

SALE

7561 SAWYER CIR

7561 Sawyer Cir Port Charlotte, FL 33981



PROPERTY DESCRIPTION

2.26 Acres IG zoned lot for sale! Currently used as boat/RV/vehicle storage with an average gross income of \$104,000 and minimal expenses. The seller currently charges \$75 per month per vehicle. Reliable tenants (tenants on average have leased here for 7 years) with minimal landlord responsibilities OR use this lot for your own business! Many possibilities!

The property is fully fenced-in. Less than 15 miles from I75, approximately 9.3 miles from Tamiami Tr. Seller is offering a \$10,000 credit for a new carport!

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

PROPERTY HIGHLIGHTS

- Off Gasparilla Rd
- 2.26 Acres (98,459 SF)
- Seller offering \$10,000 credit for a new carport!
- Industrial General Zoning

OFFERING SUMMARY

Sale Price:	\$1,039,600
Lot Size:	2.26 Acres
Zoning:	IG

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	741	9,176	18,488
Total Population	1,613	20,000	39,057
Average HH Income	\$80,330	\$82,978	\$81,963

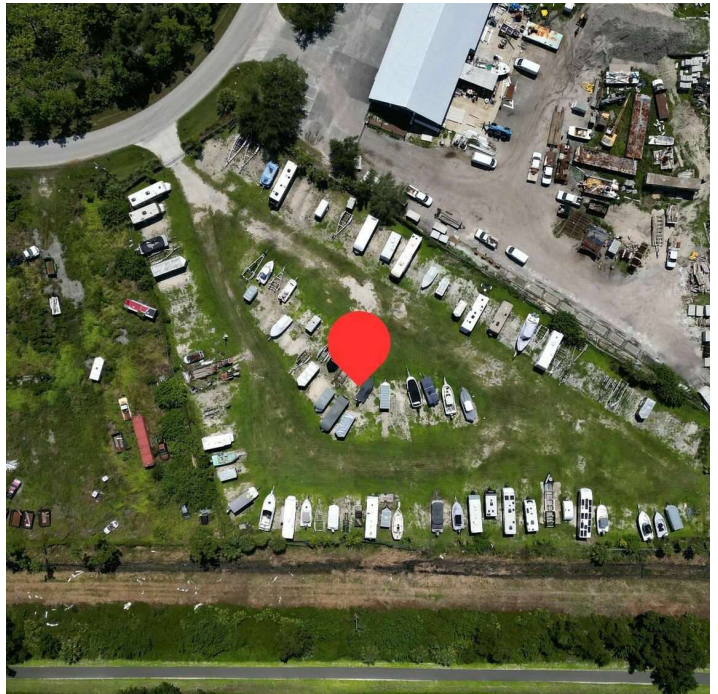
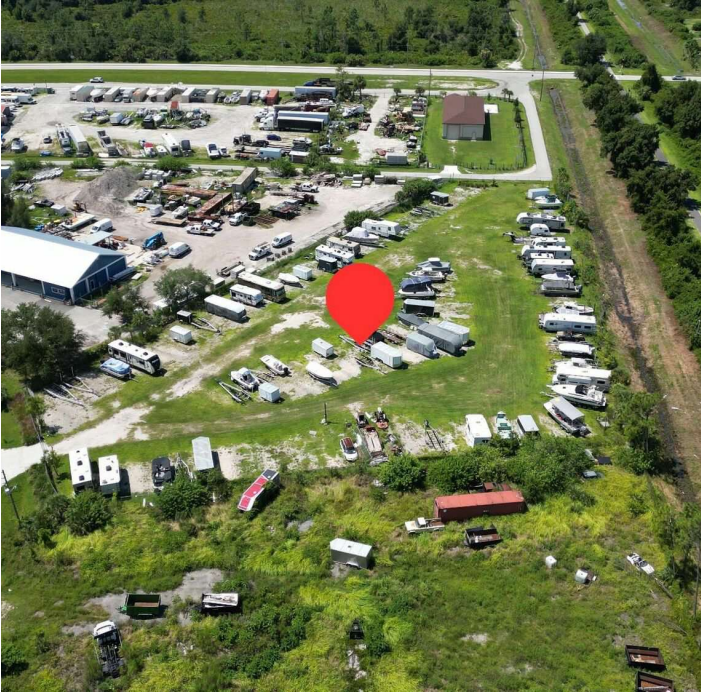
Kayla Weiss-Bohnstedt
941 268 4423



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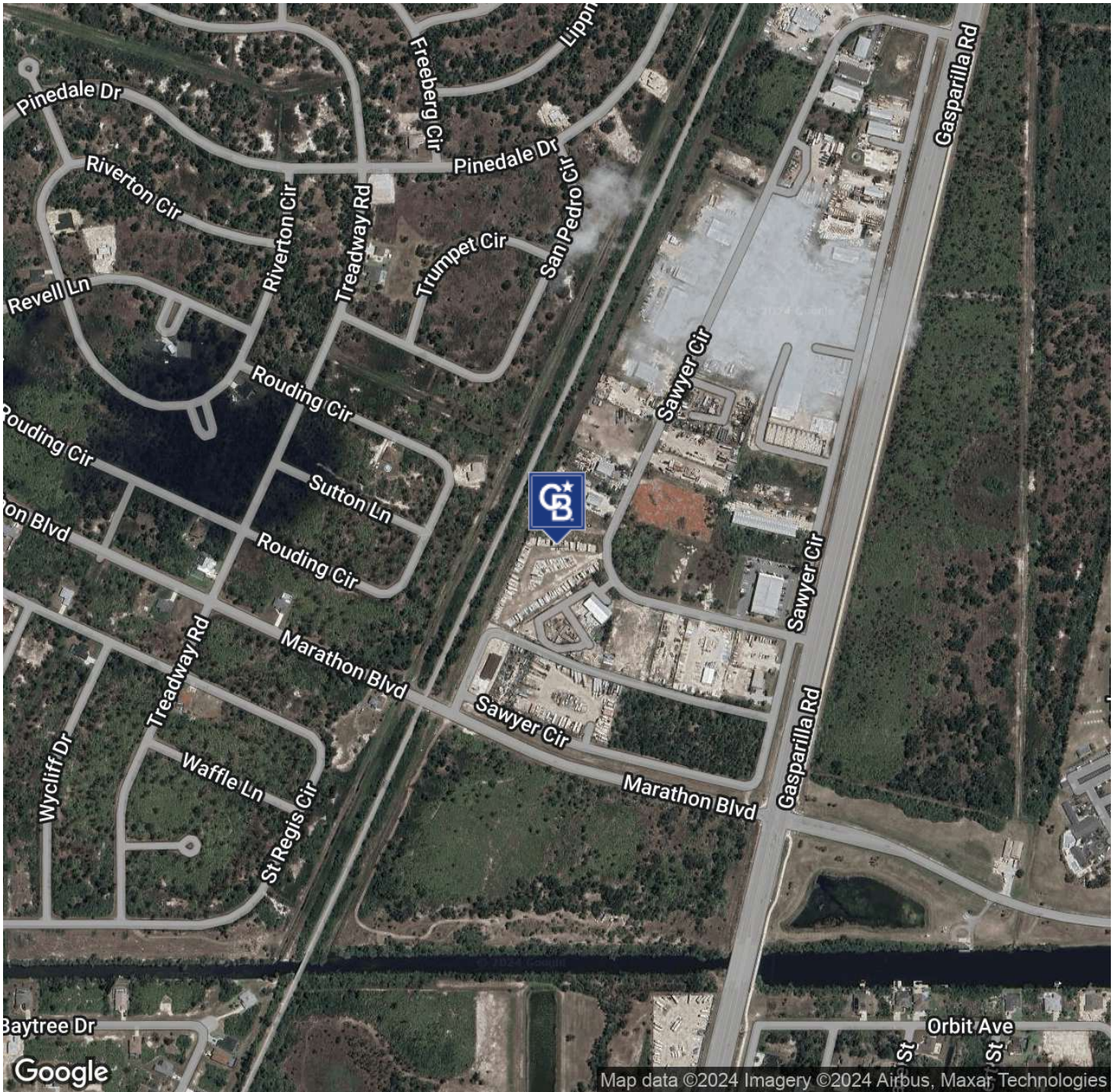


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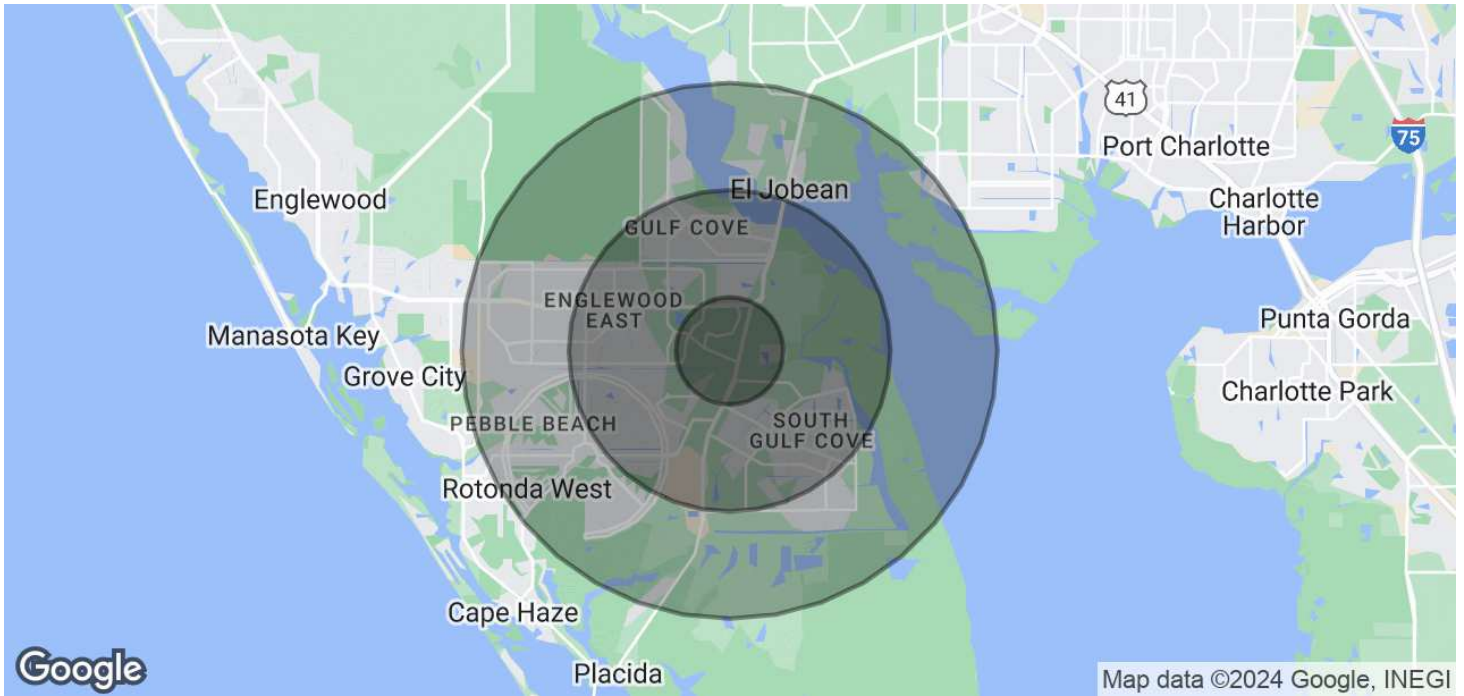


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,613	20,000	39,057
Average Age	56	56	58
Average Age (Male)	56	56	58
Average Age (Female)	56	56	58
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	741	9,176	18,488
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$80,330	\$82,978	\$81,963
Average House Value	\$358,457	\$387,520	\$364,548

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 \$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@CommercialRealtyFI.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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