

# LEASE

## 18200 AND 18210 PAULSON DRIVE

18200 and 18210 Paulson Drive Port Charlotte, FL 33954



### PROPERTY DESCRIPTION

2 - 1,100 and 1 - 1,000 SF Units For Lease!

18200 Paulson Dr Unit 4 - 1,100 SF

18200 Paulson Dr Unit 5 - 1,100 SF

18210 Paulson Dr Unit 5 - 1,000 SF

3 warehouses for lease with a small office and restroom. Conveniently located near the center of Port Charlotte. Some of these units are fully air conditioned.

Please contact Kayla Weiss-Bohnstedt at 941-268-4423 to schedule a showing!

### PROPERTY HIGHLIGHTS

- 2 - 1,100 and 1 - 1,000 SF warehouses available!
- Conveniently located near the center of Port Charlotte
- Located near Tamiami Trail and I75

### OFFERING SUMMARY

Lease Rate:	\$15 PSF + \$4.87 PSF (NNN) pass-through expenses
Units Available:	3
Available SF:	2 - 1,100 and 1 - 1,000 SF Units
Zoning:	IG

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	594	16,086	41,707
Total Population	1,614	39,200	101,157
Average HH Income	\$66,680	\$83,398	\$84,592

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



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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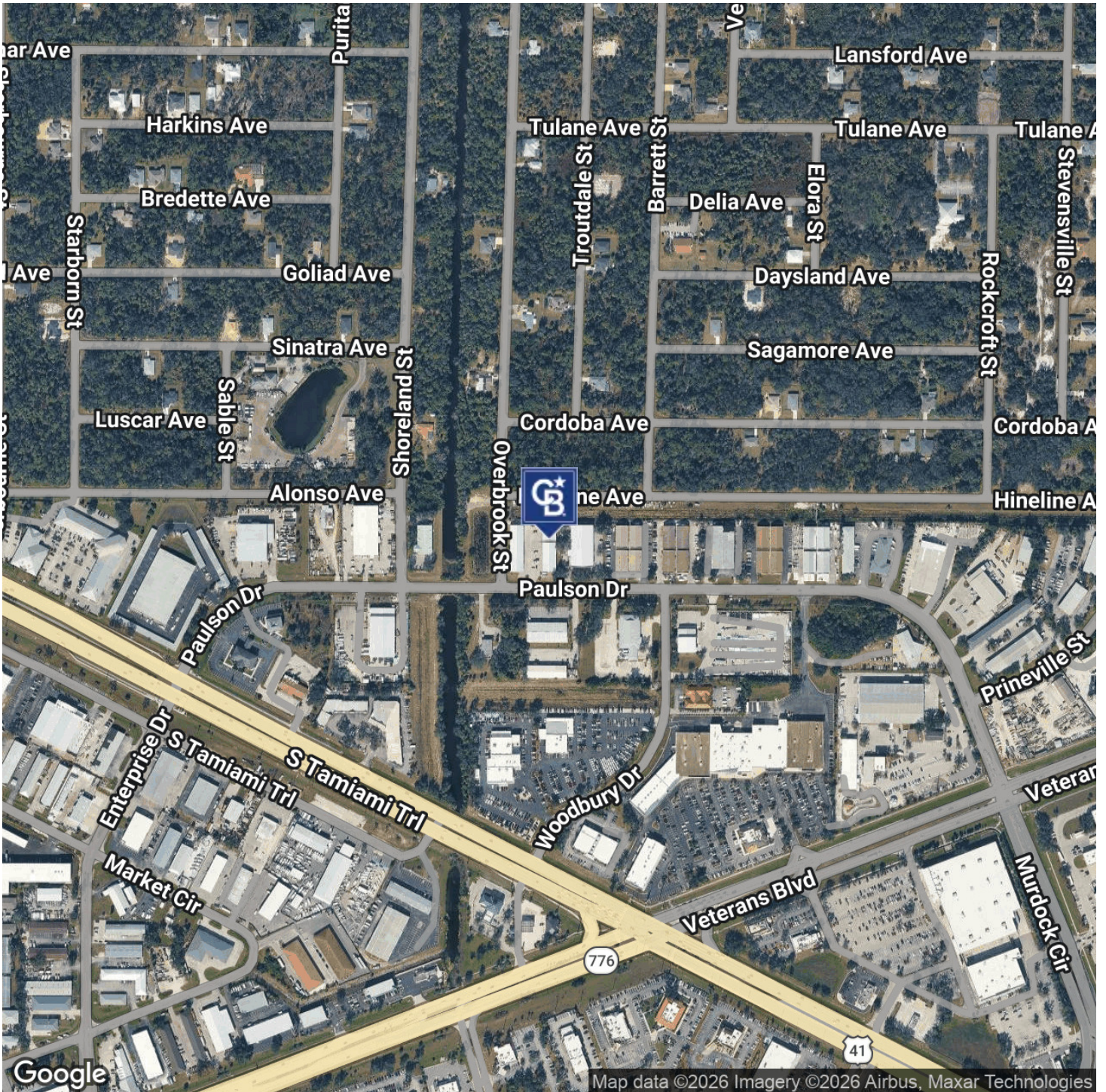


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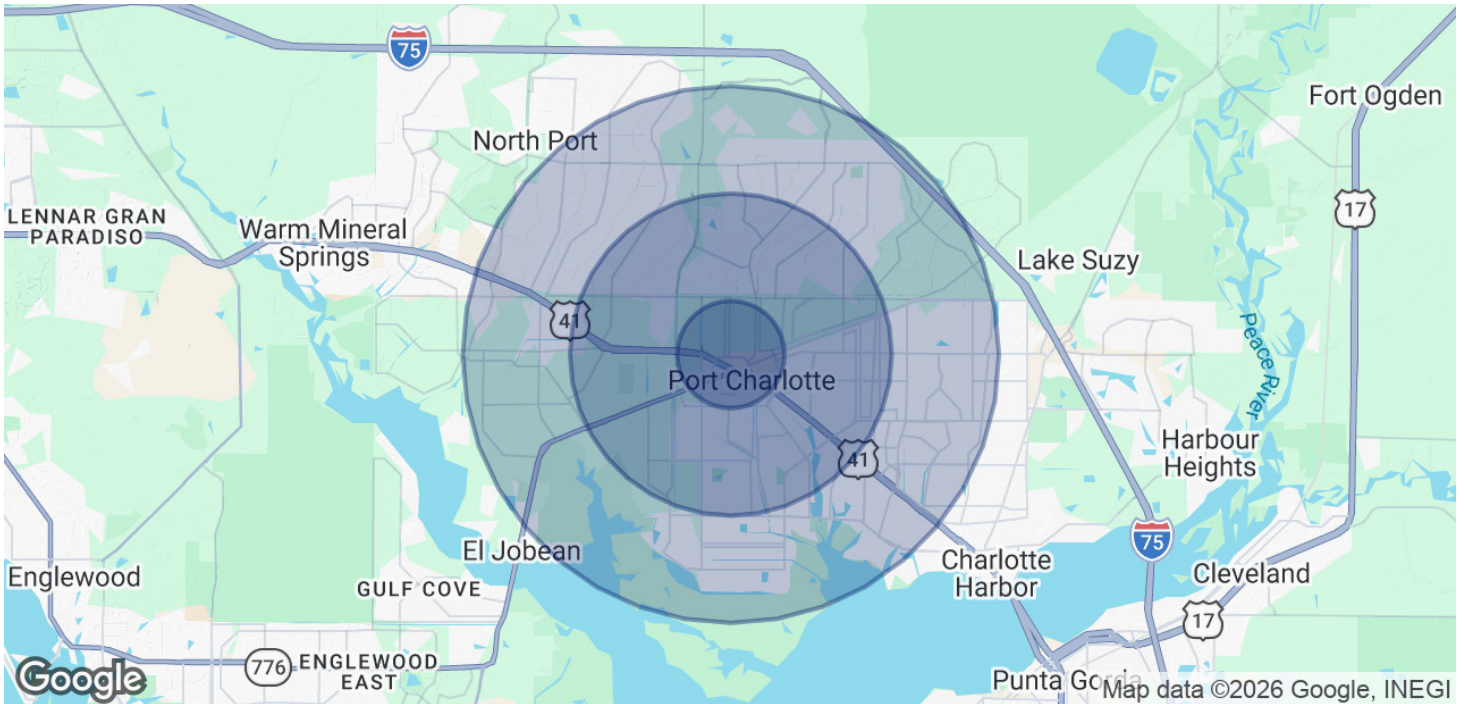


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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,614	39,200	101,157
Average Age	47	49	48
Average Age (Male)	44	47	47
Average Age (Female)	50	50	49

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	594	16,086	41,707
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$66,680	\$83,398	\$84,592
Average House Value	\$345,740	\$324,245	\$327,283

\* Demographic data derived from 2020 ACS - US Census

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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](mailto: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**

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**Coldwell Banker Commercial Realty  
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