

# SALE

## 8379 GASPARILLA ROAD

8379 Gasparilla Road Port Charlotte, FL 33981



### PROPERTY DESCRIPTION

Do not miss your chance to purchase this property on Gasparilla Rd! Built in 2006, this attractive 7,665 SF building has 6,048 RSF and offers generous onsite parking with 29 designated spaces. Large signage on Gasparilla Rd which has an AADT (Annual Average Daily Traffic Count) of 7,100! 1.25 Acres of land with a fenced-in area used for outside storage in the rear of the property currently being rented MTM.

The current layout features 17 offices, a conference room, 2 work/storage rooms, kitchenette/lounge, 4 restrooms, 2 staircases, and an elevator.

Zoned CG (Commercial General) allows for many possible uses! Call Kayla Bohnstedt to schedule your showing 941-268-4423.

### PROPERTY HIGHLIGHTS

- Ample parking and large signage on Gasparilla Road
- 7,100 AADT (Annual Average Daily Traffic Count)

### OFFERING SUMMARY

Sale Price:	\$1,640,000
Building Size:	7,665 SF
Rentable SF:	6,048 SF
Lot Size:	1.25 Acres (54,377 SF)
Year Built:	2006
Zoning:	CG

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	743	9,105	18,680
Total Population	1,627	19,754	39,346
Average HH Income	\$83,864	\$87,248	\$81,542

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



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



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**NOTE: VERIFY DEPTH OF ELEVATOR PIT (VARIES W/ TYPE & MANUFACTURER OF EQUIPMENT). DESIGN BASED ON "EVOLUTION" MODEL BY THE NATIONAL WHEEL-O-VATOR CO., INC. OR EQUAL.**

**ARCHED DOOR & WINDOW OPNG. FRAMING DETAIL - MASONRY CONSTRUCTION (N.T.S.)**

**DETAIL U**

**STRUCTURAL NOTES - WOOD**

- Wood
  - Connections, materials and workmanship shall comply with the Florida Building Code 2001 ed. Moisture content shall not be more than 19% at the time of incorporation into the building.
  - Use 2 x 4's min. for load bearing construction (alt. #2 syp.).
  - Provide min. (2) full height studs (unless otherwise noted) at each end of all headers @ openings in load bearing walls.
  - LVL beams shall be "Louisiana Pacific Corp." or equal.
  - Roof sheathing: 1/2" - 4 ply - APA rated sheathing minimum. Nail with 8d nails, 6" o.c. @ edges and 12" o.c. @ interior zones. As an alternate to nails, fasten with 16 ga. x 1 1/2" staples w/ 3/8" crown. Staples 2" o.c. @ edges and 5" o.c. @ interior zones, as per table 2306.1 of the Florida Building Code, 2001 ed.
  - Wall Sheathing: (exterior) use 1/2" CDX plywood min., nail with 8d nails @ 6" o.c. @ edges and 12" o.c. @ interior zones.
  - Truss to truss connections to be designed by the truss manufacturer. Design loads as stated on truss engineering documents.
  - Truss anchorage to structure as noted on details and attached truss anchor specification schedule.

**GALVANIZATION:**

- Metal accessories for use in exterior wall construction and not directly exposed to the weather shall be mill galvanized in accordance with ASTM-A 153, class B-2.
- Metal accessories for use in interior wall construction shall be mill galvanized in accordance with ASTM-A 641, class 1.

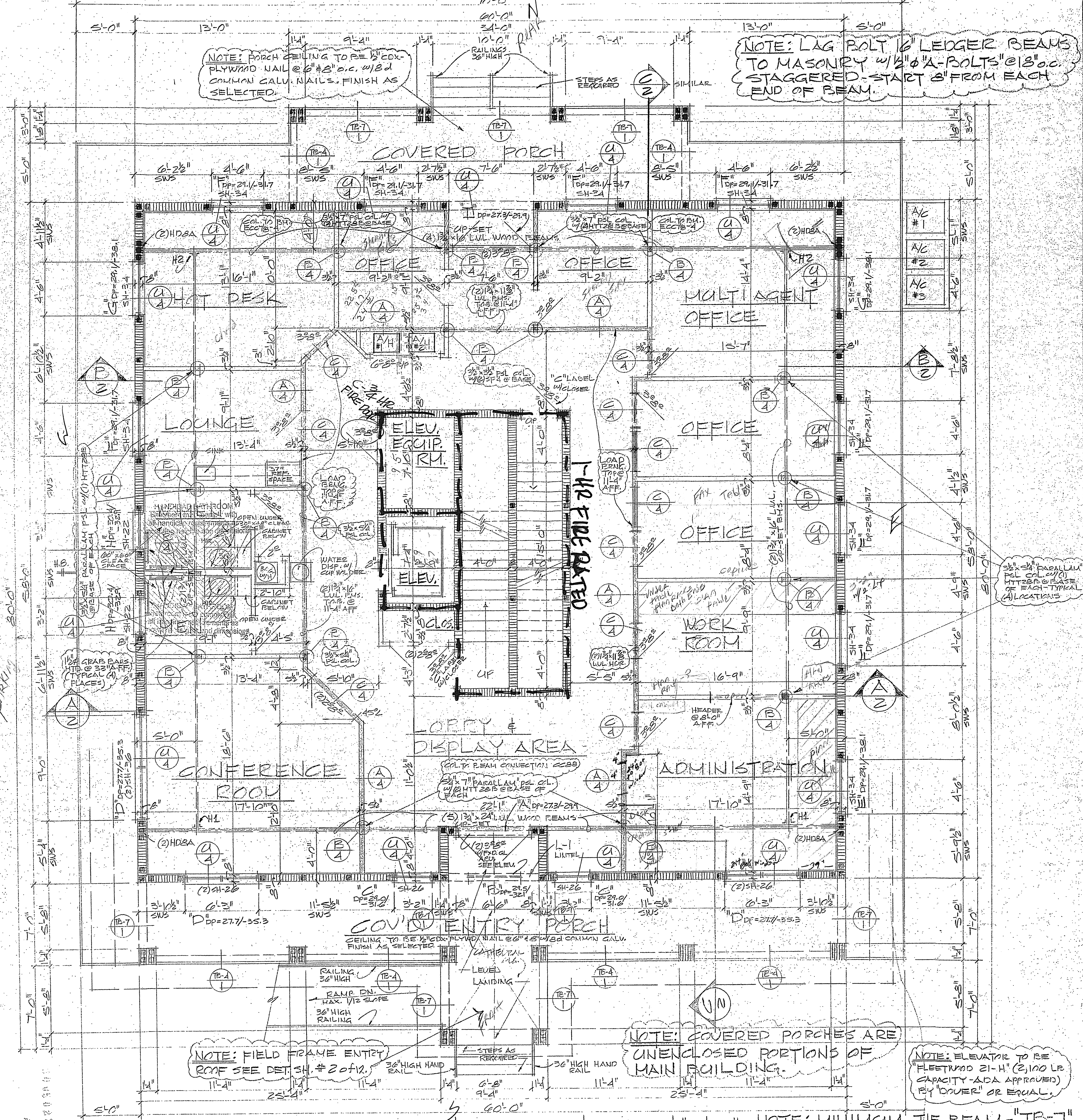
**NOTE:** Where load bearing walls and partitions abut masonry walls - bolt frame to masonry with 1/2" A-bolts - start 6" up from slab then 18" o.c. for full wall height.

**WOOD FRAME BRNCH. WALL SECTION**

**WOOD COL. @ RM. OR CLARIFIER BRNCH. SECTION**

**WOOD FRAME CONSTRUCTION DETAIL @ TYPICAL OPENING IN LOAD BRNG. WALL**

**NOTE: LAG BOLT 1/2" LEDGER BEAMS TO MASONRY W/ 1/2" A-BOLTS @ 18" o.c. STAGGERED - START 3" FROM EACH END OF BEAM.**



**NOTES & SYMBOLS LEGEND**

BLACK CONSTRUCTION ONE FILLED BLK. CIRC. 1/16" (min) POLYLINE CONSTRUCTION ONE RIB SHEARWALL SEGMENT SQUARE FOOTAGE ABOVE FINISH FLOOR OMBRE GLASS SOUTHERN YELLOW PINE ROOF & CHIMNEY ELEVATION MARK (H.W.D.) DETAIL OR SECTION MARK DESIGN PRESSURE

**AREAS: S.F.**

1ST FLOOR	3,419
2ND FLOOR	2,500
COVERED PORCHES	921
COVERED WALKS	720
<b>TOTAL</b>	<b>7,660 S.F.</b>

**DESIGN CRITERIA:**

1. BASIC WIND SPEED 130 MPH (3" SECOND GUST)
2. W.I.F. = 1.0, R.C. = II
3. WIND EXPOSURE S, ENCLOSED
4. INTERNAL PRESSURE COEFF = 0.18 / 0.18
5. DWG COMPONENTS & CLADDING CASE 1 = 0.10 & CASE 2 = 0.66

**LVL BEAM HGRS.**

H1 = HGLTV 3.5/6  
H2 = HWU 3.56/16

**OWNER: DUFF**

**CONTRACTOR: ALDO TIME BUREAU**

**DATE: 01-12-05**

**PROJECT: 0359**

**ARCHITECTURAL SERVICES: Bob Barnhart**

**RAYMOND D. GRIFFIN BOB BARNHART**

**LICENSE NO. AA 0000465**

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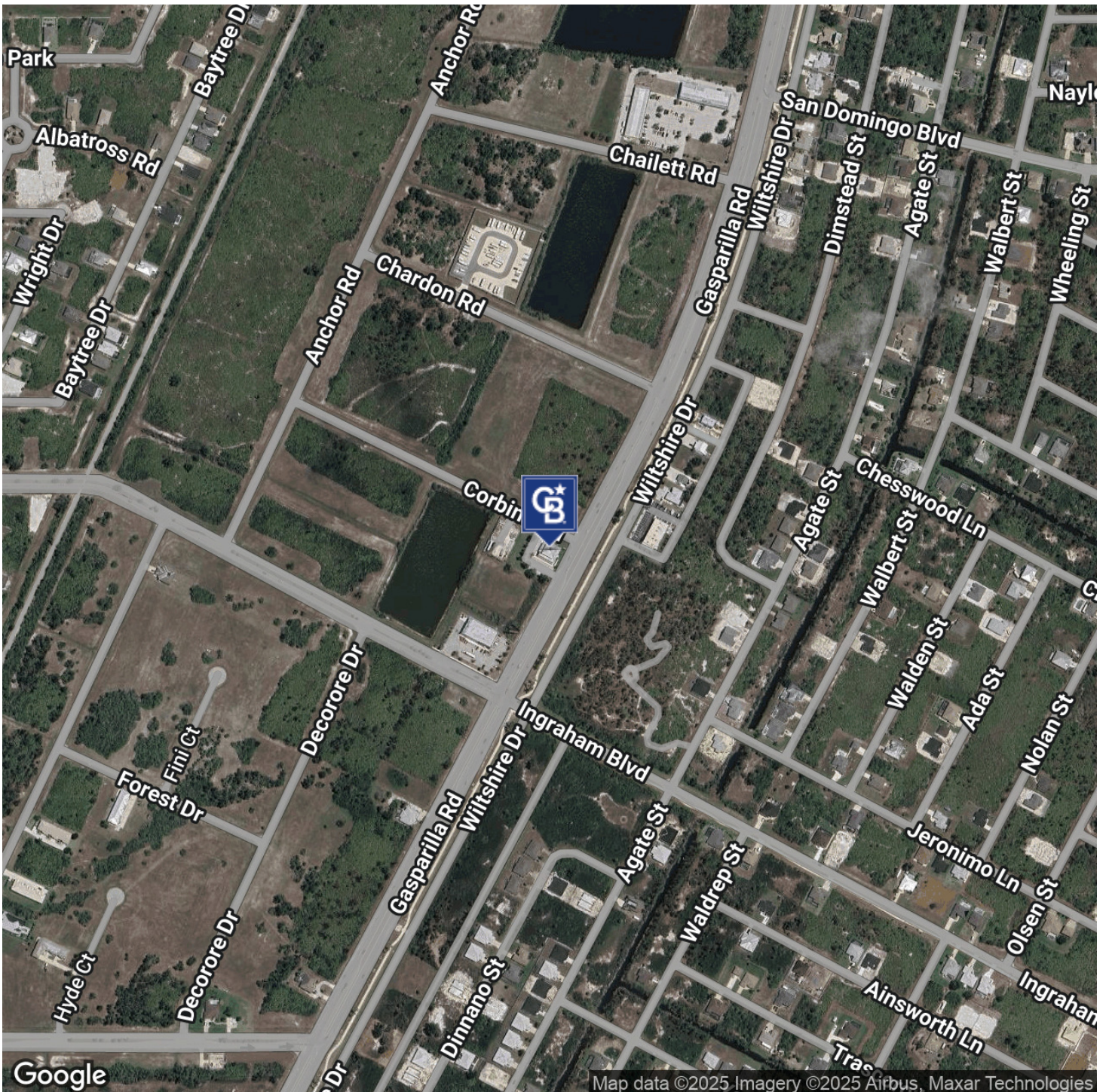




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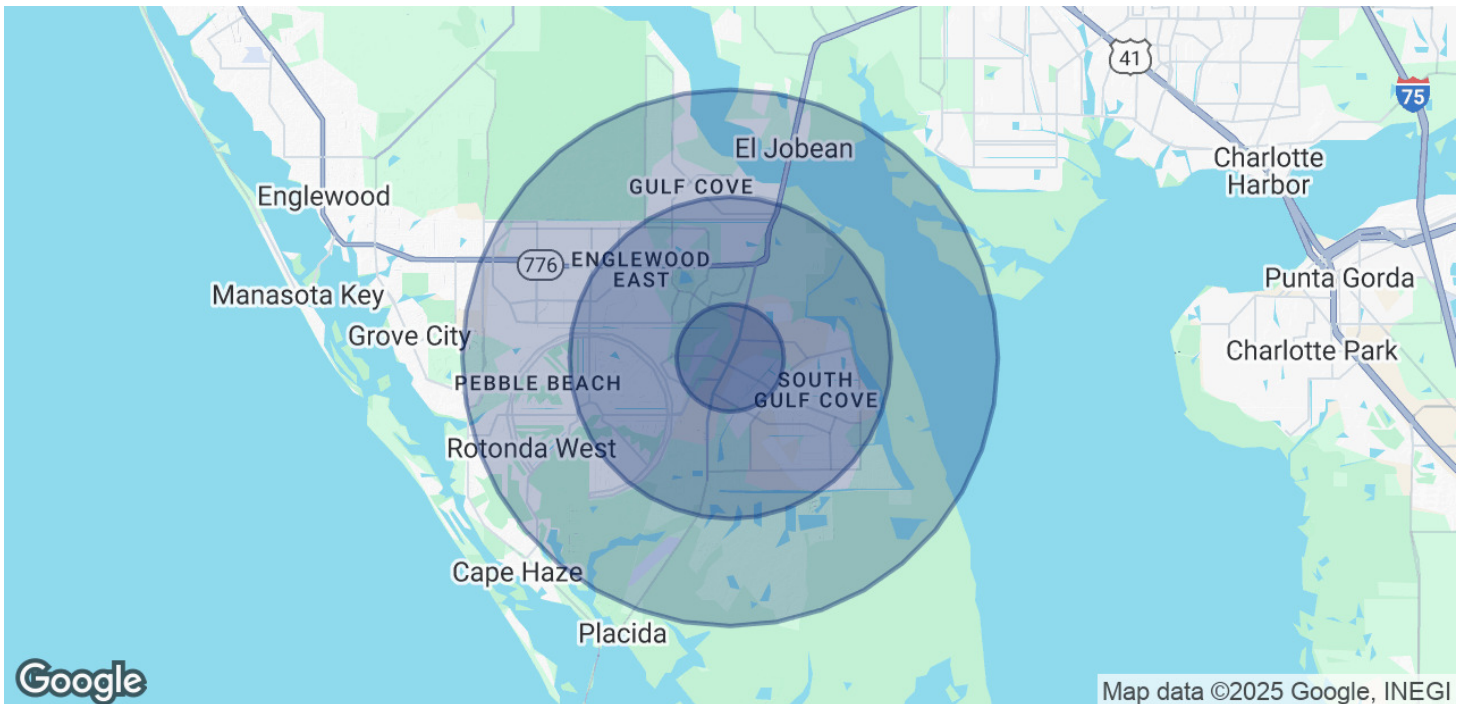
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,627	19,754	39,346
Average Age	57	57	58
Average Age (Male)	58	57	58
Average Age (Female)	57	57	58

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	743	9,105	18,680
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$83,864	\$87,248	\$81,542
Average House Value	\$391,613	\$394,187	\$365,105

Demographics data derived from AlphaMap

**Kayla Weiss-Bohnstedt**  
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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](mailto:Kayla.Weiss@CommercialRealtyFl.com)**



Proud to be #1 in deals with Coldwell Banker Commercial Realty in Florida!

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

## CLIENT RESPONSIVENESS - FAST RESULTS - INTEGRITY

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