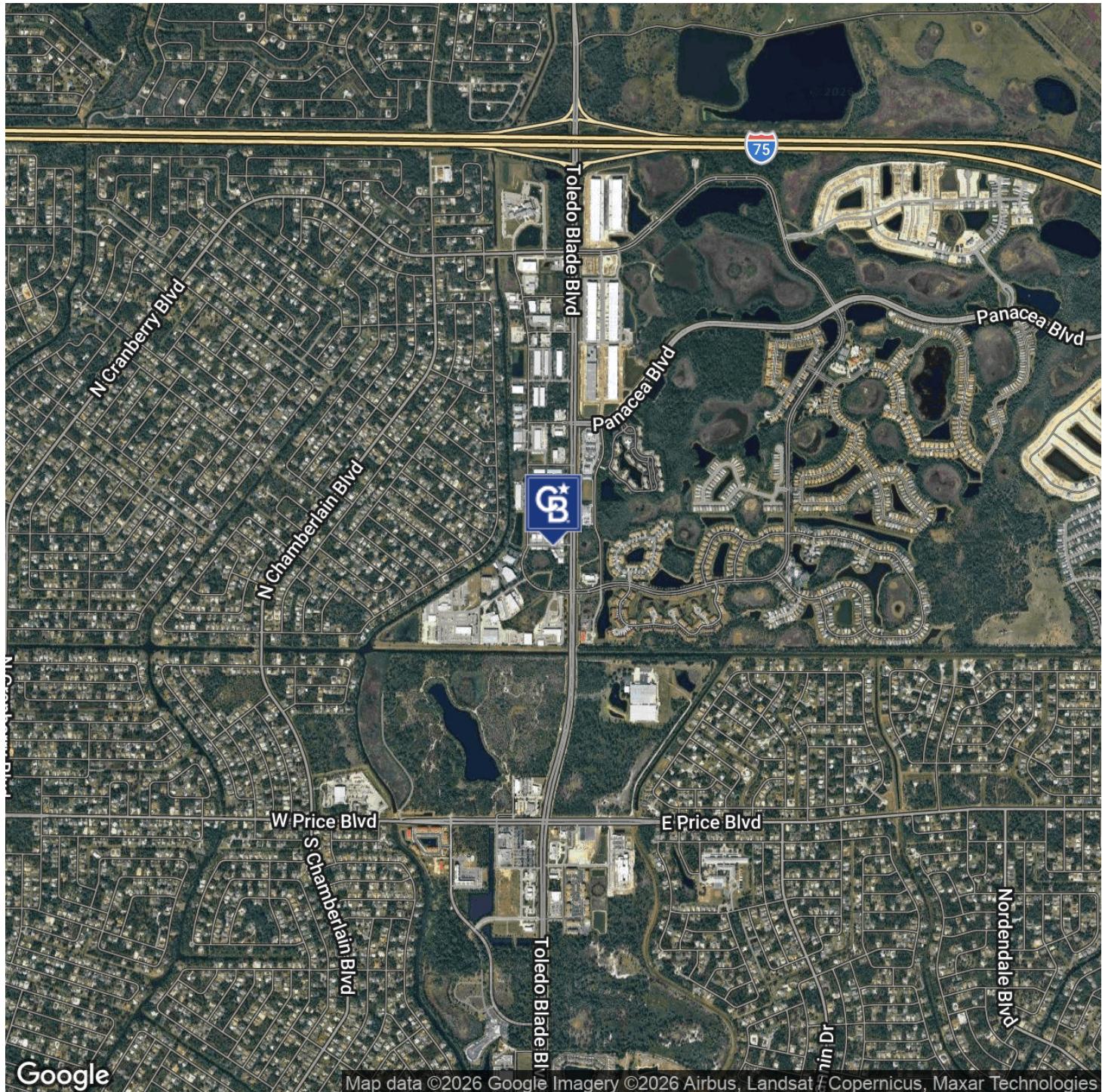


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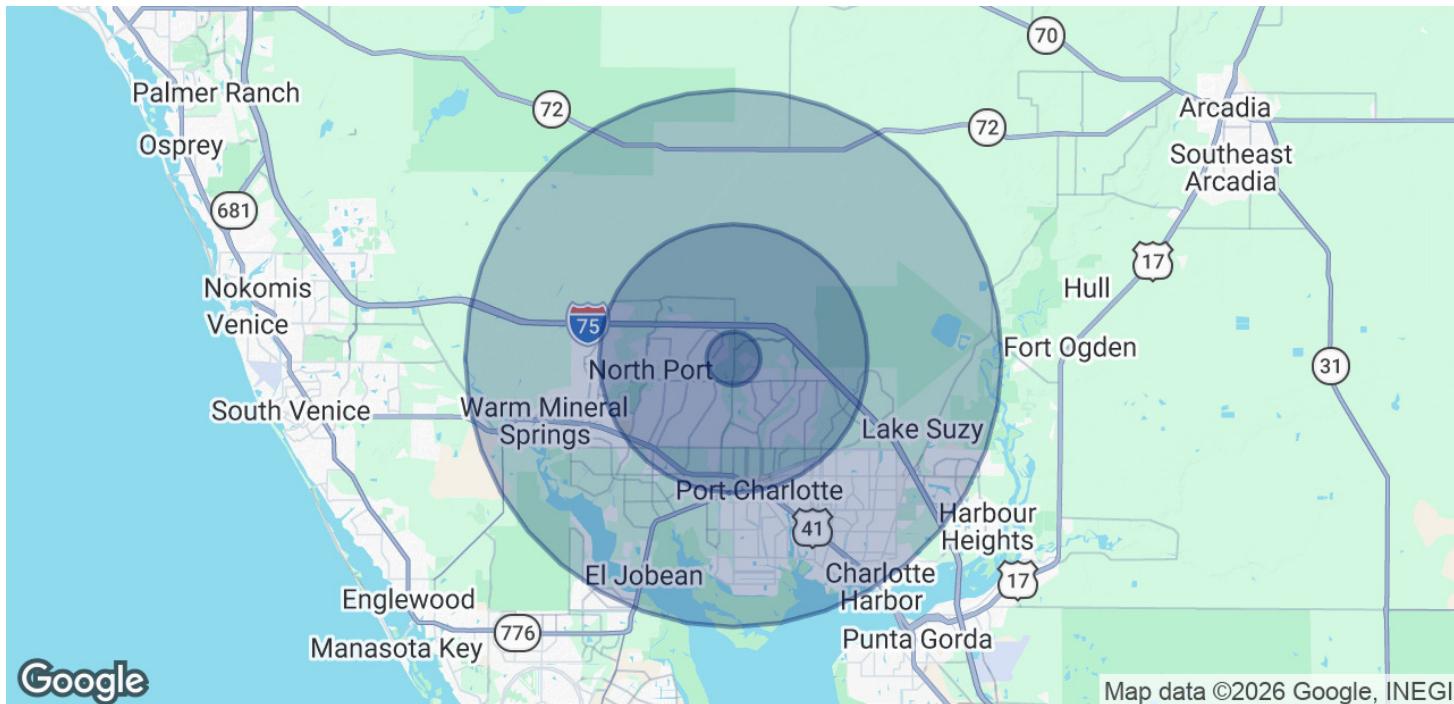
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,524	69,801	185,211
Average Age	45	46	50
Average Age (Male)	44	45	49
Average Age (Female)	45	46	51

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,768	27,082	79,033
# of Persons per HH	2.6	2.6	2.3
Average HH Income	\$96,461	\$95,300	\$86,770
Average House Value	\$301,612	\$346,470	\$325,495

Demographics data derived from AlphaMap

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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

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