

SALE / LEASE 3075 BOBCAT VILLAGE CENTER RD

3075 Bobcat Village Center Rd North Port, FL 34288



PROPERTY DESCRIPTION

2,757 Square foot building available for sale OR lease in the desirable Bobcat Village Professional Center! Easily accessible from US-41 and I-75 off Toledo Blade Blvd. This property is in a strategic location to serve both North Port and Port Charlotte. Bobcat Village Professional Center is of modern design and is a professionally kept business community.

This building is ready for your business and buildout!

This property has many possible uses including retail, medical, professional office, etc.

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

OFFERING SUMMARY

Sale Price:	\$551,400
Lease Rate:	\$17.00 PSF/yr + \$8.42 PSF/yr Pass-Through Expenses (NNN)
Available SF:	2,757 SF
Building Size:	2,757 SF
Year Built:	2009

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,225	15,899	35,039
Total Population	5,662	41,891	87,861
Average HH Income	\$98,568	\$95,138	\$90,257

Kayla Weiss-Bohnstedt
(941) 268-4423



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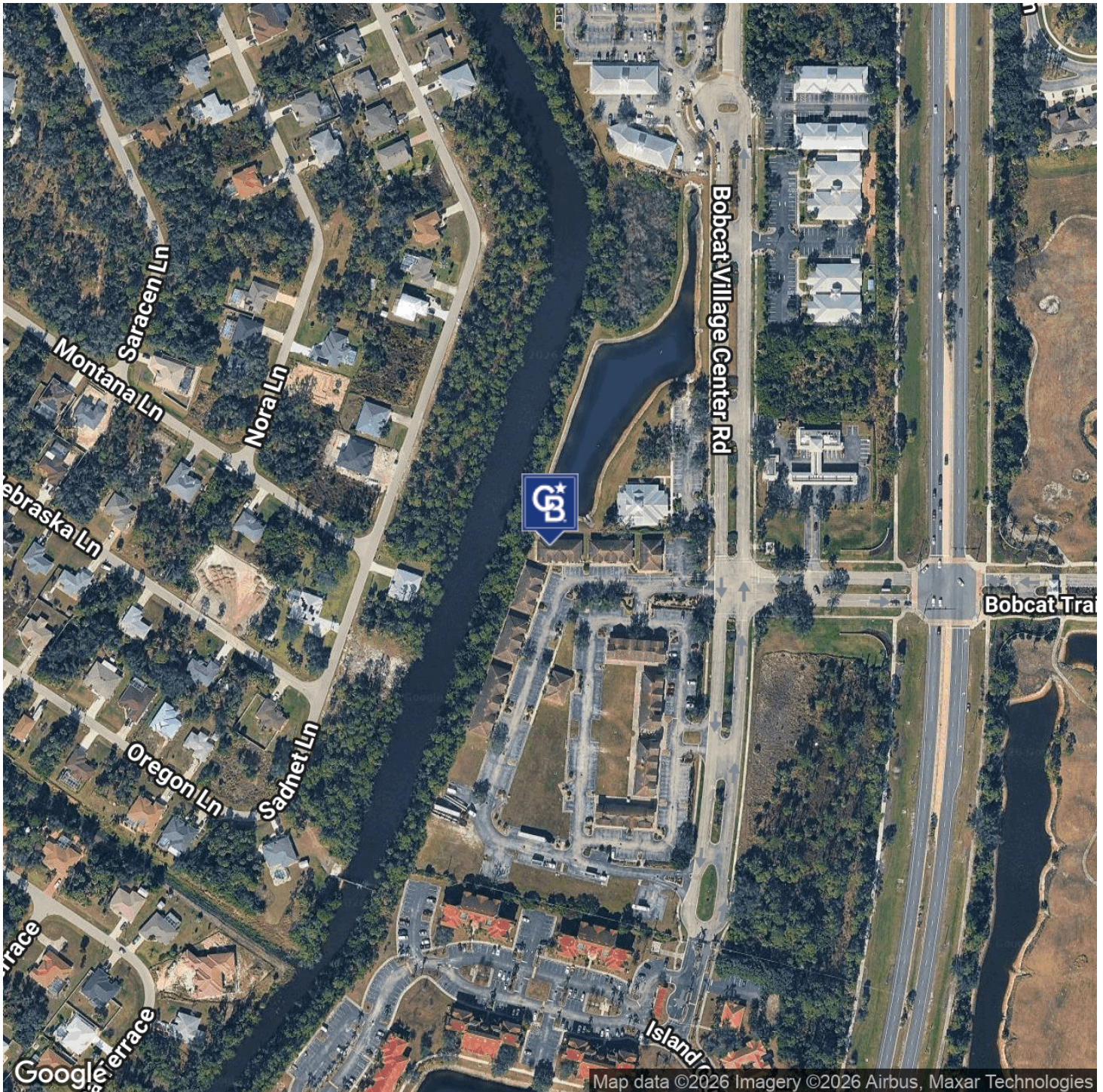
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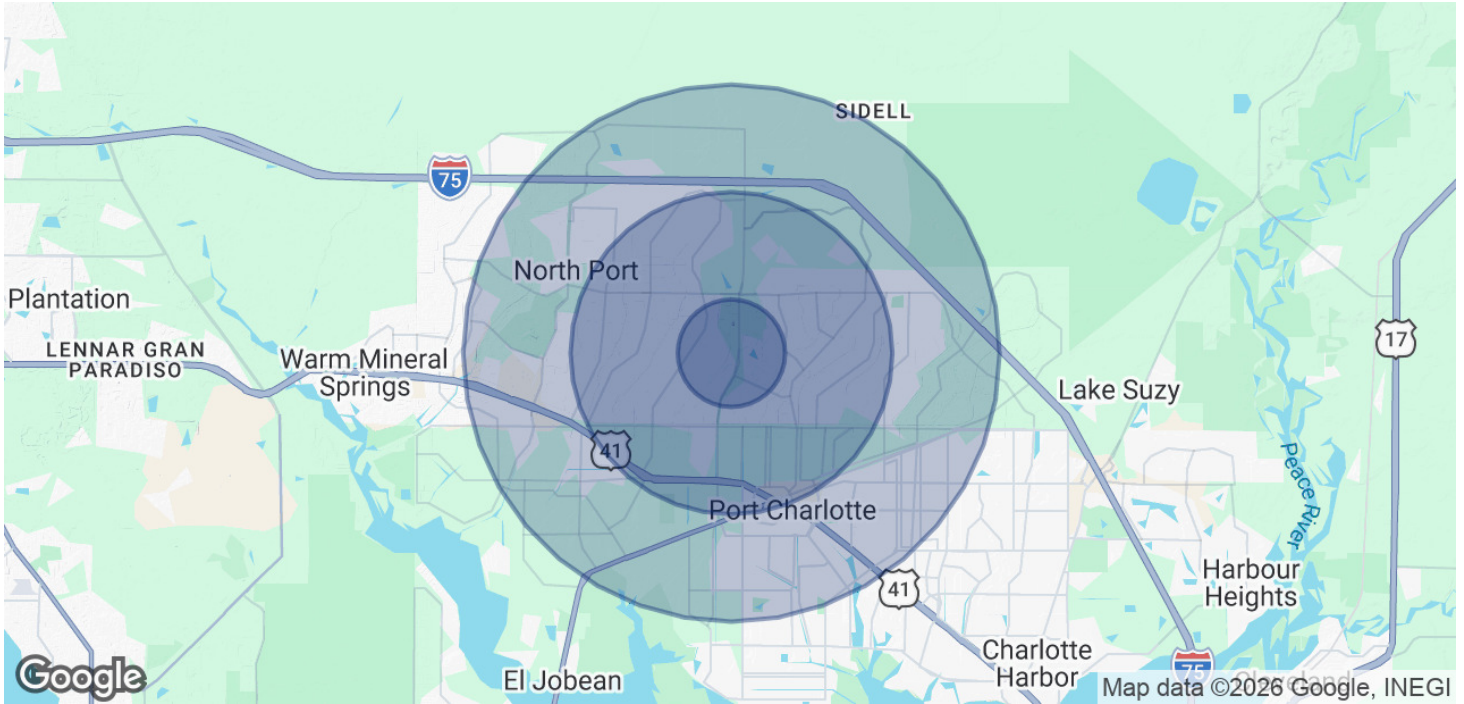


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,662	41,891	87,861
Average Age	47	44	47
Average Age (Male)	46	44	46
Average Age (Female)	47	45	48

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,225	15,899	35,039
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$98,568	\$95,138	\$90,257
Average House Value	\$353,217	\$347,755	\$332,990

2020 American Community Survey (ACS)

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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 \$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

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