



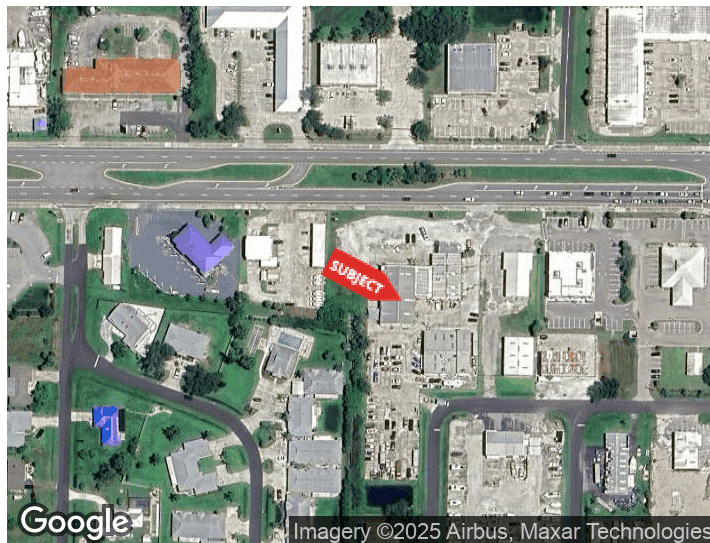
2721 S MCCALL RD

ENGLEWOOD, FLORIDA 34224

PROPERTY HIGHLIGHTS

- 6 Overhead Doors (4 - 12'x12', 1 - 12'x14', 1 - 14'x14')
- 14' Eave Height, and 18' Peak Height in warehouse
- 3 Phase Power
- CG zoned building with IG Zoned fenced lot
- Conveniently located near Wellen Park and West Port developments

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	362	923	2,543
Total Population	625	1,627	4,769
Average HH Income	\$58,634	\$59,697	\$63,223



For More Information

GEOFFREY PAUL

Commercial Specialist
941 923 0535
geoffrey@americanpropertygroup.com

ENGLEWOOD, FL 34224



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	9,747 SF
Available SF:	1,764 - 14,415 SF
Lot Size:	21,665 SF
Year Built:	1989
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 2721 S McCall Rd Englewood, FL 34224

Property Type: Retail/Flex Warehouse

Available Size:
4,169 SF 1st floor (2853 SF warehouse + 1,316 SF showroom/office)
1,764 SF 2nd floor office or storage
14,415 SF fenced concrete pad zoned IG (\$3,000/month)

Prime freestanding property on S McCall in the heart of Englewood offering exceptional visibility, large display areas, and functional space for contractors, fleet services and service industry. prime frontage, easy accessibility, and a layout ideal for sales, service, or construction related businesses.

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**AMERICAN
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2721 S Mccall Rd

1ST FLOOR - 4,169 SF



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2ND FLOOR - 1,764 SF



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OUTSIDE FENCED STORAGE



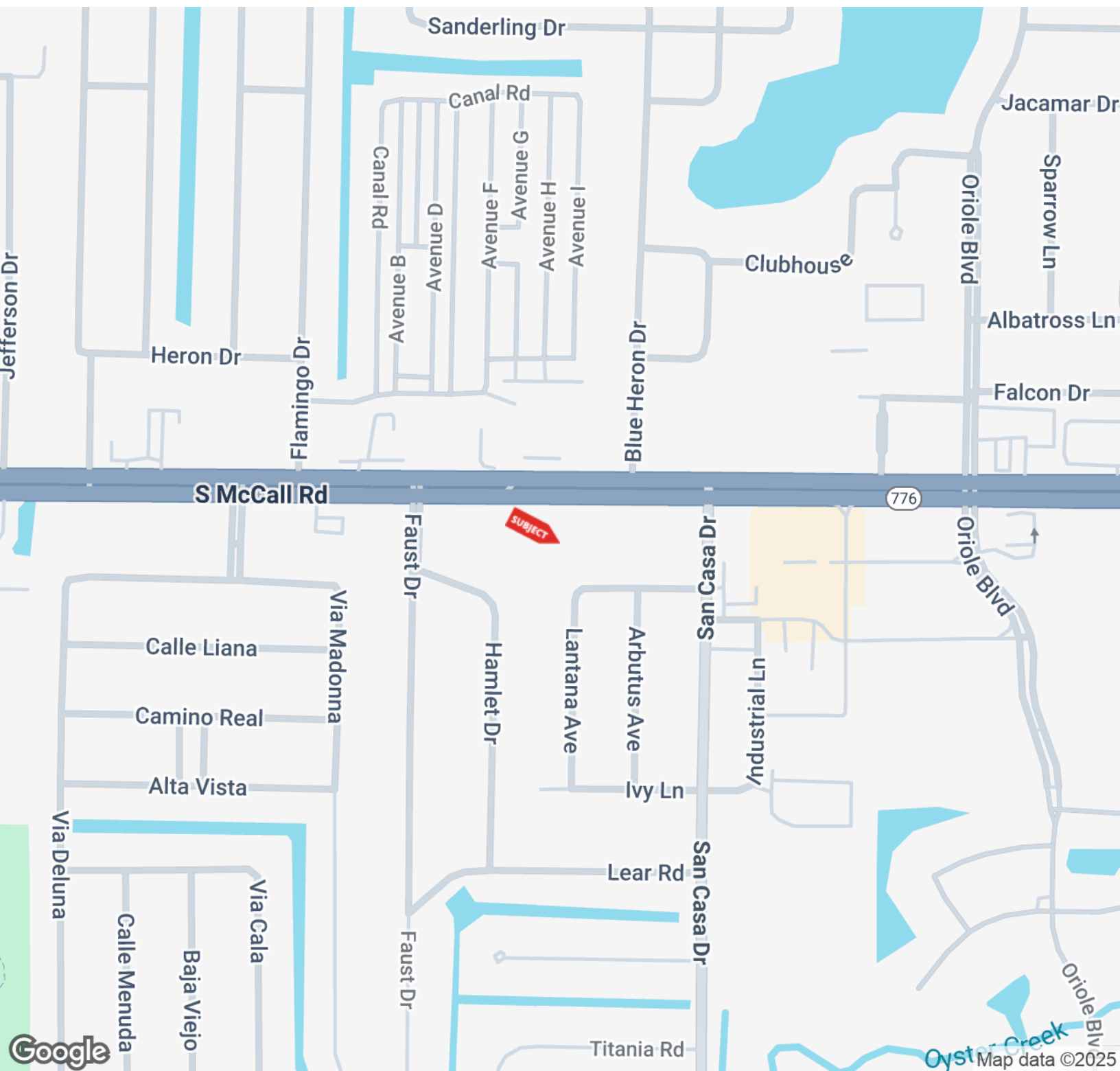
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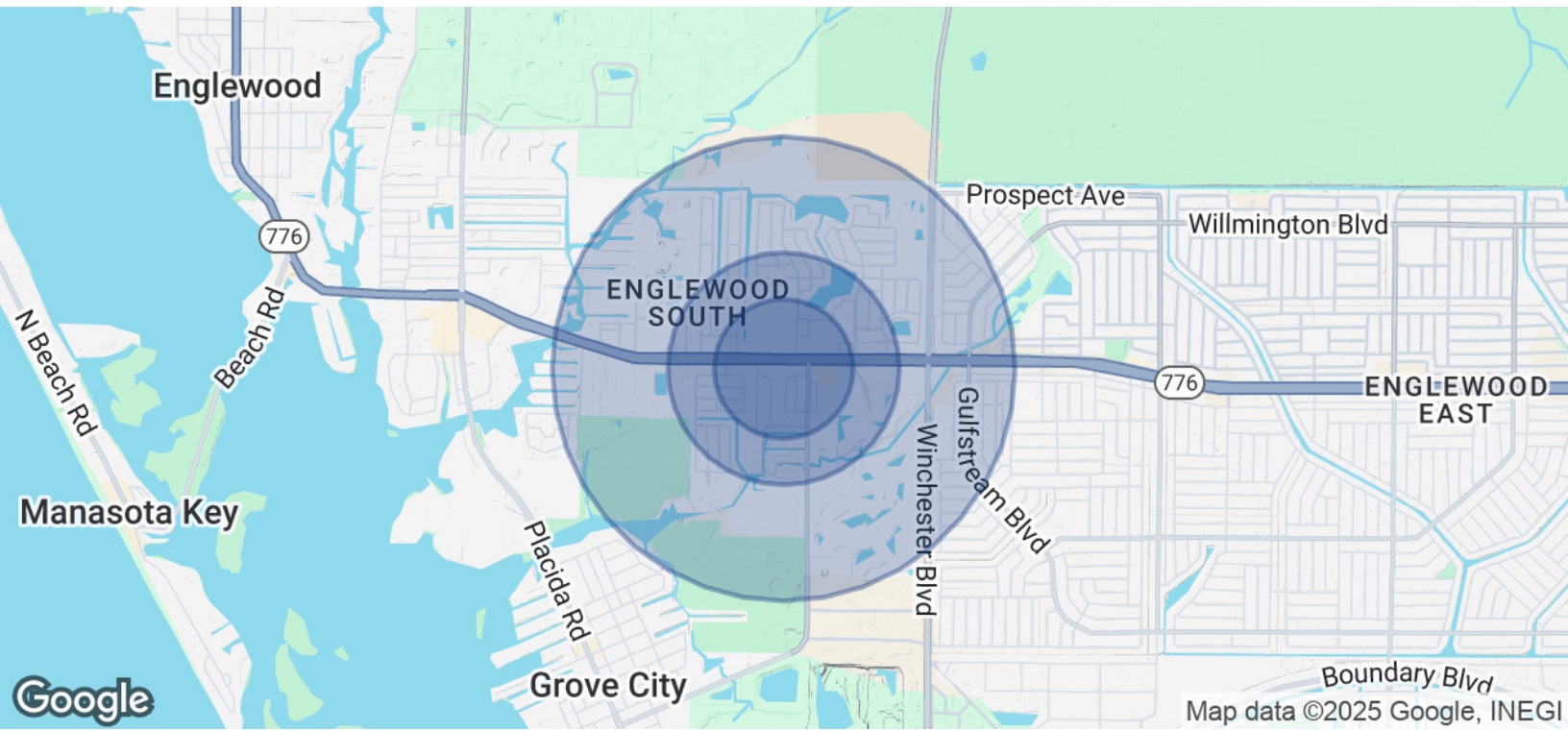


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	625	1,627	4,769
Average Age	67	67	65
Average Age (Male)	67	67	65
Average Age (Female)	67	68	66

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	362	923	2,543
# of Persons per HH	1.7	1.8	1.9
Average HH Income	\$58,634	\$59,697	\$63,223
Average House Value	\$224,371	\$229,032	\$252,493

Demographics data derived from AlphaMap

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