

SALE

380 TAMIAMI TR & 319 BAMBOO DR
380 Tamiami Tr & 319 Bamboo Dr Port Charlotte, FL 33953



PROPERTY DESCRIPTION

Don't miss your chance to purchase these 2 lots totaling 17,500 SF with access from Tamiami Tr and Bamboo Dr. Lots could be sold separately.

Commercial General (CG) zoning allows for many uses.
Annual Average Daily Traffic Count (AADT): 38,000!

\$80,000 for 319 Bamboo Dr (10,000 SF lot)
\$120,000 for 380 Tamiami Tr (7,500 SF lot)

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

PROPERTY HIGHLIGHTS

- Annual Average Daily Traffic Count (AADT): 38,000!
- Commercial General (CG) zoning allows for many uses
- 2 lots - could be sold separately

OFFERING SUMMARY

Sale Price:	\$200,000
Lot Size:	17,500 SF
Number Of Lots:	2
Zoning:	CG

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,312	13,200	36,534
Total Population	3,278	32,047	86,470
Average HH Income	\$74,785	\$85,903	\$86,962

Kayla Weiss-Bohnstedt
(941) 268-4423



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

380 TAMAMI TR & 319 BAMBOO DR
380 Tamiami Tr & 319 Bamboo Dr Port Charlotte, FL 33953



Kayla Weiss-Bohnstedt
(941) 268-4423

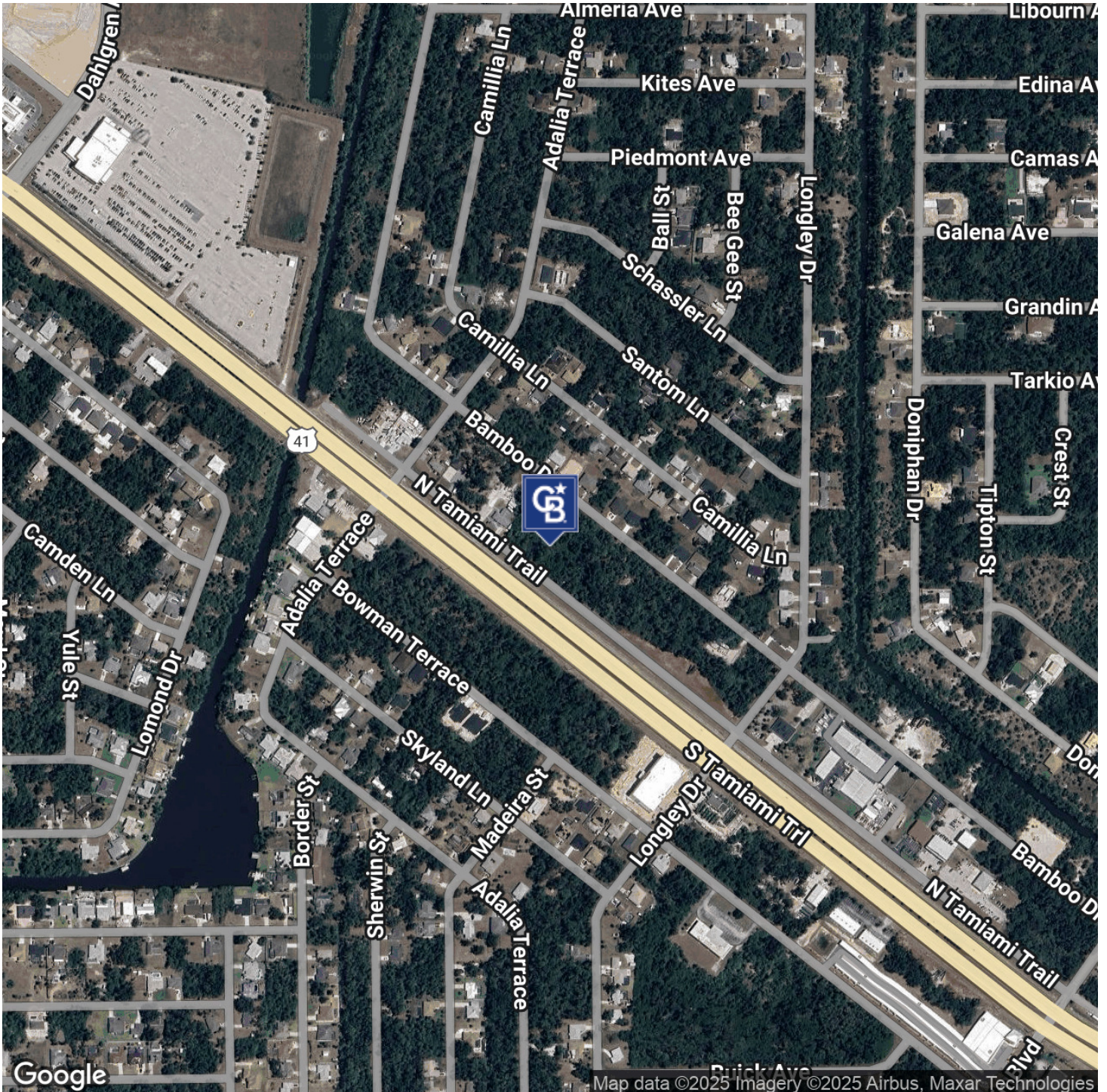


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

380 TAMIAM TR & 319 BAMBOO DR

380 Tamiami Tr & 319 Bamboo Dr Port Charlotte, FL 33953



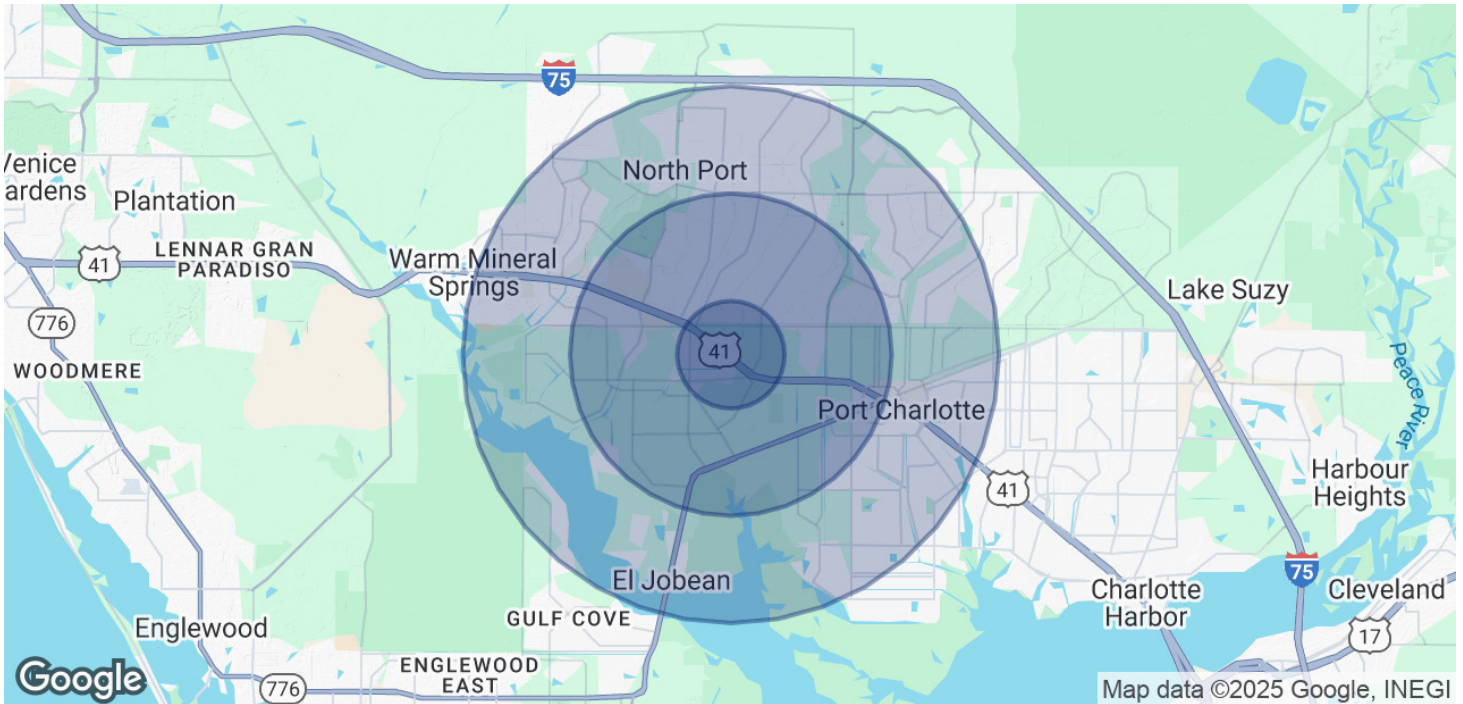
Kayla Weiss-Bohnstedt
(941) 268-4423



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

380 TAMIAM TR & 319 BAMBOO DR
380 Tamiami Tr & 319 Bamboo Dr Port Charlotte, FL 33953



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,278	32,047	86,470
Average Age	47	49	50
Average Age (Male)	46	48	49
Average Age (Female)	48	50	51

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,312	13,200	36,534
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$74,785	\$85,903	\$86,962
Average House Value	\$342,991	\$318,799	\$324,894

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 \$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

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**