

# LEASE

## 20020 VETERANS BLVD UNIT 11

20020 Veterans Blvd Unit 11 Port Charlotte, FL 33954



### PROPERTY DESCRIPTION

1,056 SF unit for lease in Veterans Professional Center!  
The unit's layout features a front waiting area, conference room, 2 offices, common area, and a restroom. This property has ample parking with parking in the front and the rear of the building.

27,000 AADT! (Annual Average Daily Traffic Count)

3-Year lease minimum.

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

### PROPERTY HIGHLIGHTS

- 1,056 SF unit for lease
- The unit's layout features a front waiting area, conference room, 2 offices, common area, and a restroom
- Ample parking in the front and rear of the building

### OFFERING SUMMARY

Lease Rate:	\$19.00 PSF/yr + \$4.87 PSF/yr (NNN)
Available SF:	1,056 SF
Zoning:	IG
Unit Number:	11

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,124	19,561	44,070
Total Population	4,400	47,049	104,669
Average HH Income	\$85,466	\$80,140	\$84,339

**Kayla Weiss-Bohnstedt**  
(941) 268-4423

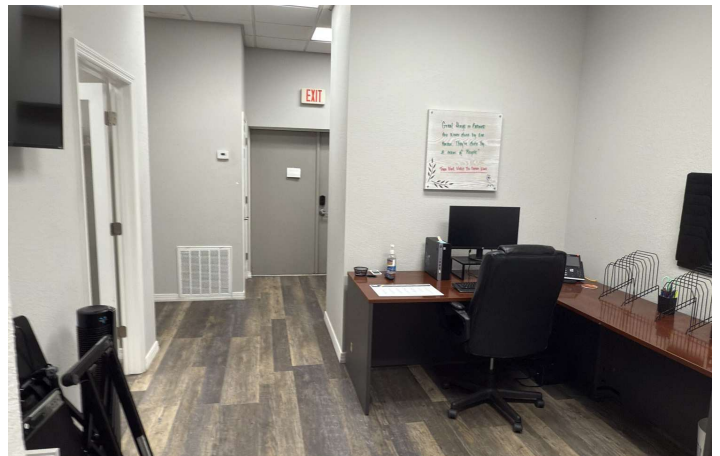
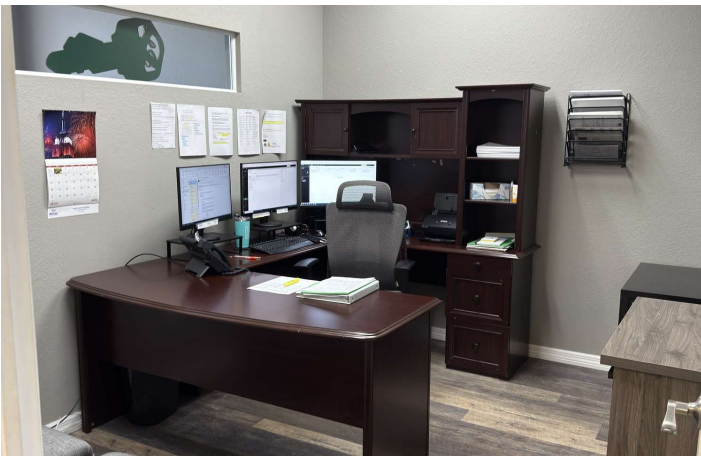


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# LEASE

## 20020 VETERANS BLVD UNIT 11

20020 Veterans Blvd Unit 11 Port Charlotte, FL 33954



**Kayla Weiss-Bohnstedt**  
(941) 268-4423

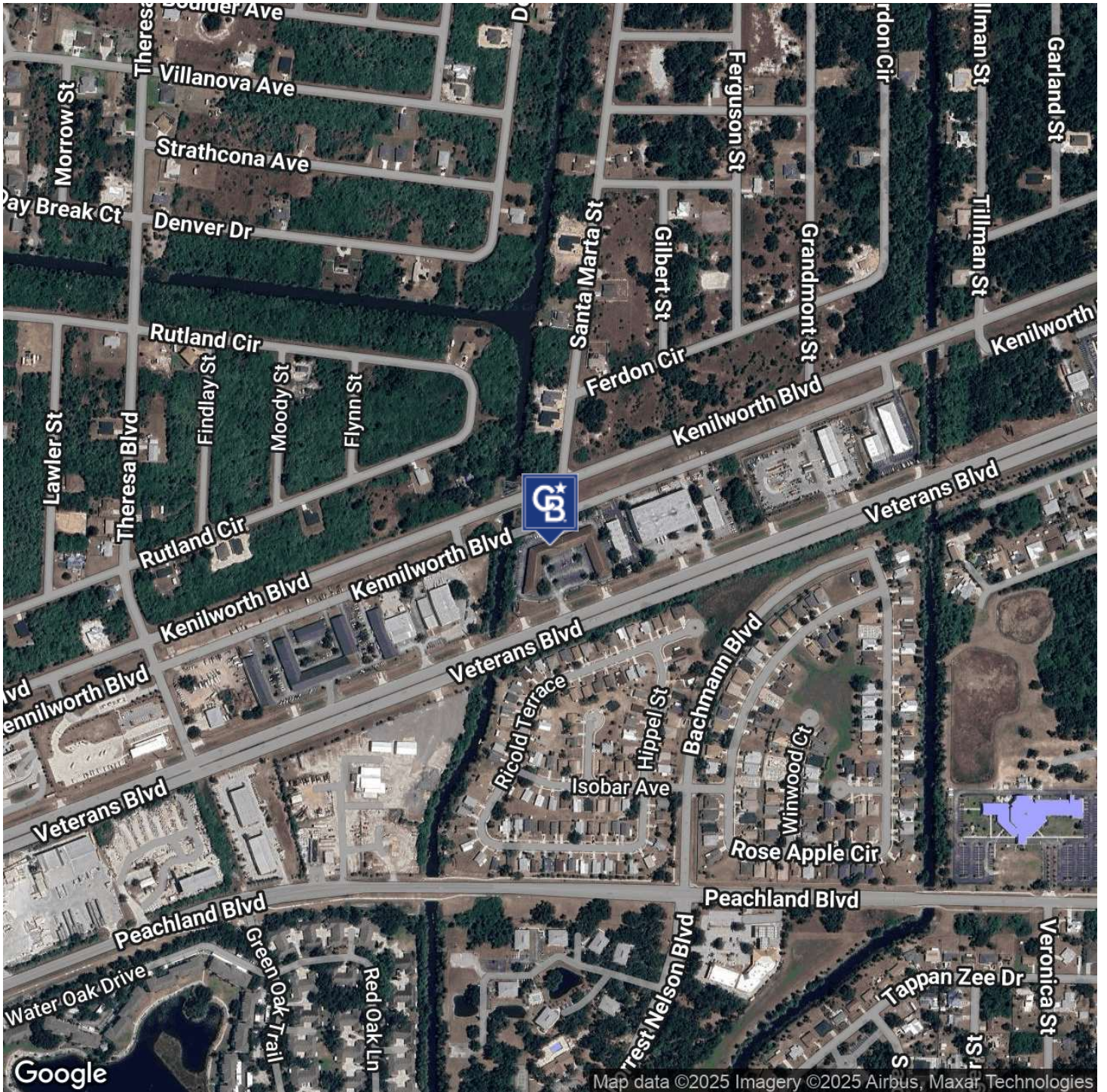


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# LEASE

## 20020 VETERANS BLVD UNIT 11

20020 Veterans Blvd Unit 11 Port Charlotte, FL 33954



**Kayla Weiss-Bohnstedt**  
(941) 268-4423

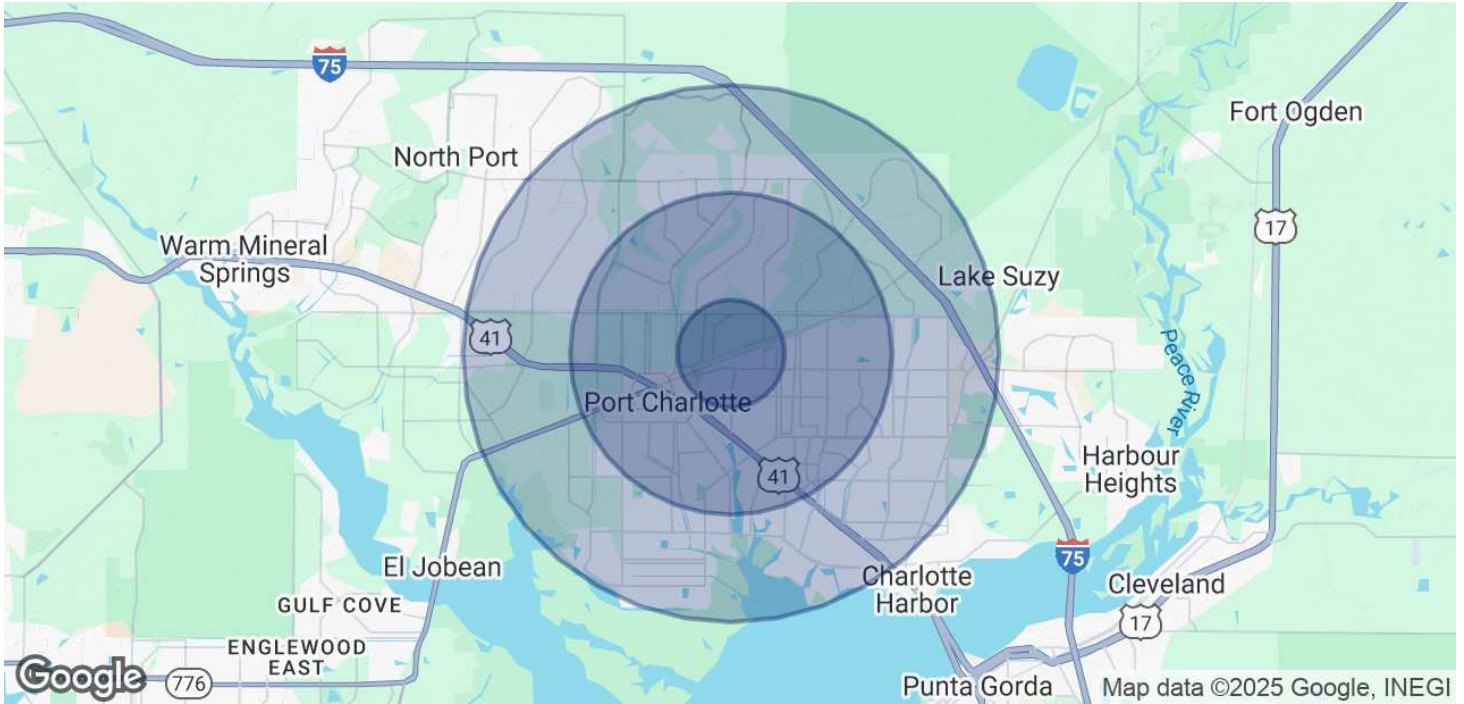


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# LEASE

## 20020 VETERANS BLVD UNIT 11

20020 Veterans Blvd Unit 11 Port Charlotte, FL 33954



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,400	47,049	104,669
Average Age	55	49	49
Average Age (Male)	53	47	48
Average Age (Female)	56	50	50
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,124	19,561	44,070
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$85,466	\$80,140	\$84,339
Average House Value	\$294,494	\$311,613	\$322,235

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](mailto: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**

©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**