

# SALE

## 17864 & 17872 TOLEDO BLADE BLVD

17864 & 17872 Toledo Blade Blvd Port Charlotte, FL 33948



### PROPERTY DESCRIPTION

2 Vacant lots for sale in Port Charlotte on Toledo Blade Blvd! OMI Zoning allows for office, medical, or institutional uses. Great central location. 1 mile from Tamiami Tr and less than 7 miles from I-75.

.56 Acre (24,735 SF)

Annual Average Daily Traffic Count : 19,400 (AADT)

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

### OFFERING SUMMARY

Sale Price:	\$200,000
Lot Size:	.56 Acre (24,735 SF)
Zoning:	OMI

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,087	12,802	39,065
Total Population	2,854	29,816	93,002
Average HH Income	\$67,117	\$81,557	\$83,464

### PROPERTY HIGHLIGHTS

- OMI Zoning (Office, Medical, Institutional)
- 2 vacant lots
- .56 Acre (24,735 SF)

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



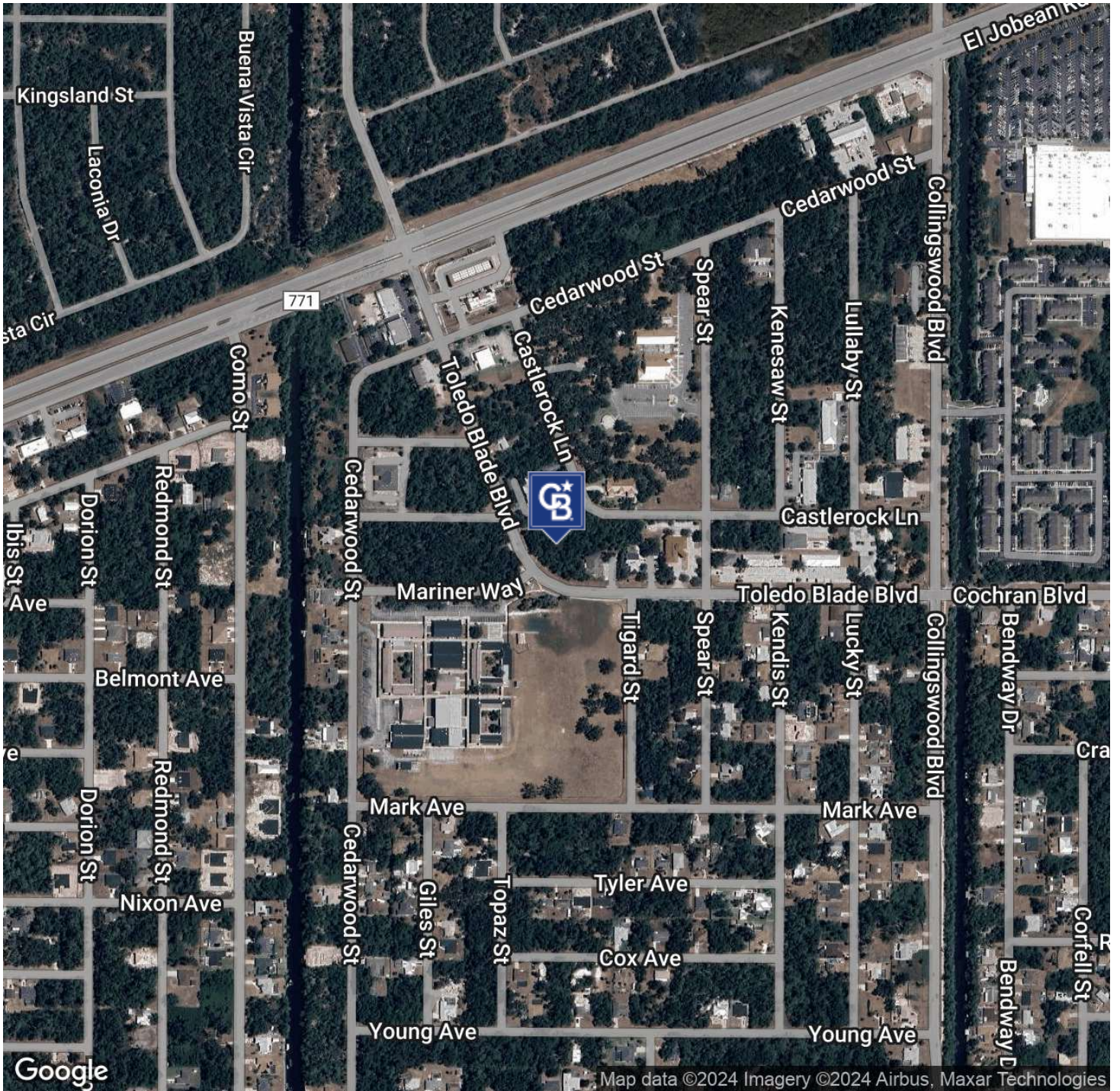
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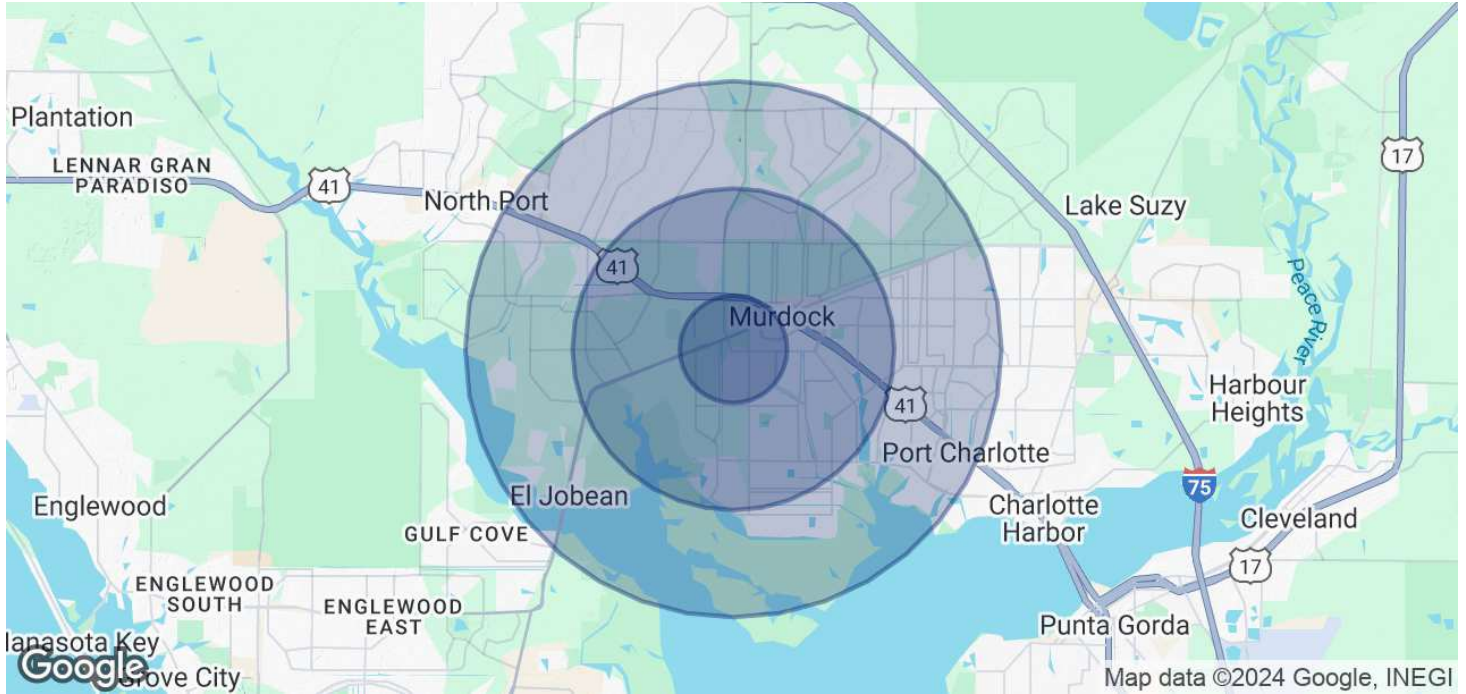


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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,854	29,816	93,002
Average Age	49	51	49
Average Age (Male)	47	50	48
Average Age (Female)	51	52	50

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,087	12,802	39,065
# of Persons per HH	2.6	2.3	2.4
Average HH Income	\$67,117	\$81,557	\$83,464
Average House Value	\$347,030	\$335,348	\$328,216

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 \$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, 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

**CBCWORLDWIDE.COM**

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**Coldwell Banker Commercial Realty  
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