

SALE / LEASE

701 JC CENTER UNIT 8
701 JC Center Court Port Charlotte, FL 33954



PROPERTY DESCRIPTION

Exceptional opportunity to acquire this 1,044 SF unit for just \$190,000 or lease for \$16 PSF + \$7.44 PSF (NNN). The unit features an open layout and one restroom. The unit comes with hurricane shutters. The Vines Condominium offers abundant parking and monument signage on Veterans Blvd. Prime location just minutes from I-75. Veterans Blvd boasts an AADT of 27,000 vehicles.

Association dues are \$404 per month.

This versatile unit has endless possibilities for retail or office use.

This lease is a 5 year minimum term.

Call Kayla Weiss-Bohnstedt to schedule your showing
941-268-4423

PROPERTY HIGHLIGHTS

- Prime High-Traffic Location - Situated on Veterans Blvd with 27,000 AADT and minutes from I-75
- Versatile 1,044 SF Space - Open layout ideal for retail or office use at an attractive \$190,000 price point

OFFERING SUMMARY

Sale Price:	\$190,000
Lease Rate:	\$16.00 PSF/yr + \$7.44 PSF/yr (NNN)
Unit Size:	1,044 SF
Price PSF:	\$182 PSF
Year Built:	2007
Zoning:	PD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,227	18,354	38,369
Total Population	6,417	41,190	87,124
Average HH Income	\$89,810	\$84,615	\$80,920

Kayla Weiss-Bohnstedt
(941) 268-4423



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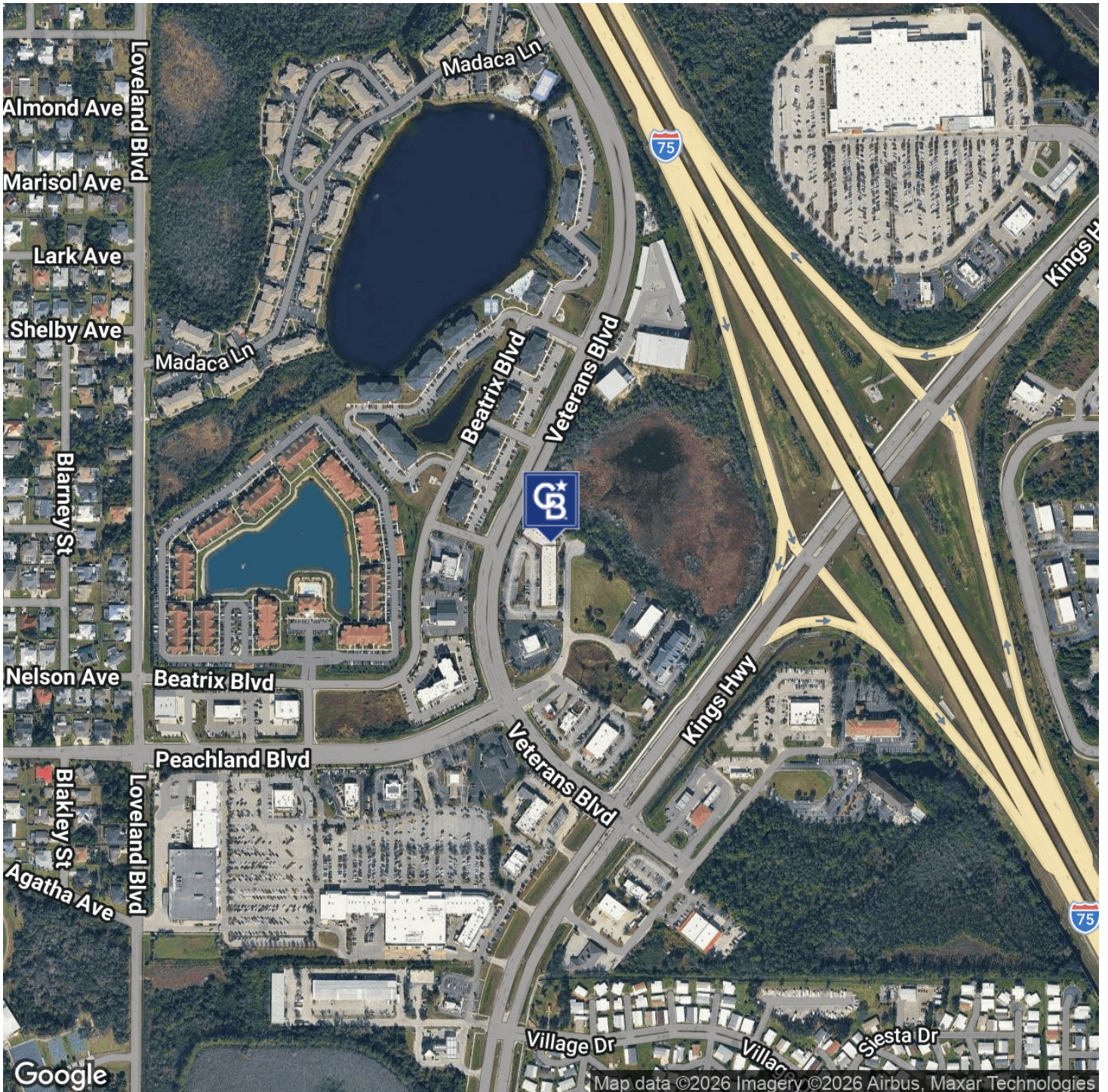


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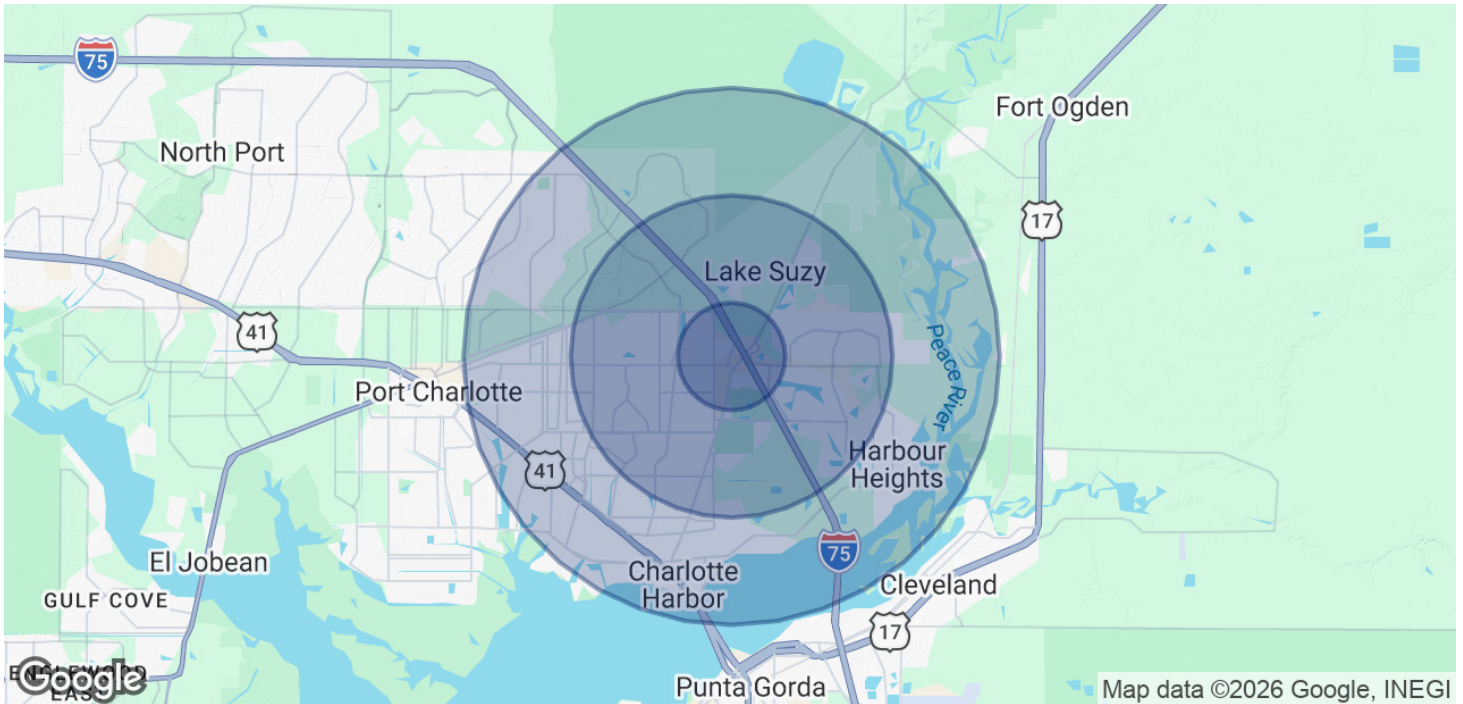


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,417	41,190	87,124
Average Age	58	53	51
Average Age (Male)	57	52	50
Average Age (Female)	58	54	52

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,227	18,354	38,369
# of Persons per HH	2	2.2	2.3
Average HH Income	\$89,810	\$84,615	\$80,920
Average House Value	\$301,181	\$300,902	\$300,501

2020 American Community Survey (ACS)

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Kayla Weiss-Bohnstedt, CCIM

Dedicated to sharing my education and experience to maximize my clients' return on their commercial real estate investments.



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REALTY**

KAYLA WEISS-BOHNSTEDT, CCIM | COMMERCIAL ASSOCIATE



Kayla Weiss-Bohnstedt began her real estate career early, obtaining her Florida real estate license at just 18 years old. She joined Coldwell Banker Commercial in 2018 and has since built an impressive track record, closing transactions totaling more than \$30,000,000 while serving investors and tenants throughout the community.

Committed to the highest standards of professional excellence, Kayla pursued the prestigious CCIM Designation — a rigorous curriculum encompassing a Foundations course, a Negotiations course, and four core financial analysis modules (CCIM 101–104: Financial Analysis for Commercial Investment Real Estate). She successfully completed the full program and proudly earned her CCIM designation in 2026.

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

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**Coldwell Banker Commercial Realty
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(941) 268-4423**