



ENGLEWOOD RETAIL CONDO

3285 PLACIDA RD STE A
ENGLEWOOD, FLORIDA 34224

PROPERTY HIGHLIGHTS

- ±2,100 SF retail condominium
- Zoned CG (Commercial General)
- Corner unit with added visibility
- Open floor plan layout
- Rear exit access and yard space available

DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	71	239	900
Total Population	125	433	1,613
Average HH Income	\$84,852	\$90,657	\$96,247



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For More Information

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OFFERING SUMMARY

Lease Rate:	\$2,650 per month (MG)
Building Size:	2,100 SF
Available SF:	2,100 SF
Lot Size:	2,144 SF
Year Built:	1984
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 3285 Placida Rd, Englewood, FL

Property Type: Retail Condo

Property Size: ±2,100 SF

Position your business in this versatile retail condo located along Placida Road in Englewood, a growing corridor serving surrounding residential communities, retail centers, and coastal traffic. This corner unit offers strong visibility, convenient access, and a flexible open floor plan suitable for a variety of retail, showroom, office, or service-based users.

Zoned CG (Commercial General), the property allows for a wide range of commercial uses and offers excellent flexibility for tenants seeking space in the Englewood market. Rear yard space available.

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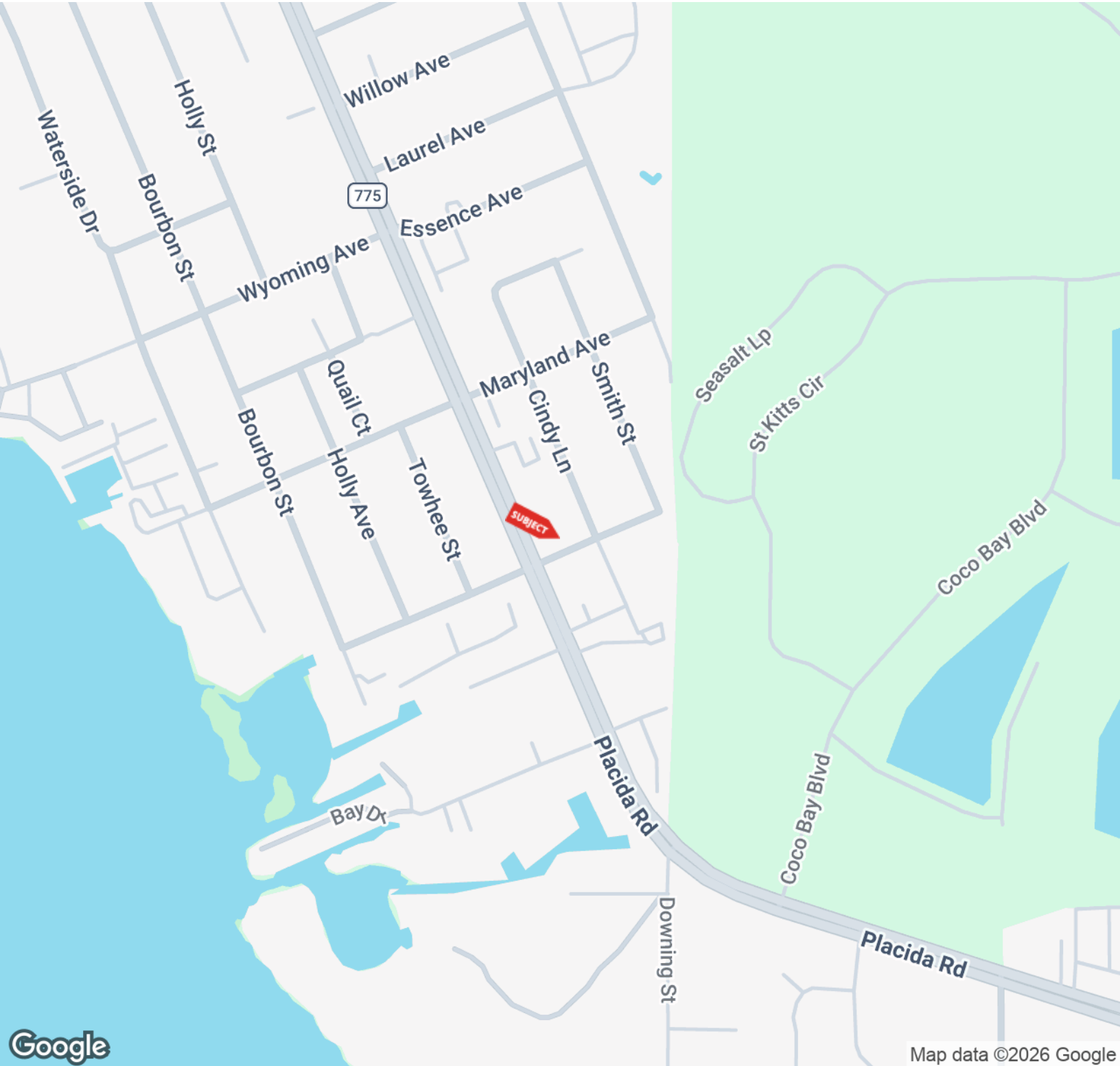


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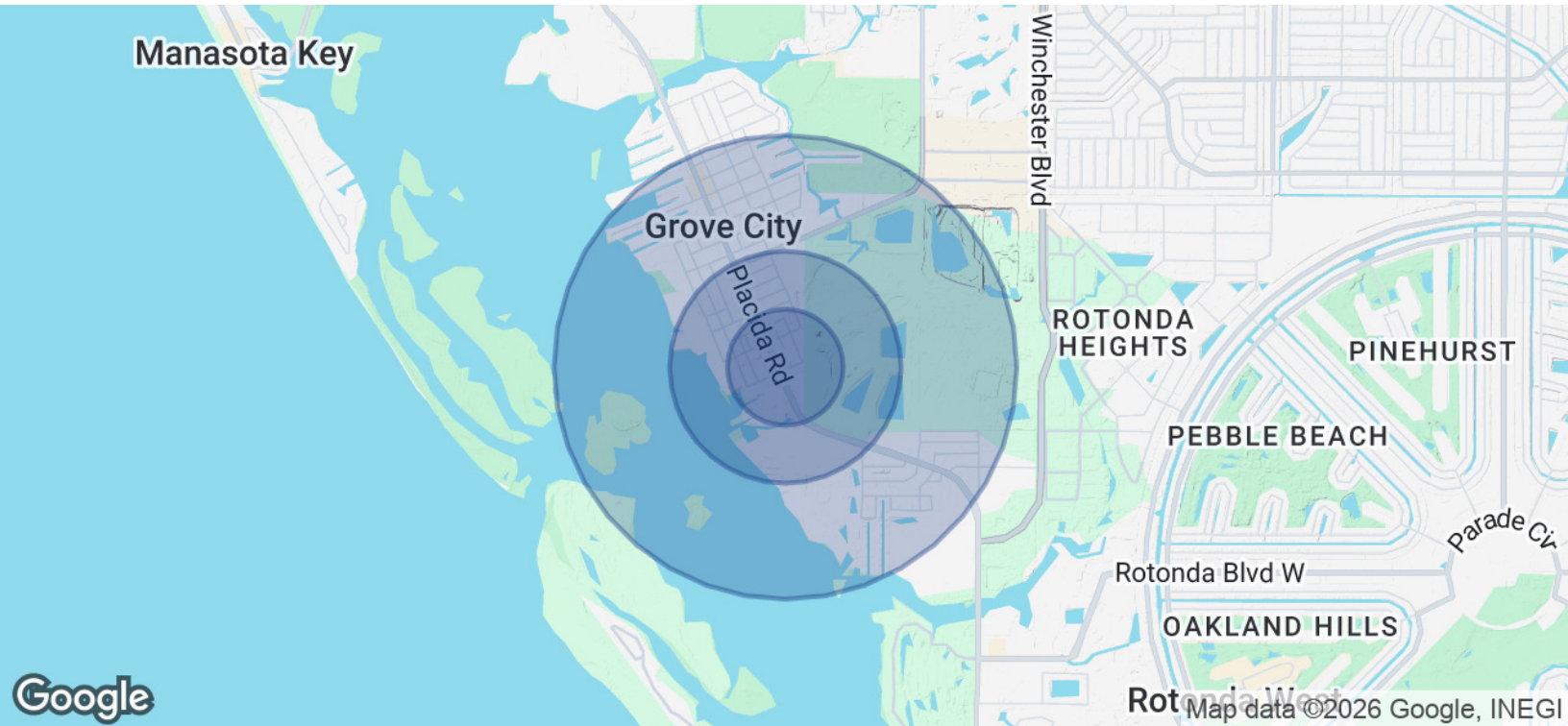


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	125	433	1,613
Average Age	67.4	64.9	64.6
Average Age (Male)	69.3	67.2	66.7
Average Age (Female)	65.3	62.7	63.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	71	239	900
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$84,852	\$90,657	\$96,247
Average House Value	\$420,228	\$429,589	\$433,054

2023 American Community Survey (ACS)

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