

LEASE

17960 TOLEDO BLADE BOULEVARD
17960 Toledo Blade Boulevard Port Charlotte, FL 33948



PROPERTY DESCRIPTION

Do not miss your chance to lease this 1,941 SF office unit!
This property is zoned OMI allowing for office, medical, or institutional uses.

This space has 2 front entrance/exit doors, open area, office space, a kitchenette, and 2 restrooms.

5% annual increases.

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

PROPERTY HIGHLIGHTS

- 1941 SF unit for lease

OFFERING SUMMARY

Lease Rate:	\$20.00 PSF/yr + \$100 Per Month CAM (MG)
Available SF:	1,941 SF
Zoning:	OMI
Unit Available:	Unit H

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,294	13,918	38,736
Total Population	3,387	32,646	92,300
Average HH Income	\$66,400	\$81,917	\$83,419

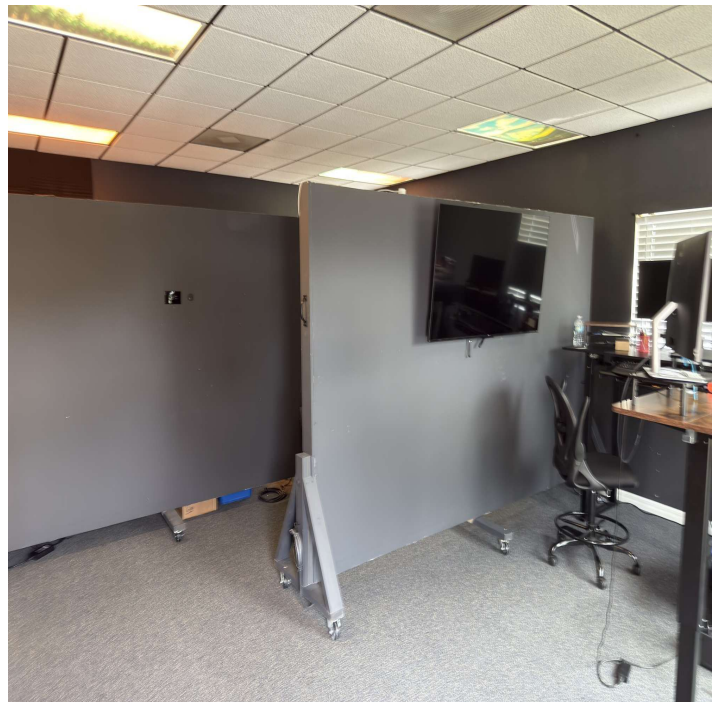
Kayla Weiss-Bohnstedt
(941) 268-4423



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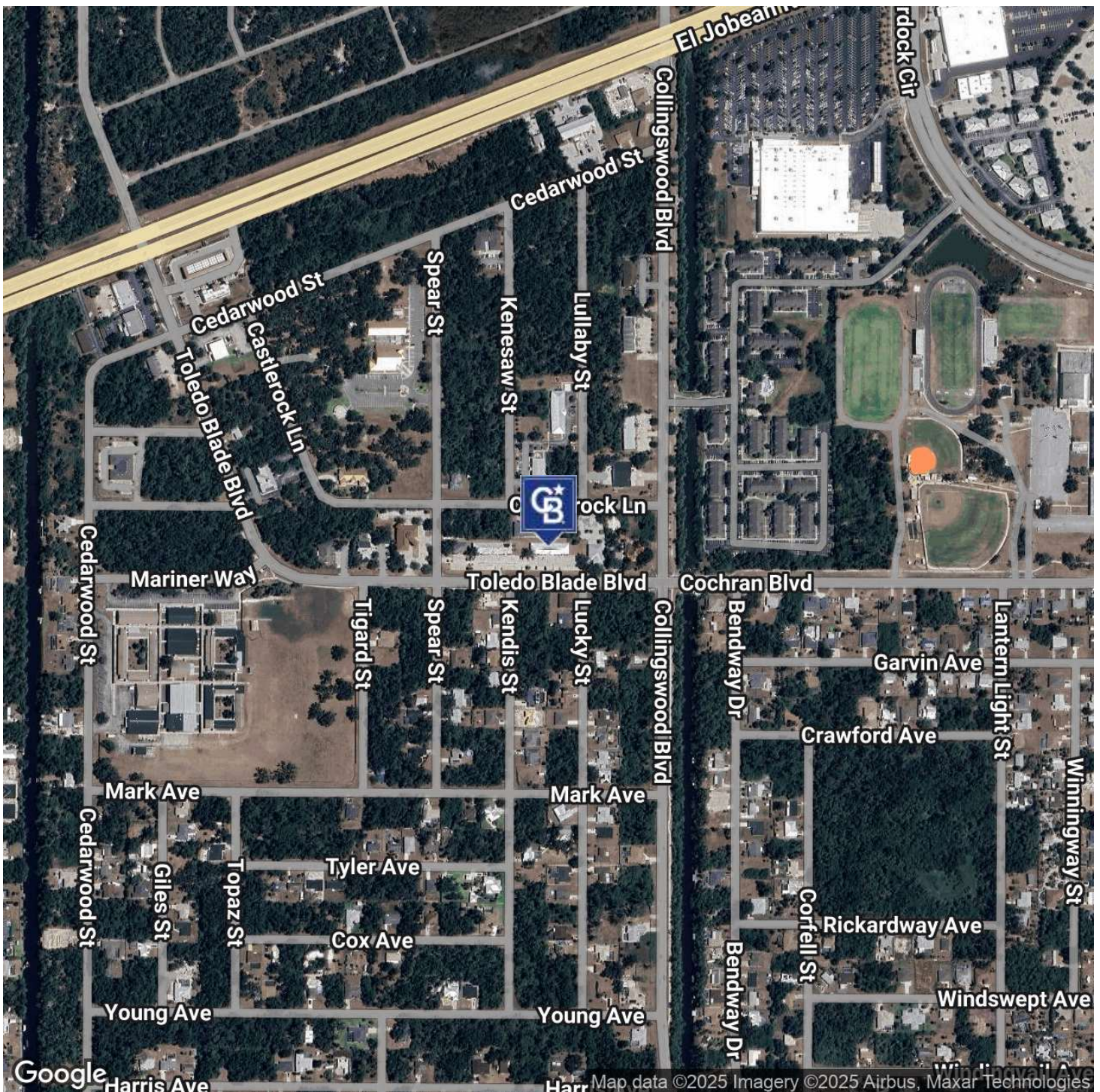


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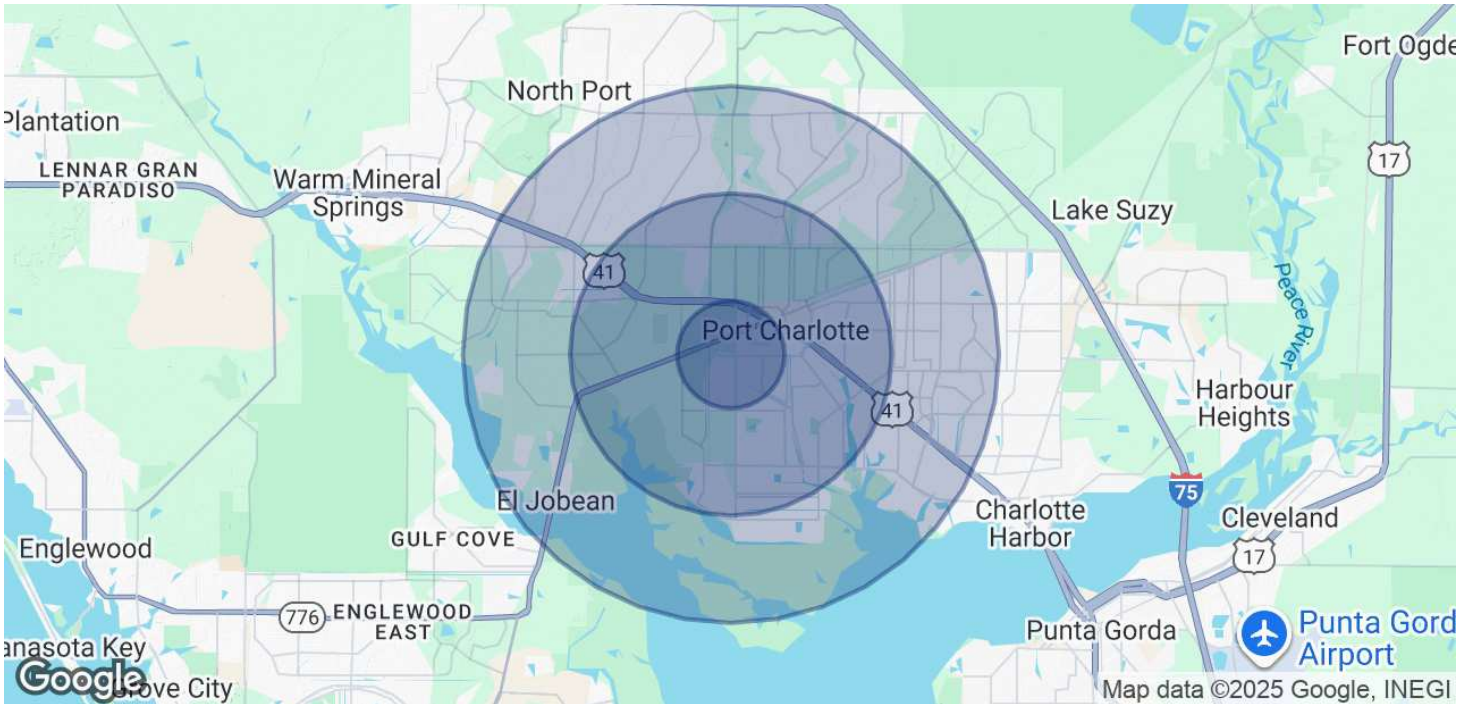
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	3,387	32,646	92,300
Average Age	49	51	49
Average Age (Male)	47	50	48
Average Age (Female)	51	52	50

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	1,294	13,918	38,736
# of Persons per HH	2.6	2.3	2.4
Average HH Income	\$66,400	\$81,917	\$83,419
Average House Value	\$340,536	\$334,377	\$326,995

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



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

CBCWORLDWIDE.COM

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**Coldwell Banker Commercial Realty
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(941) 268-4423**