

LEASE

18290 PAULSON DRIVE UNIT D2

18290 Paulson Drive Unit D2 Port Charlotte, FL 33954



PROPERTY DESCRIPTION

Unit D2 available!

1200 SF industrial warehouse for lease! Features include 1 man door 1 garage door, and 1 bathroom. Prime location being only 0.3 miles away from Tamiami Tr and 0.4 miles away from Veterans Blvd.

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

PROPERTY HIGHLIGHTS

- Only 0.3 miles away from Tamiami Trail

OFFERING SUMMARY

Lease Rate:	\$16.00 PSF/yr + \$50 per month CAM (MG)
Available SF:	1,200 SF
Lot Size:	1,200 SF
Year Built:	1989

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	746	15,197	40,467
Total Population	1,752	38,044	100,818
Average HH Income	\$64,310	\$86,129	\$88,913

Kayla Weiss-Bohnstedt
(941) 268-4423



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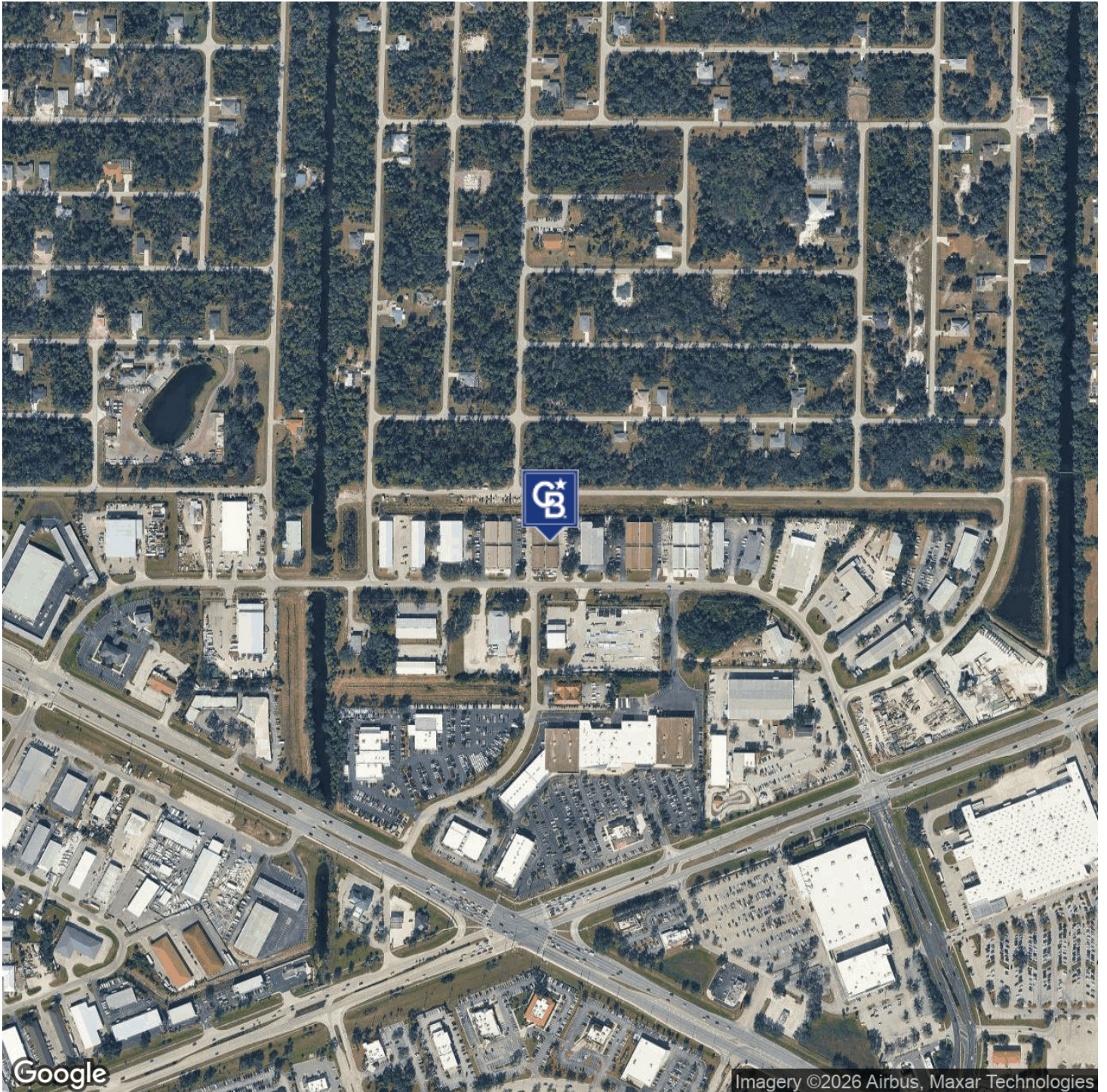


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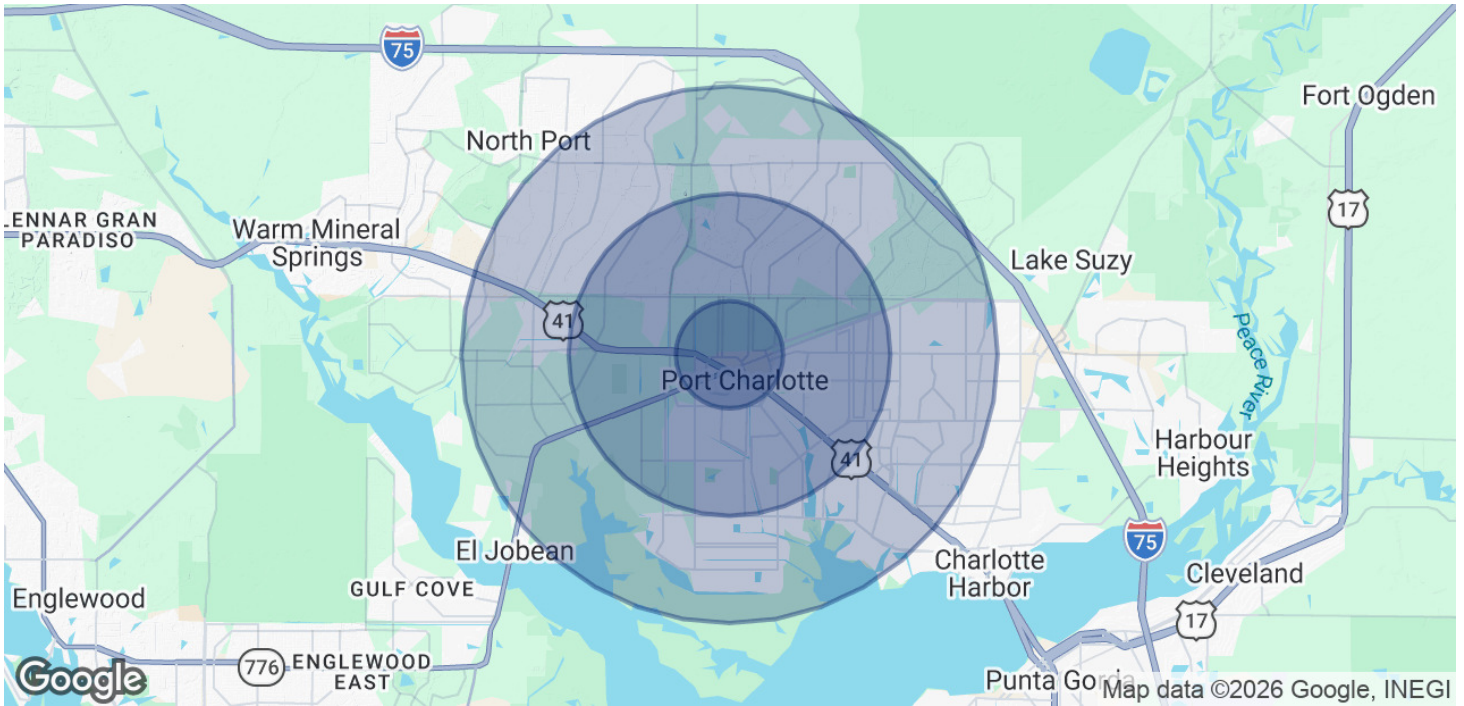


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,752	38,044	100,818
Average Age	59.2	50.7	50.4
Average Age (Male)	53	49.1	49.5
Average Age (Female)	61.1	52.4	51.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	746	15,197	40,467
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$64,310	\$86,129	\$88,913
Average House Value	\$282,756	\$278,509	\$294,144

2023 American Community Survey (ACS)

Kayla Weiss-Bohnstedt
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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:

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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(941) 268-4423**