

LEASE

W PRICE BLVD

W Price Blvd North Port, FL 34286



PROPERTY DESCRIPTION

PID: 0982044907

Site available for a build-to-suit commercial lease, offering a fully customizable facility designed to meet your business's exact needs.

Price Road is currently being widened with new footpaths, landscaping, street lights, etc!

CT zoning allows for many uses (retail, office, medical, banks, restaurants, etc.)

Proposed Use: Build-to-suit (gray box) for national tenant

Delivery: Shell / Gray Box / Vanilla Box built to tenant's specifications

Exact building size TBD based on tenants' use and parking requirements.

PROPERTY HIGHLIGHTS

- Located on a high traffic corridor! Annual Average Daily Traffic Count (AADT) 15,900!

OFFERING SUMMARY

Lease Rate:	\$25.00 PSF/yr (NNN)
Available SF:	4,000~ SF MOL
Lot Size:	11,116 SF
Zonning:	CT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,547	18,584	34,586
Total Population	6,742	47,337	86,169
Average HH Income	\$96,091	\$90,344	\$92,412

Kayla Weiss-Bohnstedt
(941) 268-4423



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COMMERCIAL
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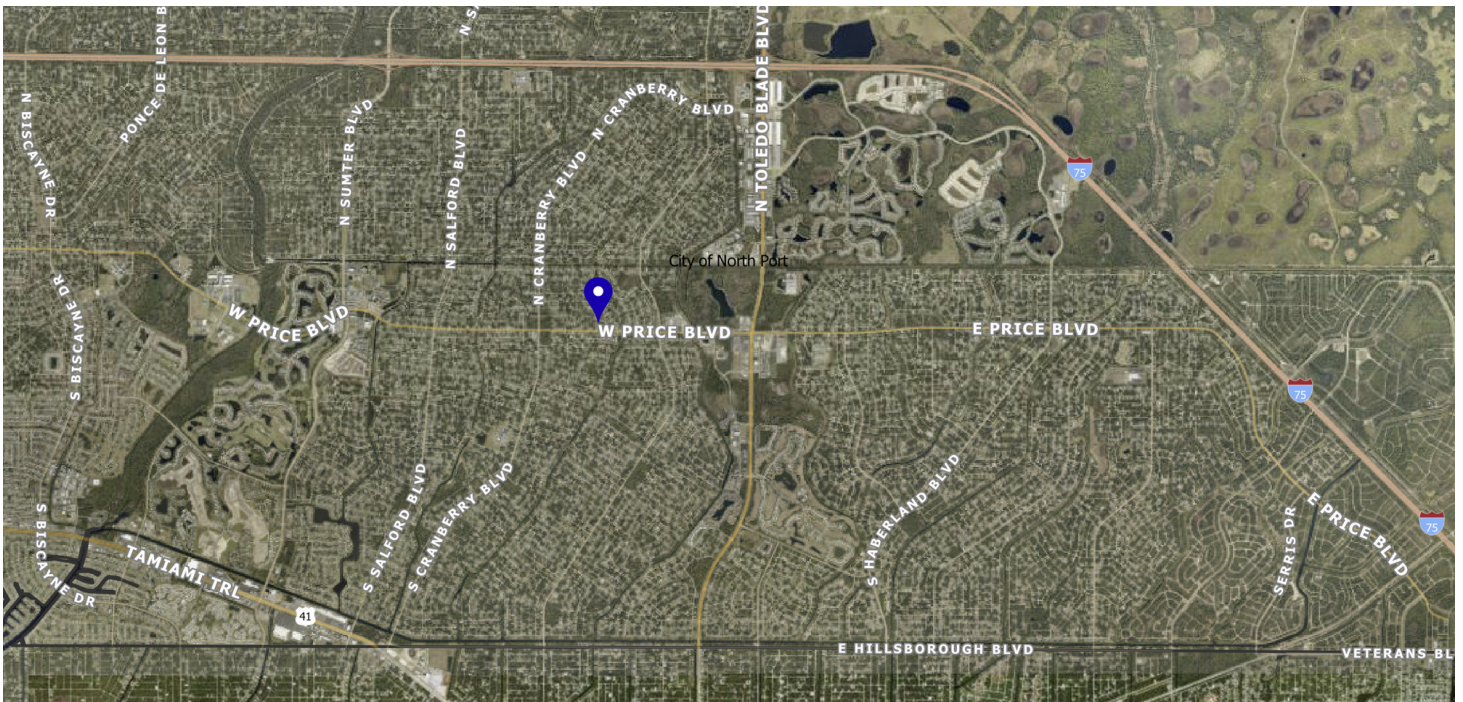


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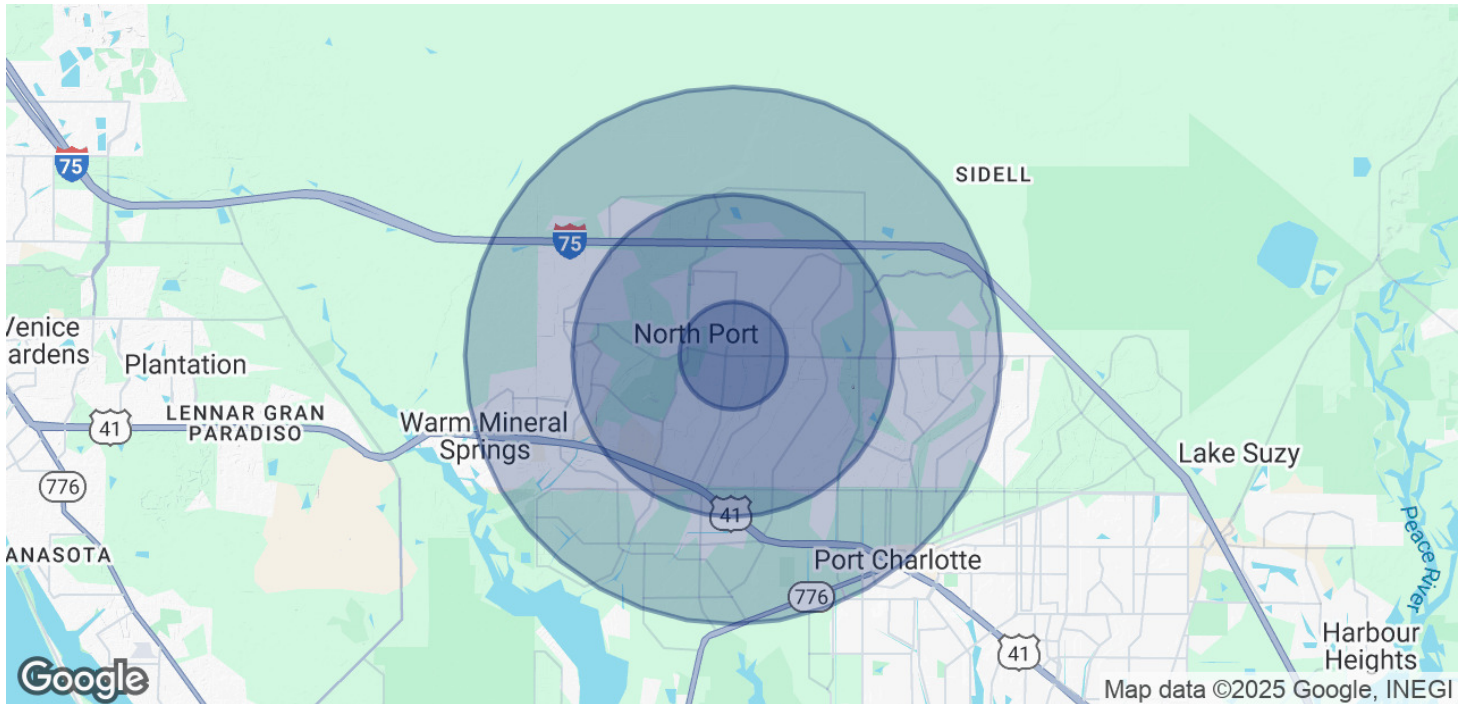


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,742	47,337	86,169
Average Age	45	46	47
Average Age (Male)	45	45	46
Average Age (Female)	46	47	48

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,547	18,584	34,586
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$96,091	\$90,344	\$92,412
Average House Value	\$299,740	\$312,433	\$336,241

Demographics data derived from AlphaMap

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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



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

CBCWORLDWIDE.COM

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**Coldwell Banker Commercial Realty
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