

LEASE

1109 TAMiami TRAIL UNIT 3

1109 South Tamiami Trail Port Charlotte, FL 33953



PROPERTY DESCRIPTION

Prime location! This property benefits from excellent visibility and an Annual Average Daily Traffic (AADT) of 42,000. The building is divided into warehouse and retail space, with the retail area featuring central air conditioning. Additional features include two overhead garage doors, a man door in the back, and a retail man door.

This property has IG (Industrial General) zoning allowing for many different types of businesses

Call Kayla Weiss-Bohnstedt to schedule your showing
941-268-442

PROPERTY HIGHLIGHTS

- Has an 42,000 annual average daily traffic (AADT)
- Has IG (Industrial General) zoning allowing for many different uses
- Two overhead garage doors, a man door in the back, and a retail man door.

OFFERING SUMMARY

Lease Rate:	\$15 SF/yr + \$4.85 SF/yr (NNN)
Available SF:	5,000 SF
Zoning:	IG
Year Built:	1974

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	725	13,915	39,576
Total Population	1,872	35,115	98,195
Average HH Income	\$59,797	\$86,889	\$89,030

Kayla Weiss-Bohnstedt
(941) 268-4423



COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

1109 TAMiami TRAIL UNIT 3
1109 South Tamiami Trail Port Charlotte, FL 33953



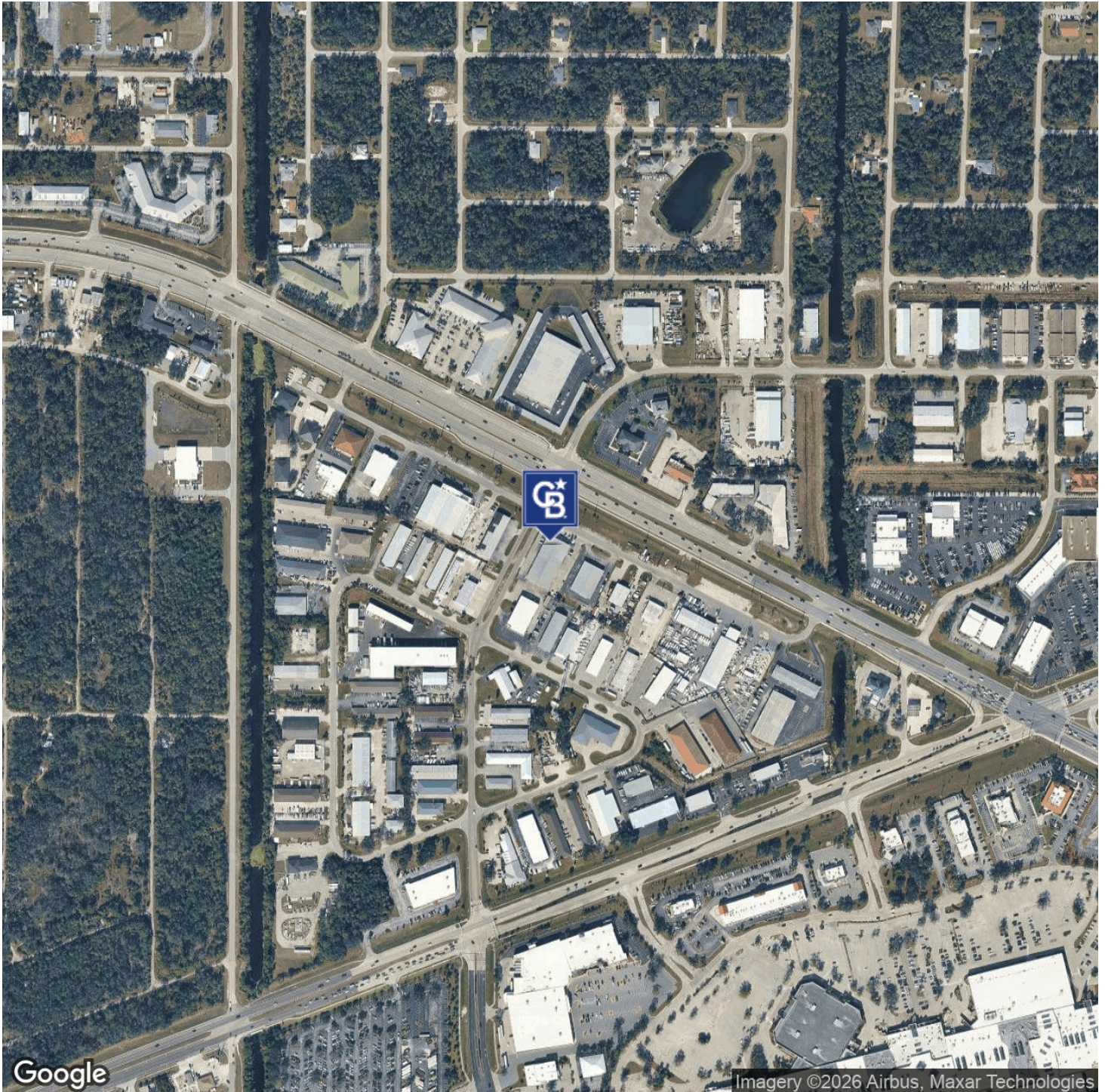
Kayla Weiss-Bohnstedt
(941) 268-4423



LEASE

1109 TAMiami TRAIL UNIT 3

1109 South Tamiami Trail Port Charlotte, FL 33953



Kayla Weiss-Bohnstedt
(941) 268-4423

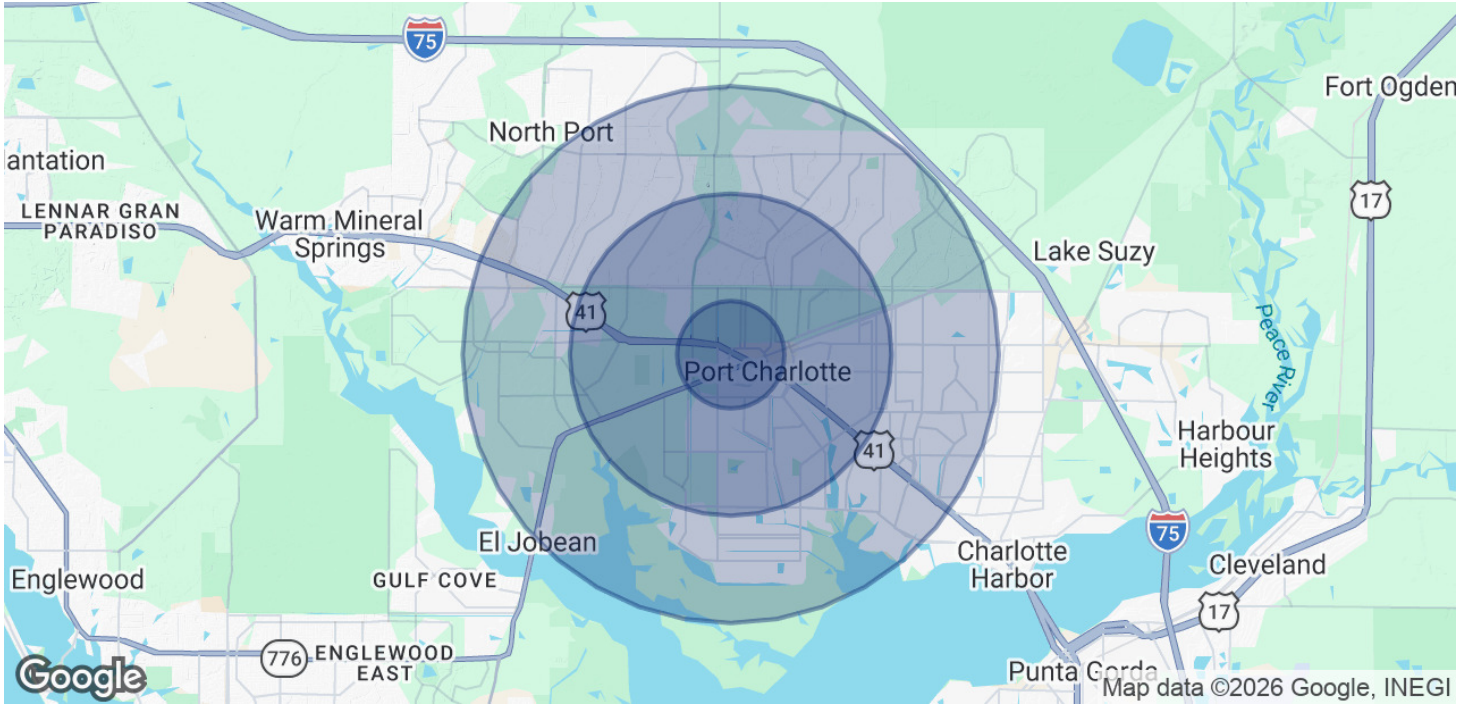


COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

1109 TAMiami TRAIL UNIT 3

1109 South Tamiami Trail Port Charlotte, FL 33953



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,872	35,115	98,195
Average Age	55.8	51.4	50.6
Average Age (Male)	50.8	50.2	49.6
Average Age (Female)	59	53.1	51.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	725	13,915	39,576
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$59,797	\$86,889	\$89,030
Average House Value	\$319,623	\$287,427	\$293,780

2023 American Community Survey (ACS)

Kayla Weiss-Bohnstedt
(941) 268-4423



COLDWELL BANKER
COMMERCIAL
REALTY

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

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**