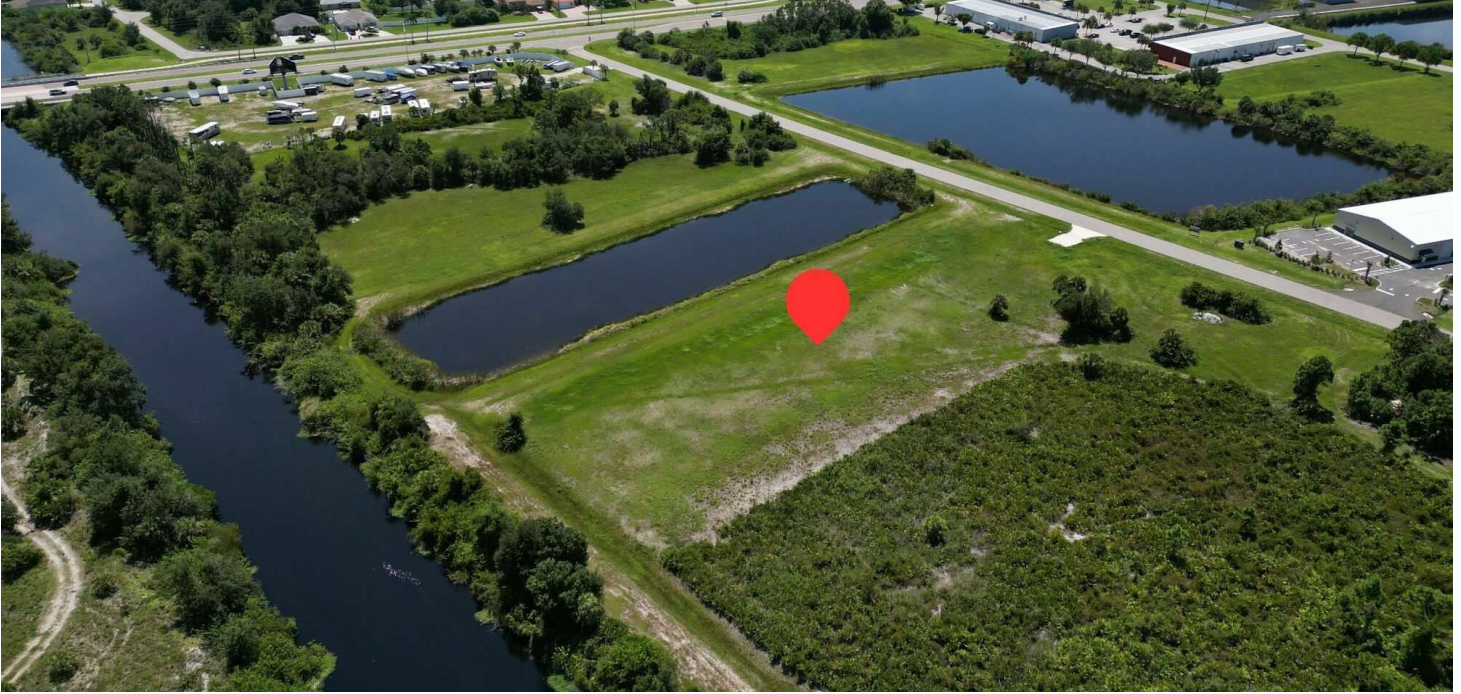


SALE

137 ANCHOR RD
137 Anchor Rd Rotonda West, FL 33947



PROPERTY DESCRIPTION

Do not miss your opportunity to purchase this 1.99 acre parcel of industrial general zoned land! This parcel of land is in a great location right off Gasparilla Rd. This property is 15.7 miles from I75 and 10 miles from Tamiami Tr.

Many uses allowed in Industrial General zoning!

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

PROPERTY HIGHLIGHTS

- 1.99 Acres (86,711 SF)
- Industrial General zoning allowing for many uses
- On Anchor Rd right off Gasparilla Rd

OFFERING SUMMARY

Sale Price:	\$325,000
Lot Size:	1.99 Acres
Zoning:	IG

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	785	9,520	18,965
Total Population	1,723	20,759	39,808
Average HH Income	\$82,338	\$84,624	\$81,716

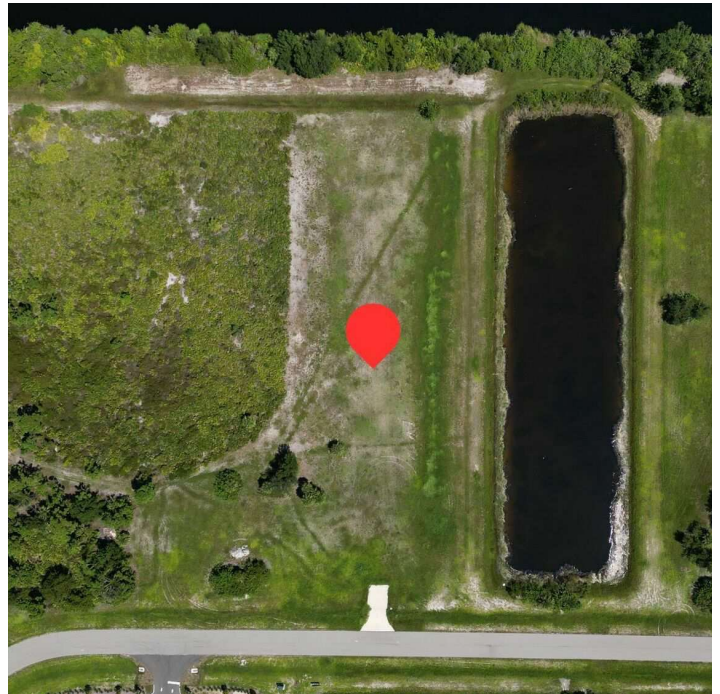
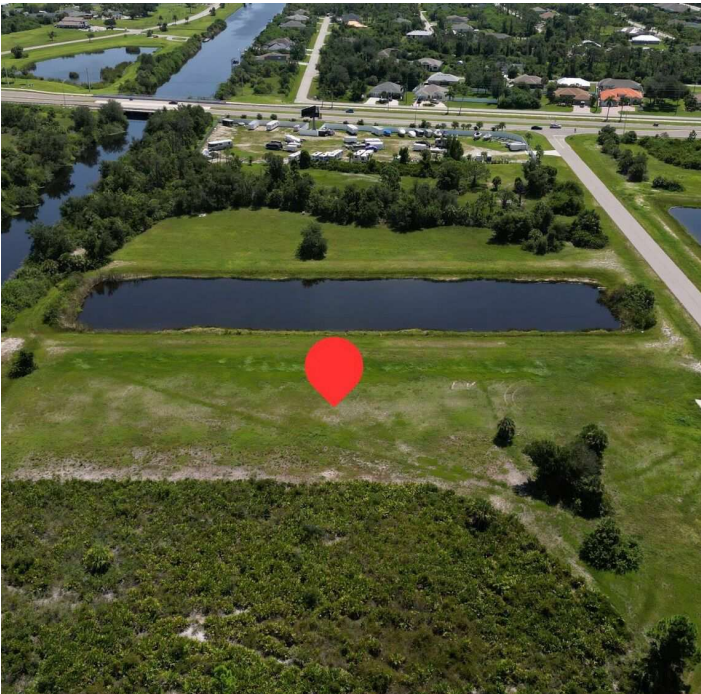
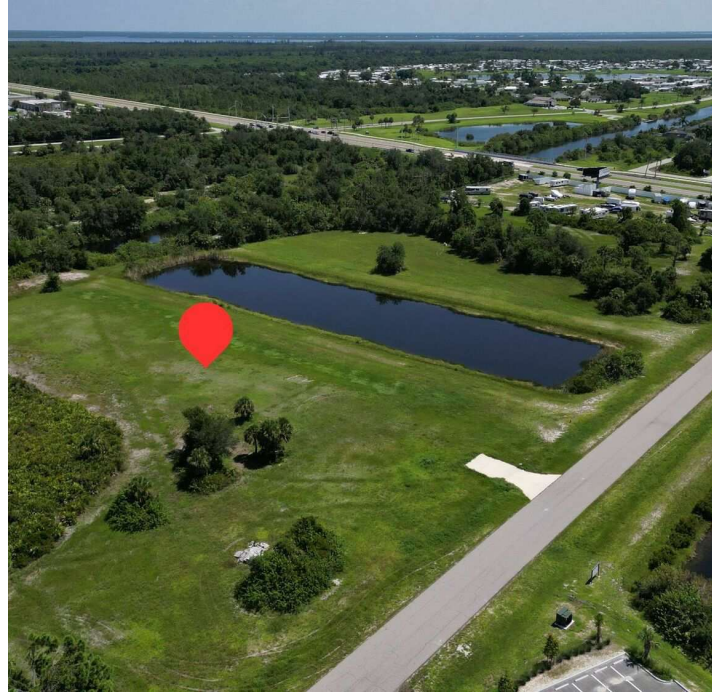
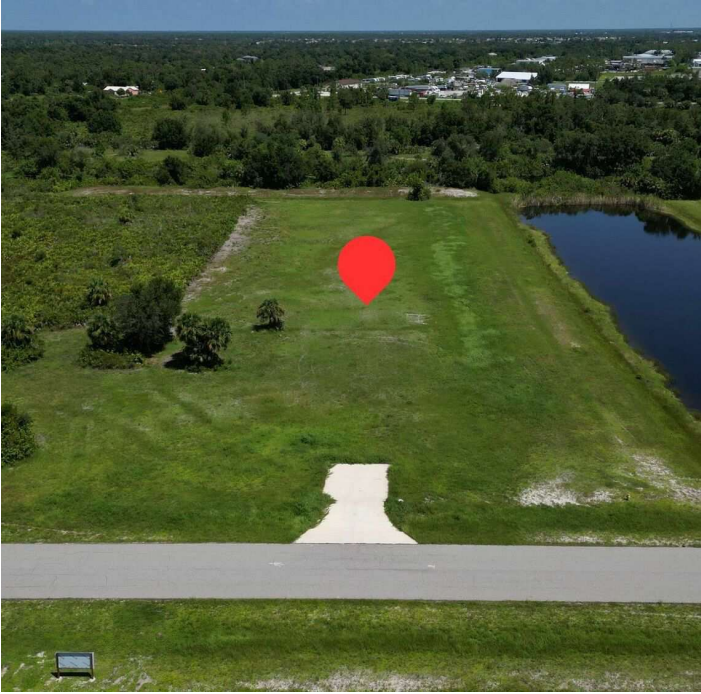
Kayla Weiss-Bohnstedt
941 268 4423



COLDWELL BANKER
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SALE

137 ANCHOR RD
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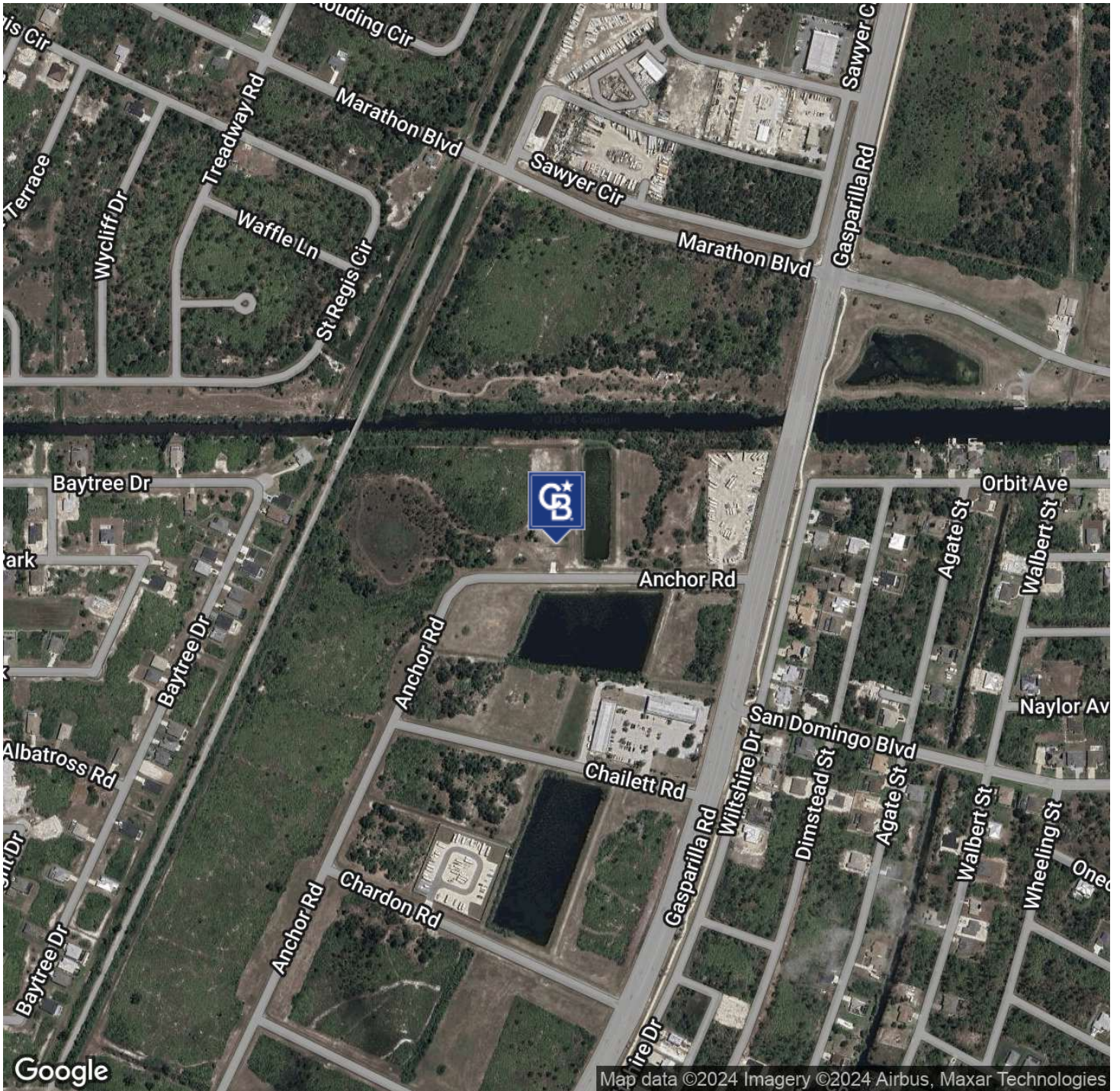


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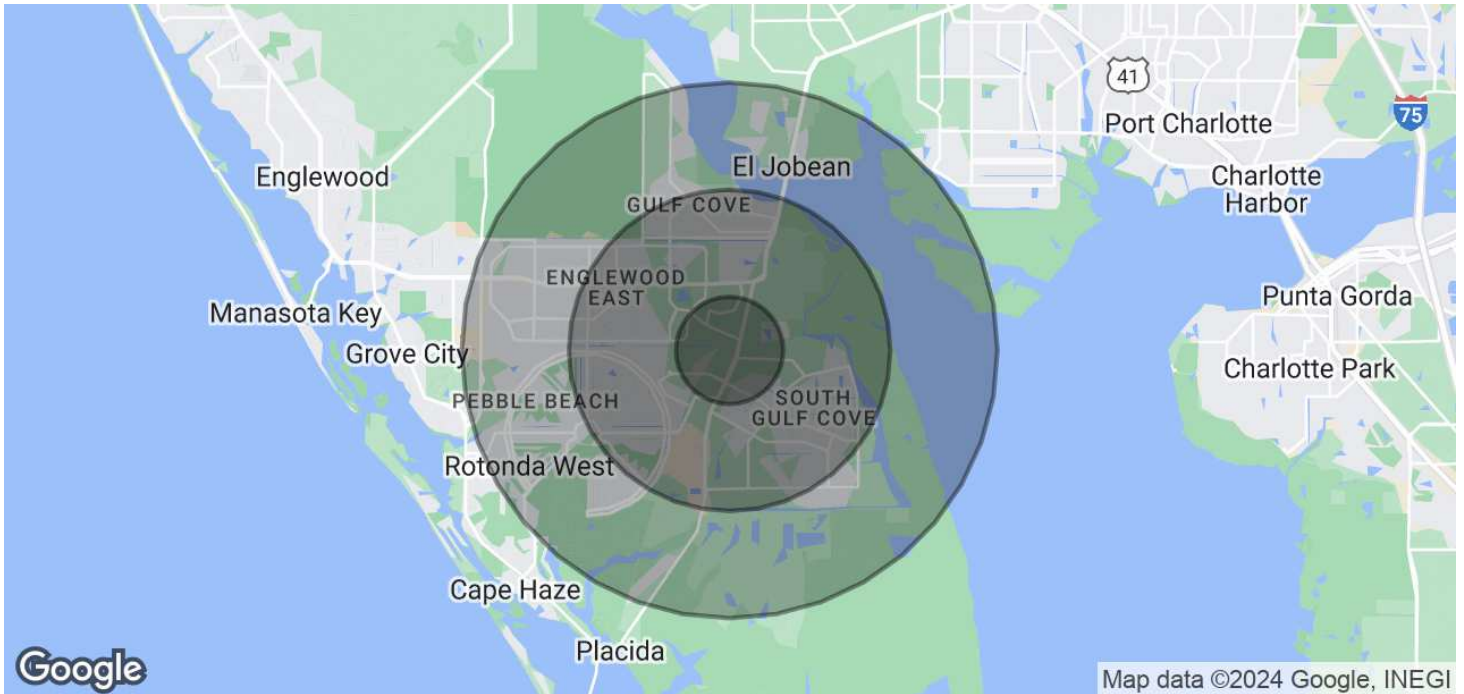


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

137 ANCHOR RD

137 Anchor Rd Rotonda West, FL 33947



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,723	20,759	39,808
Average Age	57	57	58
Average Age (Male)	57	57	58
Average Age (Female)	57	56	58
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	785	9,520	18,965
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$82,338	\$84,624	\$81,716
Average House Value	\$380,762	\$389,867	\$363,205

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@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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