

# LEASE

## 1101 EL JOBEAN RD UNIT 2

1101 El Jobean Rd Unit 2 Port Charlotte, FL 33948



### PROPERTY DESCRIPTION

2,738 SF Retail unit available for lease on El Jobean Road! Great road frontage with an annual average daily traffic count of 27,500!

This unit's current layout is an open retail floor plan.

Possible uses: retail, professional office, doctors office, dental office, medical, restaurant.

Call Kayla Weiss-Bohnstedt to schedule a showing at 941-268-4423.

### PROPERTY HIGHLIGHTS

- Great road frontage on a high-traffic road. AADT 27,500
- 2,738 SF retail unit
- Current layout is an open retail floor plan
- Zoned Commercial General allows for many uses

### OFFERING SUMMARY

Lease Rate:	\$17.00 PSF/yr + \$5.00 PSF/yr Pass-Through Expenses (NNN)
Available SF:	2,738 SF
Unit Available:	Unit 2
Year Built:	2005
Zoning:	IG

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,103	6,235	15,068
Total Population	2,758	12,796	33,037
Average HH Income	\$47,999	\$53,273	\$60,278

**Kayla Weiss-Bohnstedt**  
941 268 4423

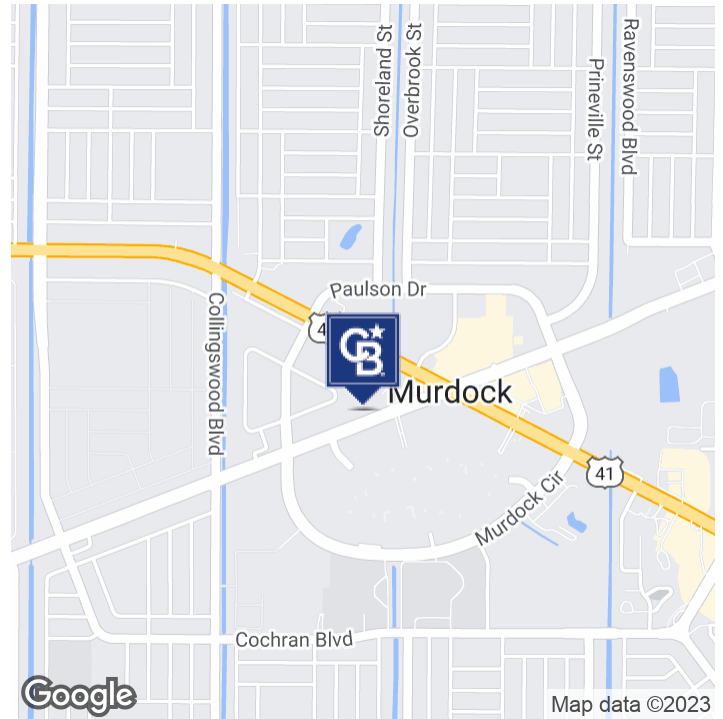


**COLDWELL BANKER**  
**COMMERCIAL**  
**REALTY**

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Pass-Through Expenses (NNN)

Building Size: 2,738 SF

Unit Available: Unit 2

Year Built: 2005

Zoning: IG

### PROPERTY OVERVIEW

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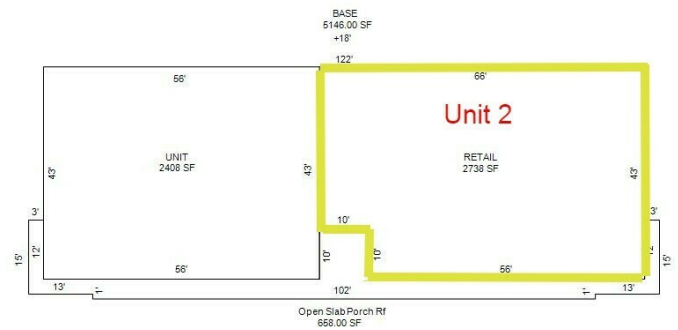


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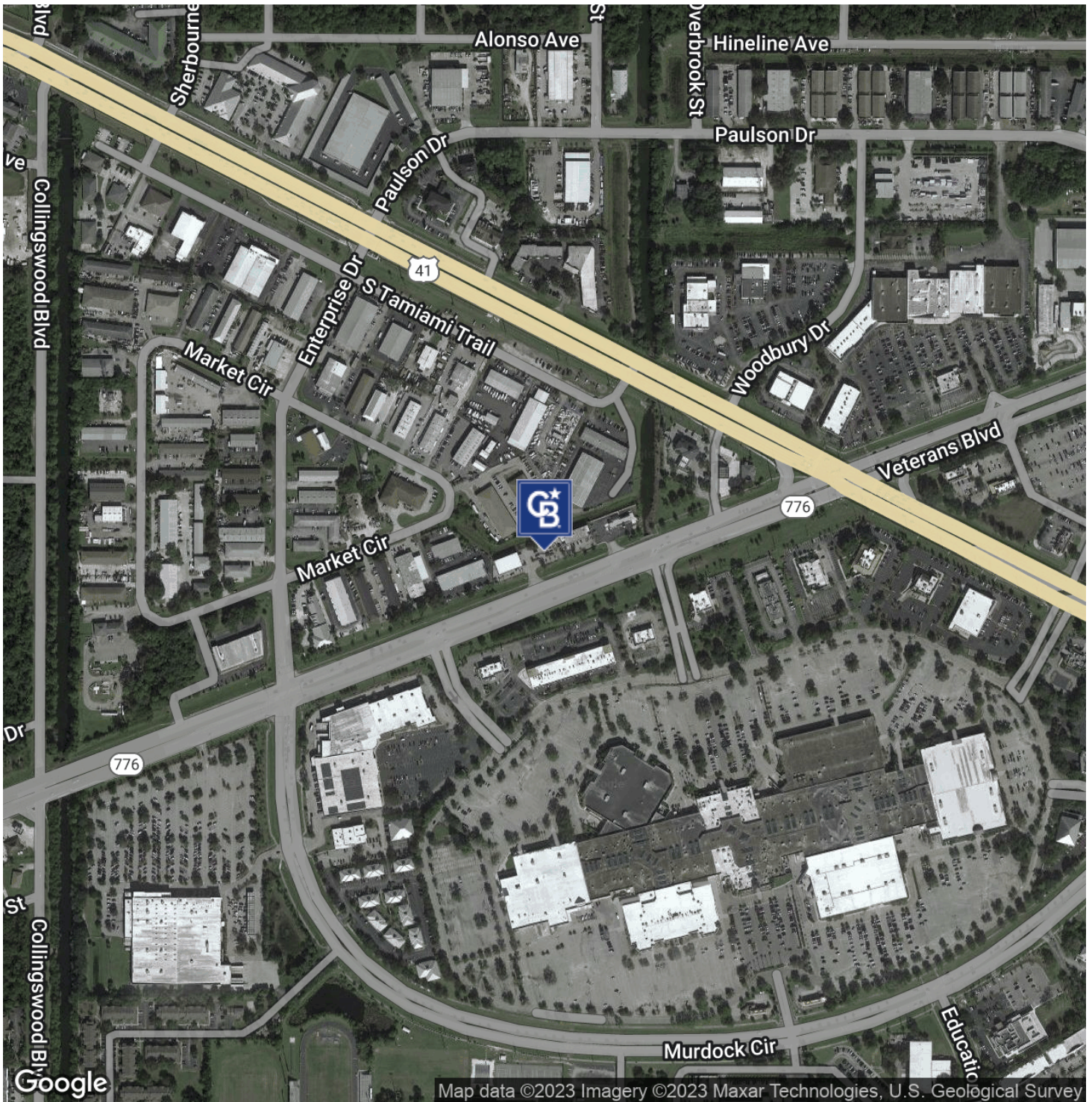


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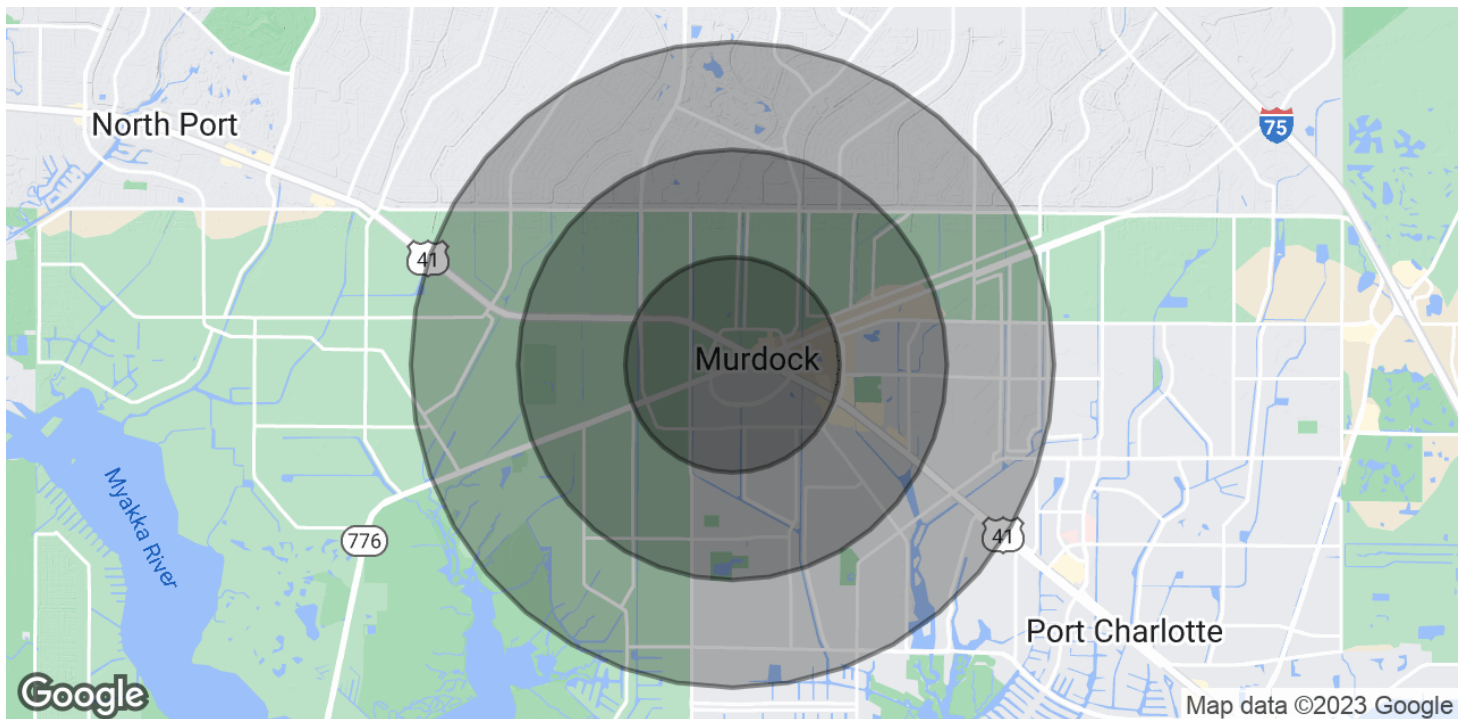


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,758	12,796	33,037
Average Age	49.9	56.2	52.4
Average Age (Male)	41.6	51.9	48.3
Average Age (Female)	60.6	59.9	54.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,103	6,235	15,068
# of Persons per HH	2.5	2.1	2.2
Average HH Income	\$47,999	\$53,273	\$60,278
Average House Value	\$119,879	\$171,444	\$205,768

\* Demographic data derived from 2020 ACS - US Census

**Kayla Weiss-Bohnstedt**  
941 268 4423



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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 \$10,000,000 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 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)**



**CBCWORLDWIDE.COM**

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