

SALE / LEASE

17880 TOLEDO BLADE BOULEVARD
17880 Toledo Blade Boulevard Port Charlotte, FL 33948



PROPERTY DESCRIPTION

Free-standing commercial building for sale OR lease on Toledo Blade Blvd! This property was built in 2005 and has 4,524 SF in total. The building is currently split into 2 units, but it could be further divided into 3 units. This property is zoned OMI (Office, Medical, Institutional), allowing for many possible uses!

Unit sizes available for lease: 1,444 SF, 3,080 SF or lease the full building totaling 4,524 SF!

New roof put on 9/5/2024!

Annual Average Daily Traffic Count : 20,500 (AADT)

These lots can be combined with the following adjoining parcel:
1523 Castlerock Ln

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

OFFERING SUMMARY

Sale Price:	\$791,000
Lease Rate:	\$16.00 PSF/yr + \$6.14 PSF/yr (NNN)
Available SF:	4,524 SF
Land Area:	20,959 SF
Building SF:	4,524 SF
Year Built:	2005
Zoning:	OMI

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,140	12,991	39,065
Total Population	2,984	30,269	93,002
Average HH Income	\$67,195	\$81,419	\$83,464

Kayla Weiss-Bohnstedt
(941) 268-4423



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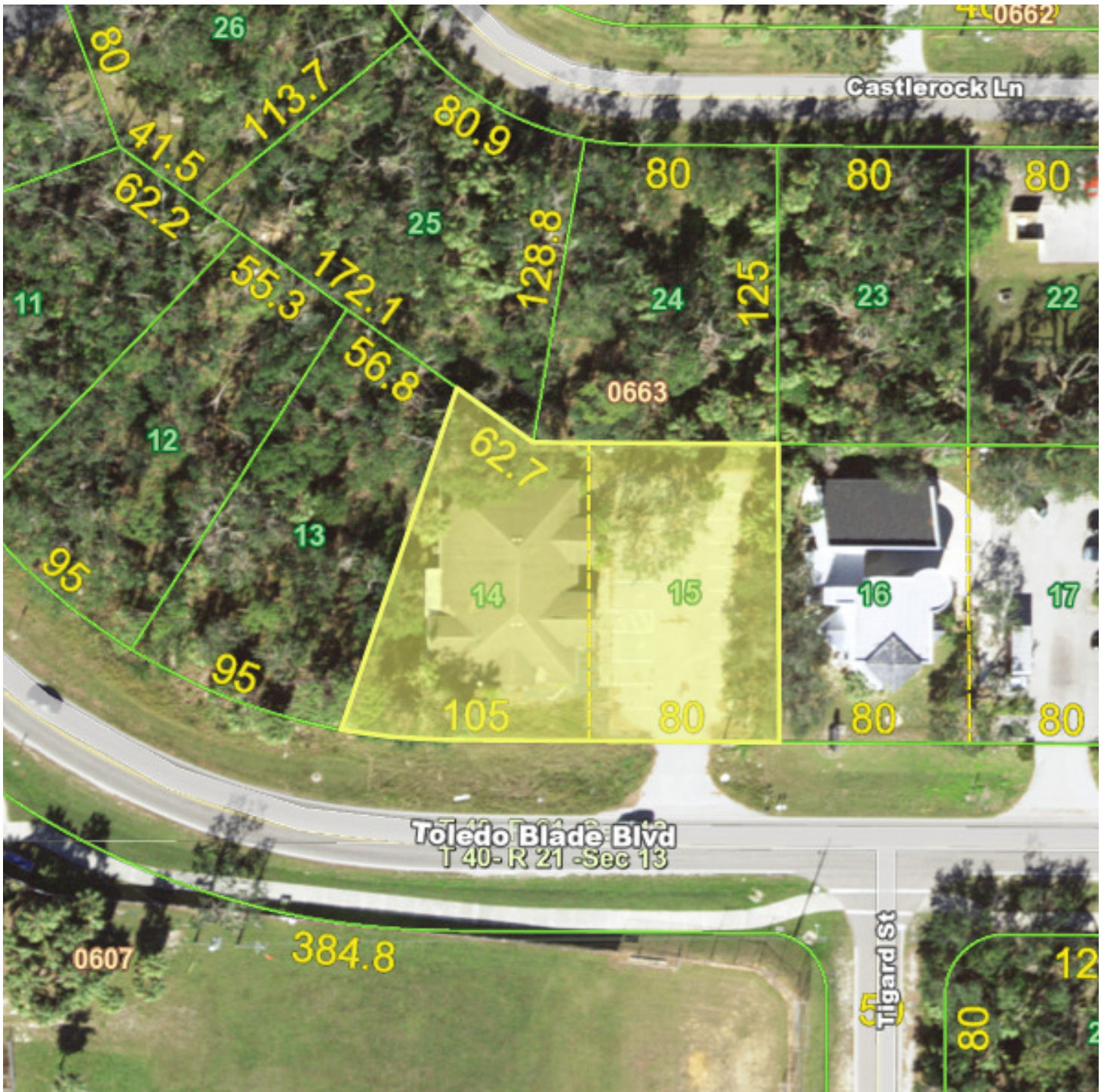


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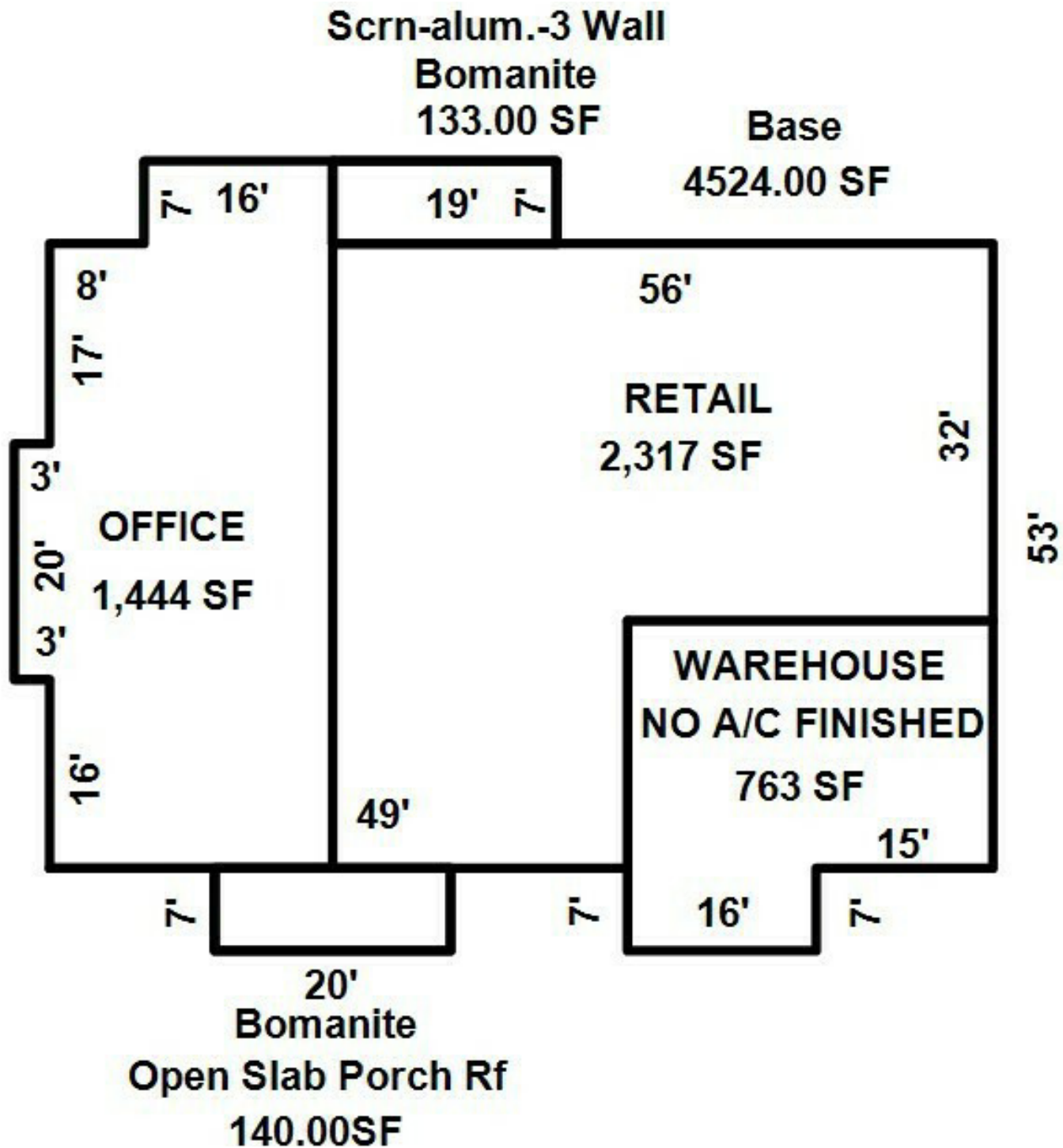


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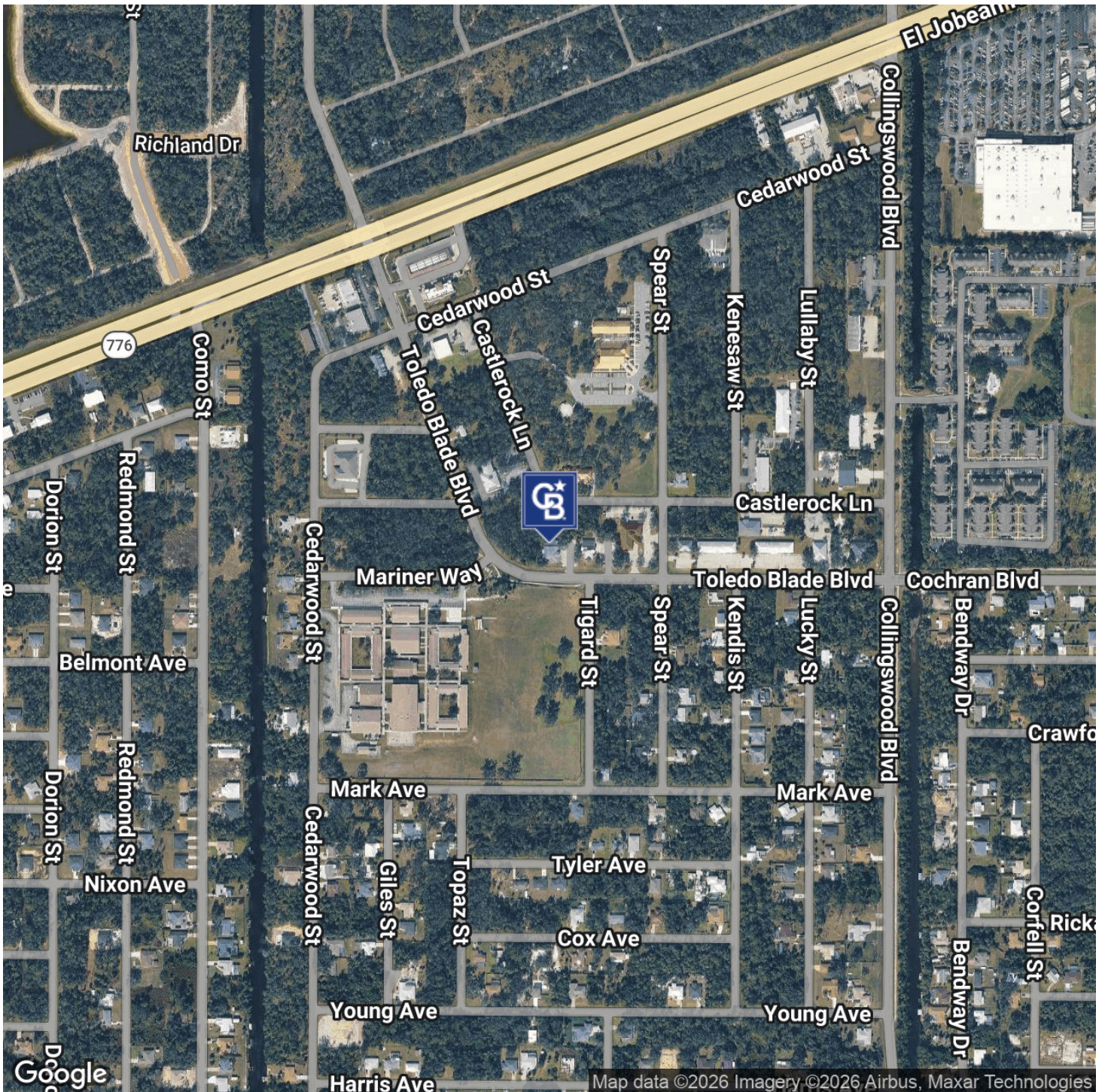


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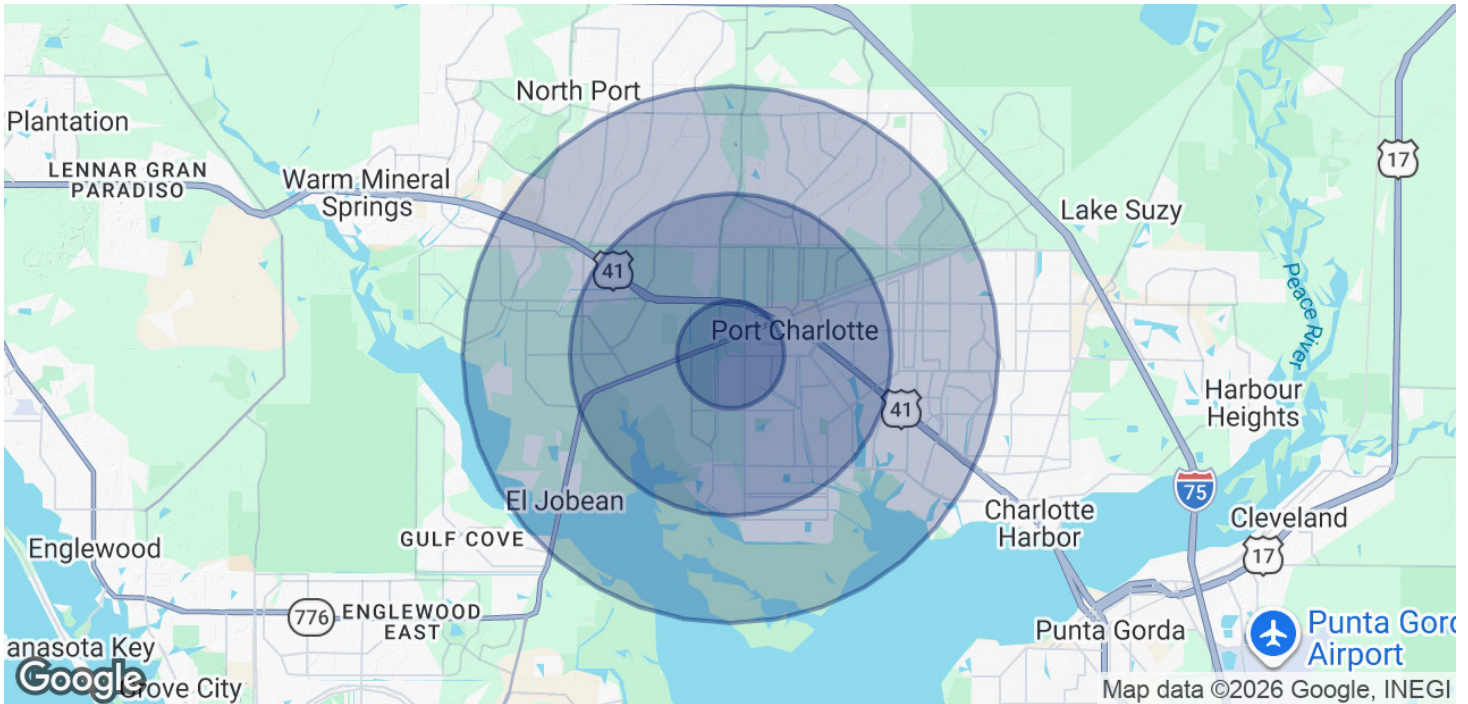
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,984	30,269	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	1,140	12,991	39,065
# of Persons per HH	2.6	2.3	2.4
Average HH Income	\$67,195	\$81,419	\$83,464
Average House Value	\$344,375	\$334,900	\$328,216

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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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:

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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
200 W. Marion Ave., Punta Gorda, FL
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