

# LEASE

5475 WILLIAMSBURG DR

5475 Williamsburg Dr Punta Gorda, FL 33982



## PROPERTY DESCRIPTION

Units 1-4 available!

Currently split into 2 - 2,944 SF units for lease! Could be combined for a total of 5,888 SF.

The units feature 2-man doors, 2 garage doors, a waiting area/office, restroom, and warehouse area.

This building is located in Punta Gorda and is only 1.6 miles from I75!!

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

## PROPERTY HIGHLIGHTS

- 2 - 2,944 SF units for lease - could be combined for 5,888 SF
- Only 1.6 miles from I75
- Industrial General zoning allows for many possible uses

## OFFERING SUMMARY

Lease Rate:	\$13.00 PSF/yr + \$1.99 PSF/yr (NNN)
Available SF:	2,944 - 5,888 SF
Lot Size:	39,069 SF
Building Size:	11,776 SF
Zoning:	IG
Year Built:	1999

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,082	5,504	20,601
Total Population	2,313	11,957	44,001
Average HH Income	\$65,738	\$68,959	\$84,005

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



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

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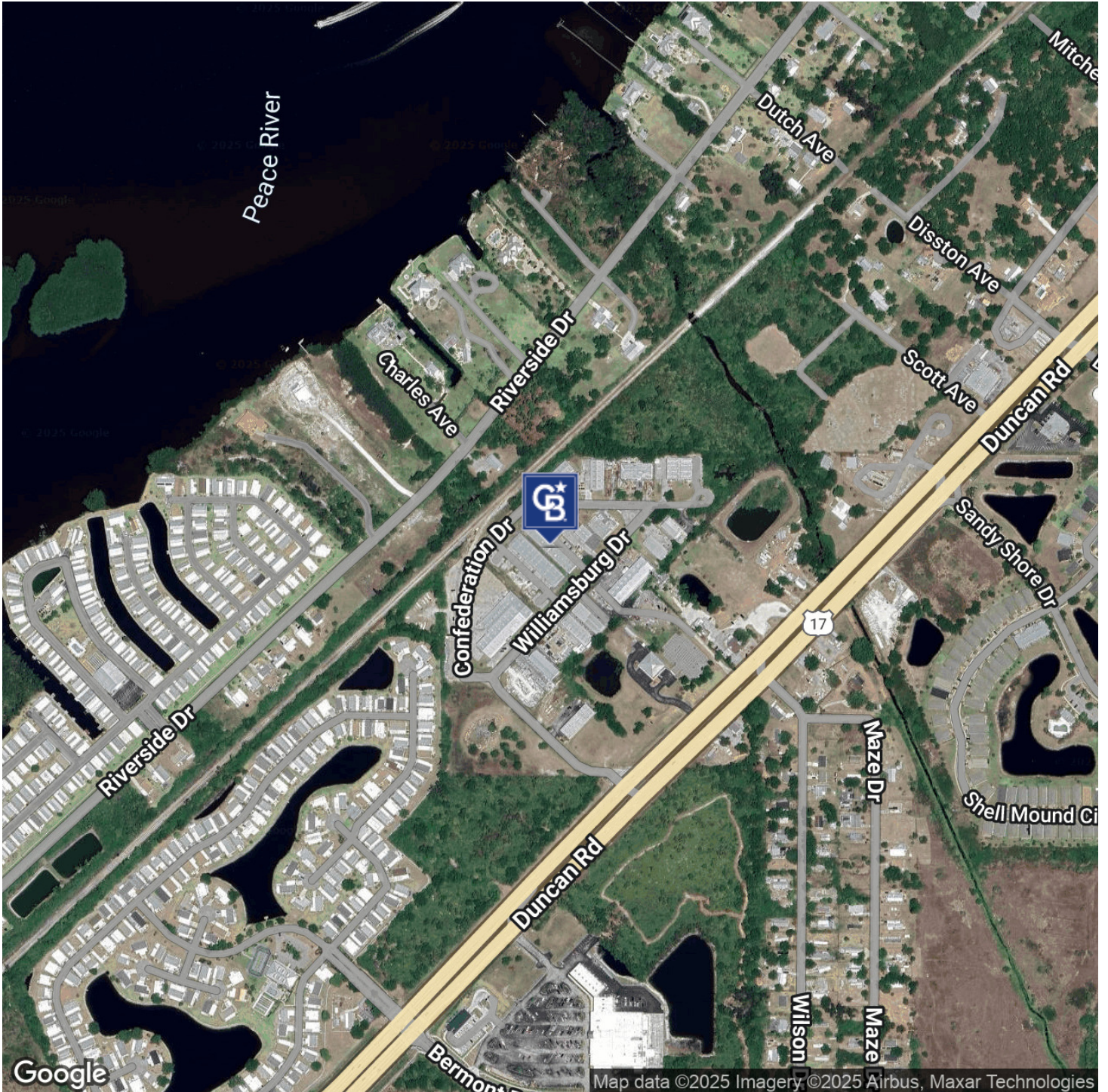


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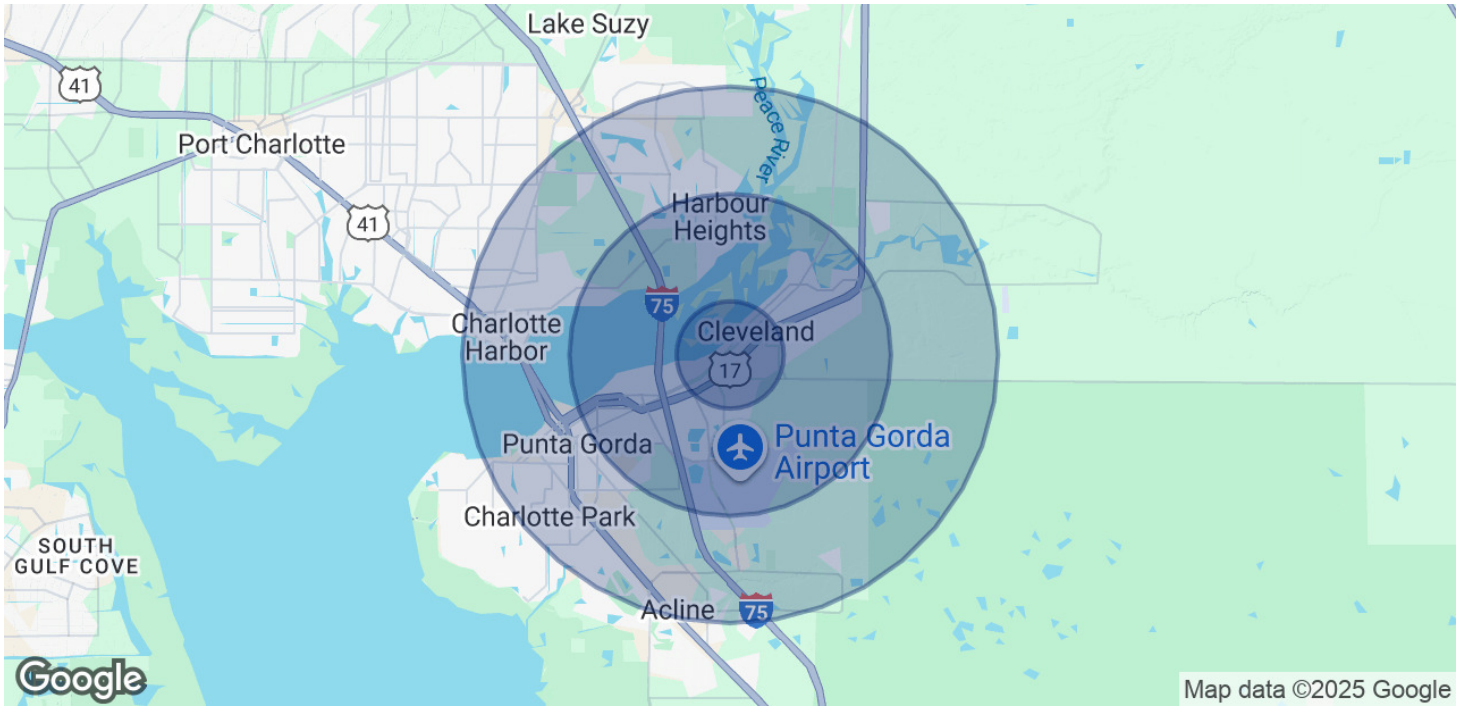


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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,313	11,957	44,001
Average Age	55	52	56
Average Age (Male)	56	52	55
Average Age (Female)	56	52	56

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,082	5,504	20,601
# of Persons per HH	2.1	2.2	2.1
Average HH Income	\$65,738	\$68,959	\$84,005
Average House Value	\$254,161	\$306,277	\$358,402

Demographics data derived from AlphaMap

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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](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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