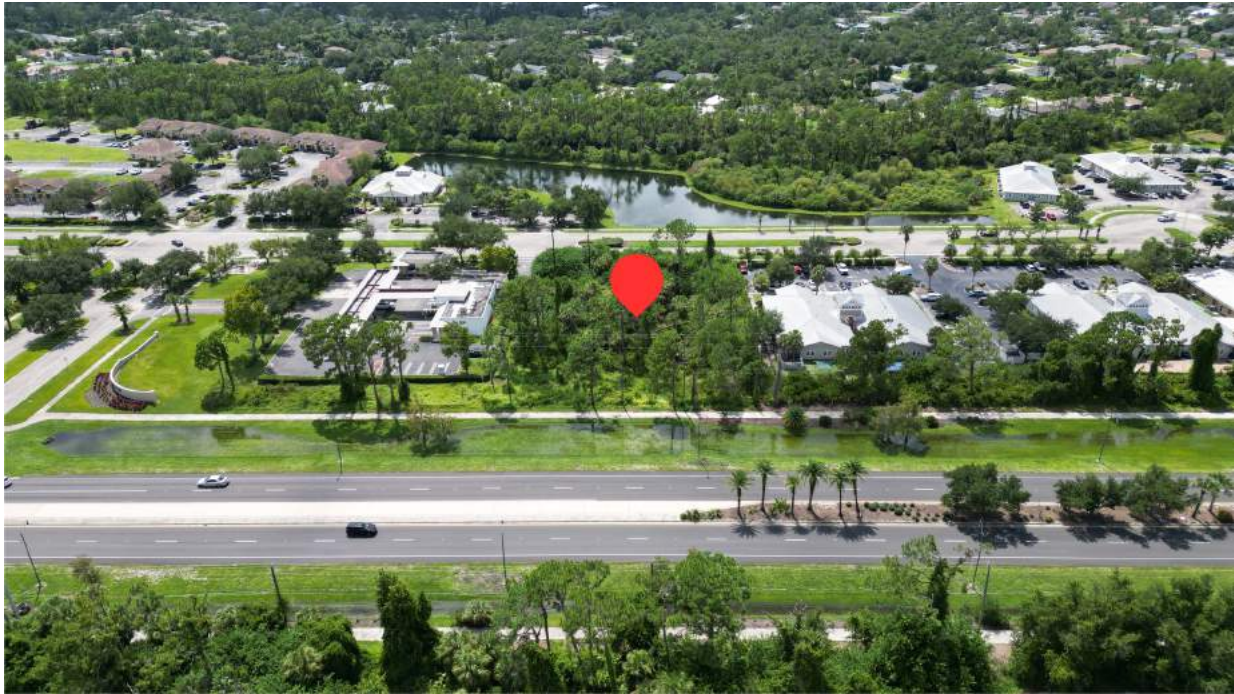


SALE

2800 BOBCAT VILLAGE CENTER ROAD

2800 Bobcat Village Center Road North Port, FL 34288



PROPERTY DESCRIPTION

Do not miss your chance to buy this 1 acre of land for sale! This parcel of land is on Bobcat Village Center Rd and has excellent visibility from Toledo Blade Blvd which has an annual average daily traffic count (AADT) of 23,000!

This property is nearby retail, office, medical, and residential communities! This property is .2 miles from Sarasota Memorial North Port ER and 3.3 miles from I75!

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

PROPERTY HIGHLIGHTS

- 43,560 SF lot (1 acre of land)
- PCDN Zoning allowing for many uses
- Great location nearby retail, office, medical, and residential communities
- This property is .2 miles from Sarasota Memorial North Port ER and 3.3 miles from I75!

OFFERING SUMMARY

| | |
|-------------|-----------|
| Sale Price: | \$425,000 |
| Lot Size: | 1 Acre |
| Zoning: | PCDN |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 2,119 | 16,226 | 33,600 |
| Total Population | 5,409 | 42,505 | 84,282 |
| Average HH Income | \$99,912 | \$95,852 | \$90,304 |

Kayla Weiss-Bohnstedt
941 268 4423

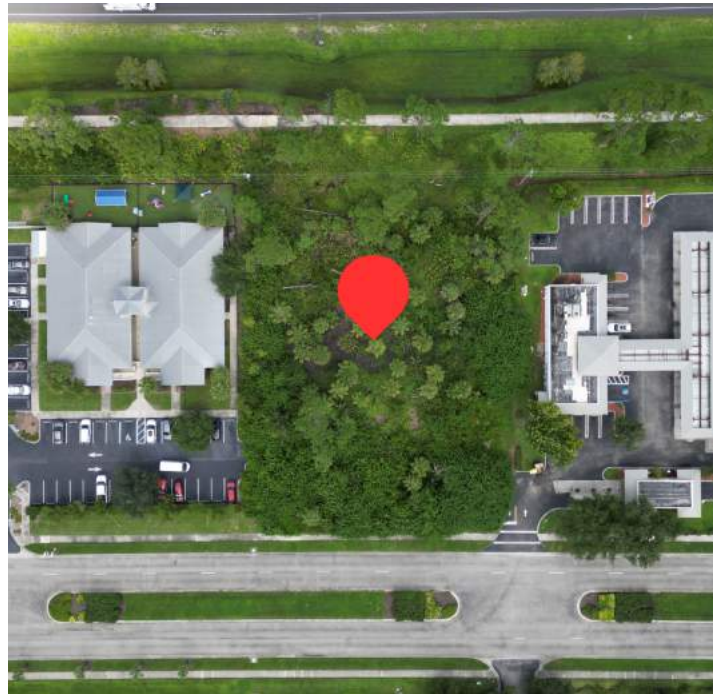
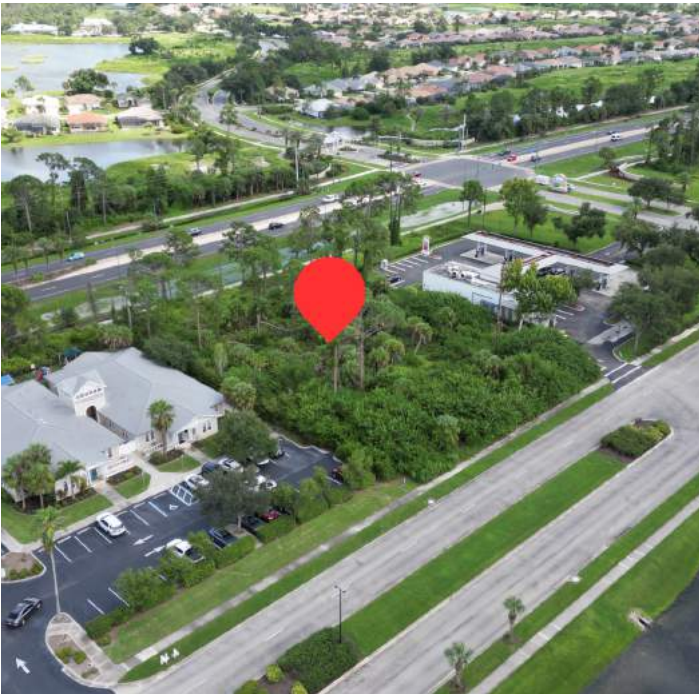
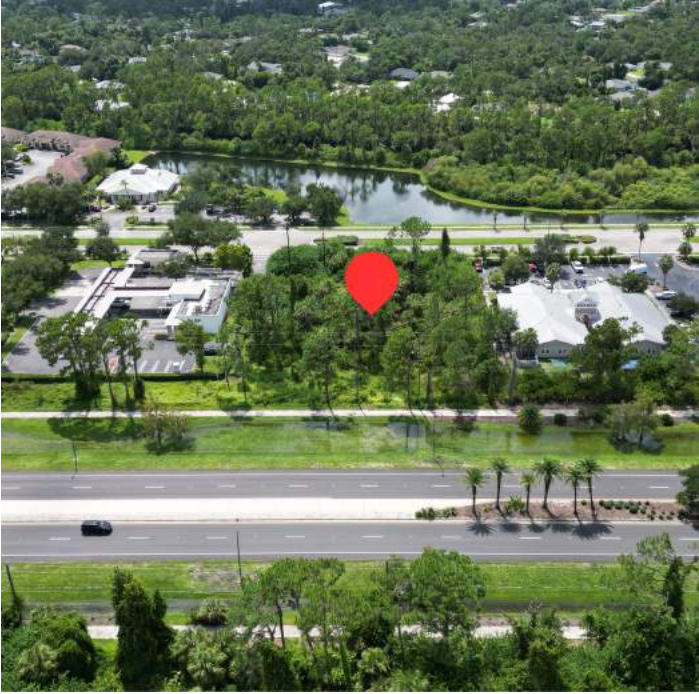


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

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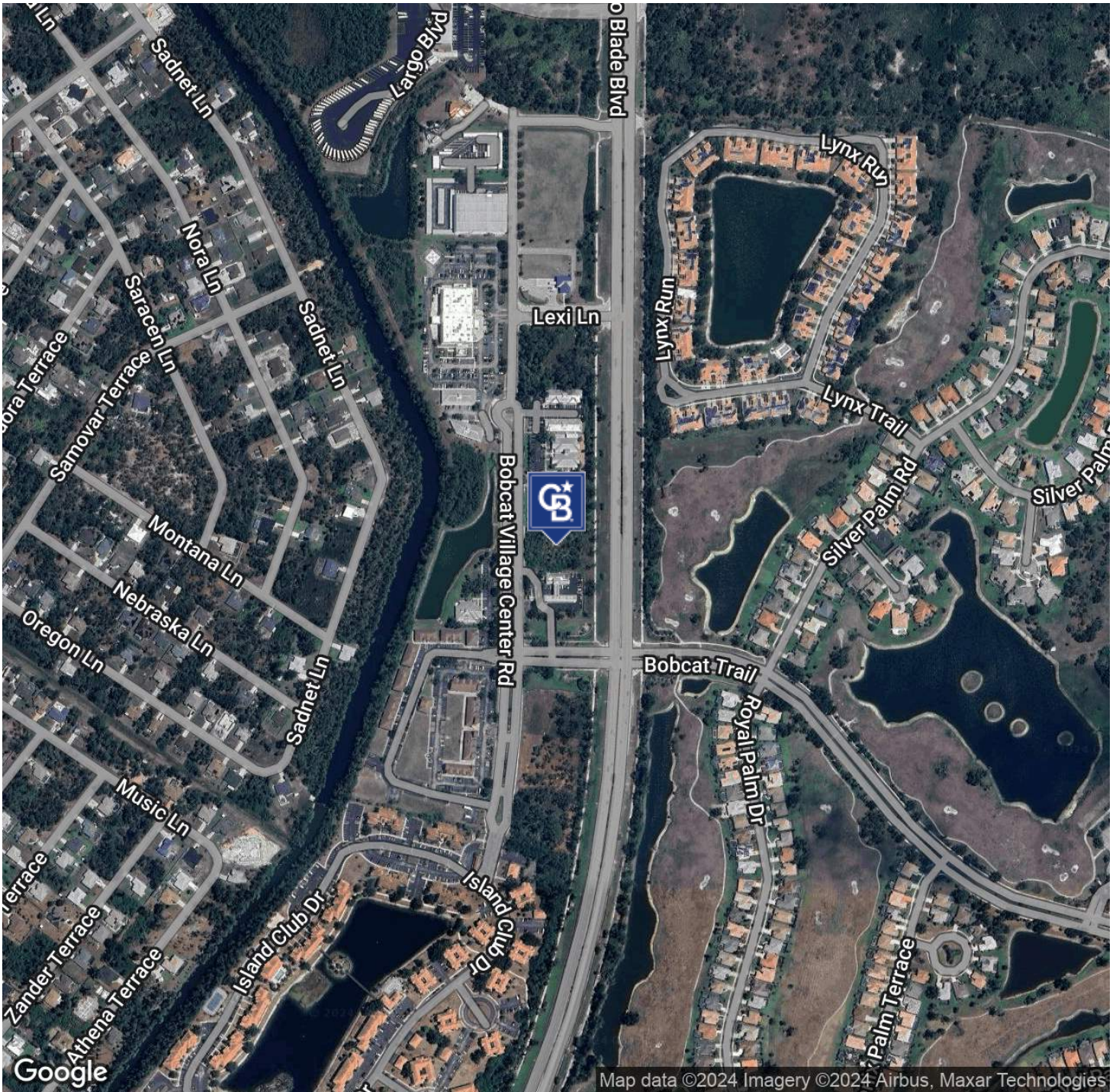


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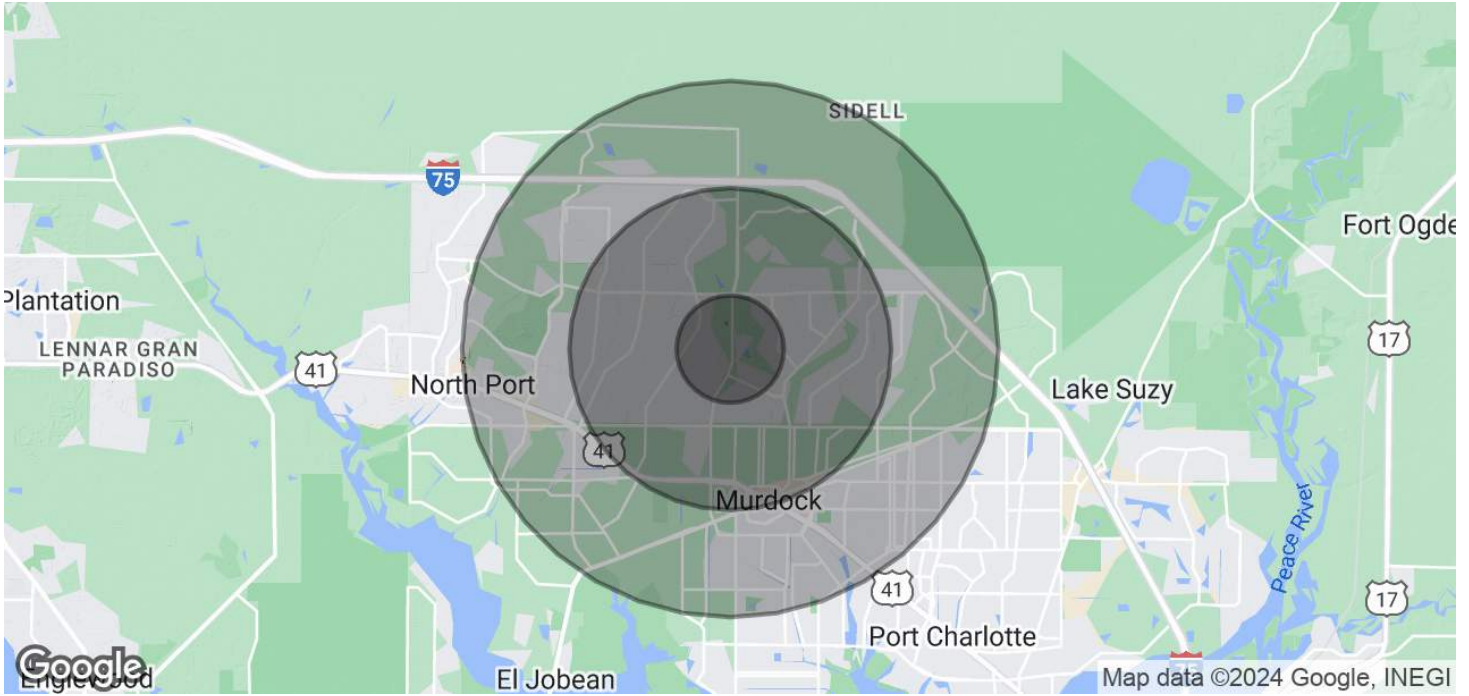


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

2800 BOBCAT VILLAGE CENTER ROAD

2800 Bobcat Village Center Road North Port, FL 34288



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 5,409 | 42,505 | 84,282 |
| Average Age | 47 | 45 | 47 |
| Average Age (Male) | 46 | 44 | 46 |
| Average Age (Female) | 47 | 45 | 48 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,119 | 16,226 | 33,600 |
| # of Persons per HH | 2.6 | 2.6 | 2.5 |
| Average HH Income | \$99,912 | \$95,852 | \$90,304 |
| Average House Value | \$375,110 | \$347,704 | \$334,181 |

Demographics data derived from AlphaMap

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 \$20,000,000 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 & 104: Financial Analysis for Commercial Investment Real Estate with plans to complete the program.

Contact Kayla: (941) 268-4423 | Kayla.Weiss@CommercialRealtyFl.com



2024: PCPGNP Association of Realtors Commercial Committee Chair

Awards:

2017: Rookie Of The Year

2023 : International Diamond Society

2023: Circle of Distinction Bronze

CBCWORLDWIDE.COM

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**Coldwell Banker Commercial Realty
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