

San Casa Square

2961 PLACIDA ROAD, ENGLEWOOD, FL 34224

PRICE DRASTICALLY REDUCED

BRING ALL OFFERS



COMMERCIAL REAL ESTATE SERVICES



For More Information, Please Contact:
EXCLUSIVE LISTING AGENT
MICHAEL MAHAN
 Vice President
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 C: **239.777.6280**
mmahan@lee-associates.com

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EXECUTIVE SUMMARY

Lee & Associates | Naples-Fort Myers is pleased to present the exclusive sale listing at 2961 Placida Road in Englewood, Florida. The property is a fully leased, multi-tenant retail strip center located at a signalized, high-traffic intersection at Placida Road and San Casa Drive in Charlotte County.

This offering is an excellent investment opportunity, with potential upside due to below-market rents in a well-traveled corridor near the water. The site is improved with one building occupied by seven tenants and is situated on approximately 1.22 acres. The property is zoned Commercial General (CG).

OFFERING SUMMARY



\$1,999,999

PRICE



\$149.42

PRICE/SF



7.68%

CAP RATE



Corner Lot

LOCATION



13,385

GLA (SF)



100% Leased

OCCUPANCY

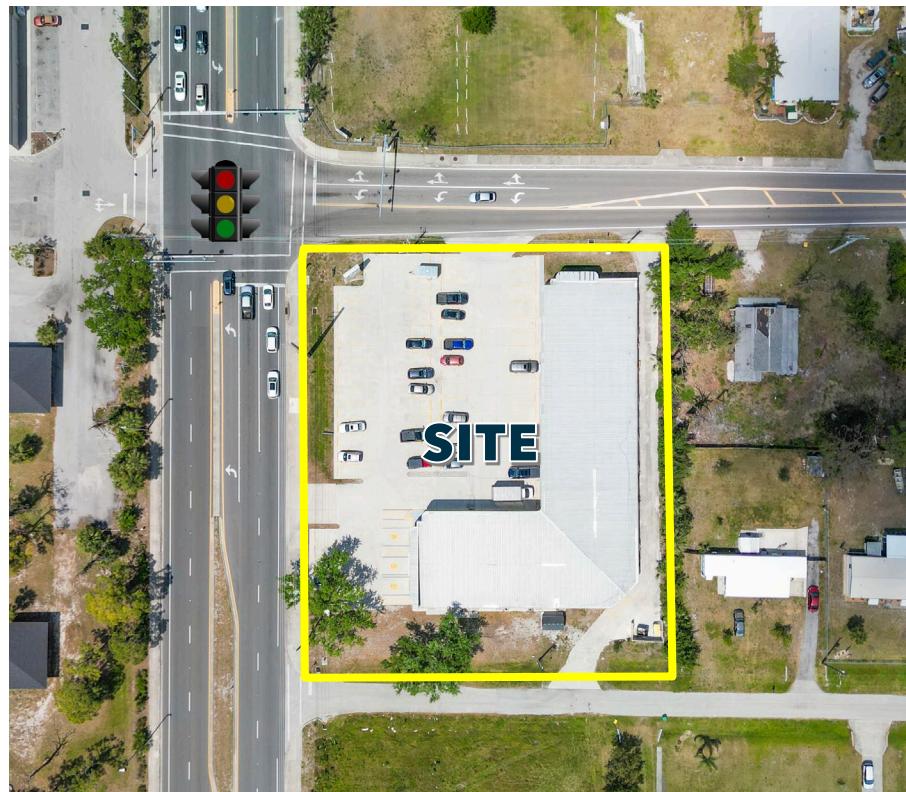


PROPERTY INFORMATION

PROPERTY NAME	SAN CASA SQUARE
SITE ADDRESS	2961 PLACIDA RD, ENGLEWOOD, FL 34224
PROPERTY TYPE	RETAIL (STRIP CENTER)
GLA (SF)	13,385
YEAR BUILT	1993
GROSS LAND SIZE	1.22 AC
ZONING	CG-COMMERCIAL GENERAL
OCCUPANCY	100%
TENANTS	PROPS FOR HOME, UPS, CARDIOLOGIST
CONSTRUCTION	CBS
PARKING RATIO	4.33± / 1,000 SF
FRONTAGE	300'± ON PLACIDA
CURB CUTS	(2) ONE ON PLACIDA AND ONE ON SAN CASA
COUNTY	CHARLOTTE
PARCEL ID	412017277001

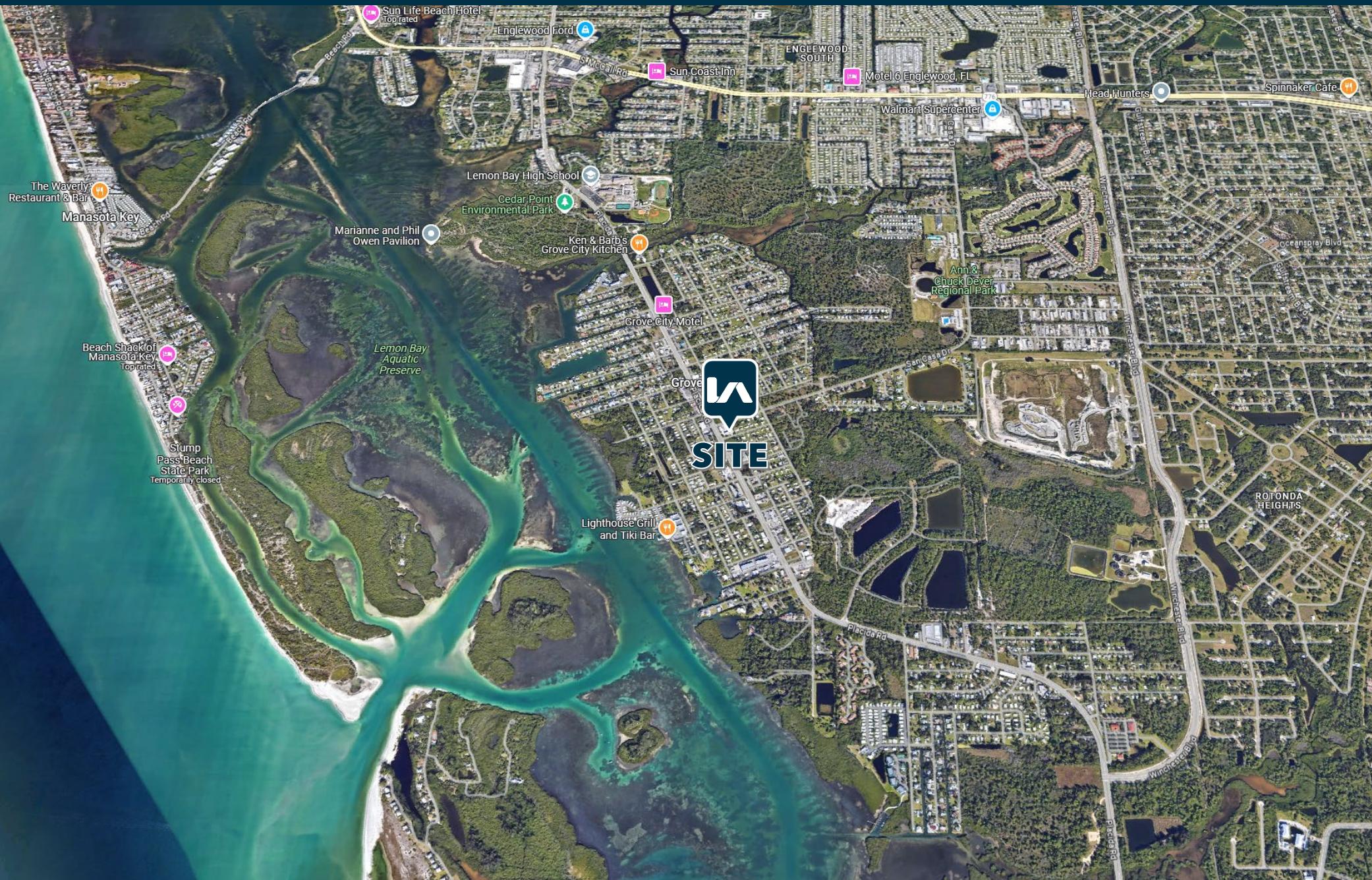
Ownership has recently made a substantial investment in improvements, including:

- Exterior repainting
- New pylon sign
- New illuminated tenant signage above each unit
- New light fixtures installed at the rear entrances of all units
- New HVAC units in several tenant-occupied spaces
- Restriping of the parking lot and installation of new parking curbs
- Resurfacing of the front sidewalk





TRADE AREA



ASSET HIGHLIGHTS

PRIME LOCATION

The asset is centrally located between Englewood to the north and Boca Grande to the south

VALUE-ADD OPPORTUNITY

Below market rents currently in-place with some long-term tenants, offering potential upside for investors

EXCELLENT EXPOSURE

Highly sought-after corner location on Placida Road provides high visibility and exposure

HIGH TRAFFIC COUNTS

The center fronts one of the most heavily traveled corridors, just minutes from the water



NEIGHBORHOOD



FINANCIALS

Summary

Center RBA =12,915 SF

\$205,022.26 \$17,085.19

Expenses	Per Year	Per Month	Per SF
Real Estate Taxes	\$26,102.51	\$100.00	\$1.95
Insurance	\$9,000.00	\$750.00	\$0.67
Lawn Care	\$6,000.00	\$500.00	\$0.45
H.L.	\$480.00	\$40.00	\$0.04
Repairs	\$10,000.00	\$833.33	\$0.74
Totals	\$51,582.51	\$2,223.33	\$3.85

Gross Income: \$205,022.76

Operating Expenses: \$51,582.51

NOI: \$153,439.75

DEMOGRAPHICS

Englewood, Florida

Demographics below include data 2 miles, 5 miles, and 10-mile radius from the subject property.

POPULATION	2 MILES	5 MILES	10 MILES
2024 POPULATION	9,429	46,683	105,670
2029 POPULATION PROJECTION	11,482	56,288	126,710
2024 MEDIAN AGE	66	65	66
HOUSING			
2024 HOUSEHOLDS	4,925	23,462	52,336
2029 HOUSEHOLD PROJECTION	6,013	28,338	62,798
AVERAGE HOUSEHOLD SIZE	1.9	1.9	2
INCOME			
2024 AVG HOUSEHOLD INCOME	\$74,623	\$74,561	\$83,602
MEDIAN HOUSEHOLD INCOME	\$54,578	\$57,084	\$64,766
MEDIAN HOME VALUE	\$276,933	\$266,537	302,547



6.1%

Annual Population
Growth 2020-2024 in
2-mile Radius

5.0%

Annual Population
Growth 2020-2024 in
5-mile Radius

5.7%

Annual Population
Growth 2020-204 in
10-mile Radius

THE LEE ADVANTAGE

LEE & ASSOCIATES IS THE LARGEST BROKER-OWNED COMMERCIAL REAL ESTATE FIRM IN NORTH AMERICA, AND ONE OF THE FASTEST GROWING!

Since 1979, Lee & Associates has reimagined the way that commercial real estate companies should be structured. Each Lee & Associates office is owned and operated by its professionals. As shareholders of the company, this separates us from our competition and creates one common goal; to provide seamless, consistent execution and value-driven market-to-market services to our clients.

Every Lee & Associates office delivers world-class service to an array of regional, national, and international clients - from small businesses and local investors to major corporate users and institutional investors.

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CA, Los Angeles - Downtown
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CA, Los Angeles - Ventura County
CA, Los Angeles - West
CA, Los Olivos
CA, Newport Beach
CA, Oakland
CA, Ontario
CA, Orange
CA, Palm Desert
CA, Pleasanton
CA, Riverside

CA, San Diego

CA, San Diego - North
CA, San Francisco
CA, San Luis Obispo
CA, Santa Barbara
CA, Stockton
CA, Temecula Valley
CA, Victorville
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ID, Boise
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OH, Columbus
MI, Southfield
MN, Twin Cities
MO, St. Louis
NE, Lincoln
NE, Omaha
WI, Madison

● NORTHEAST

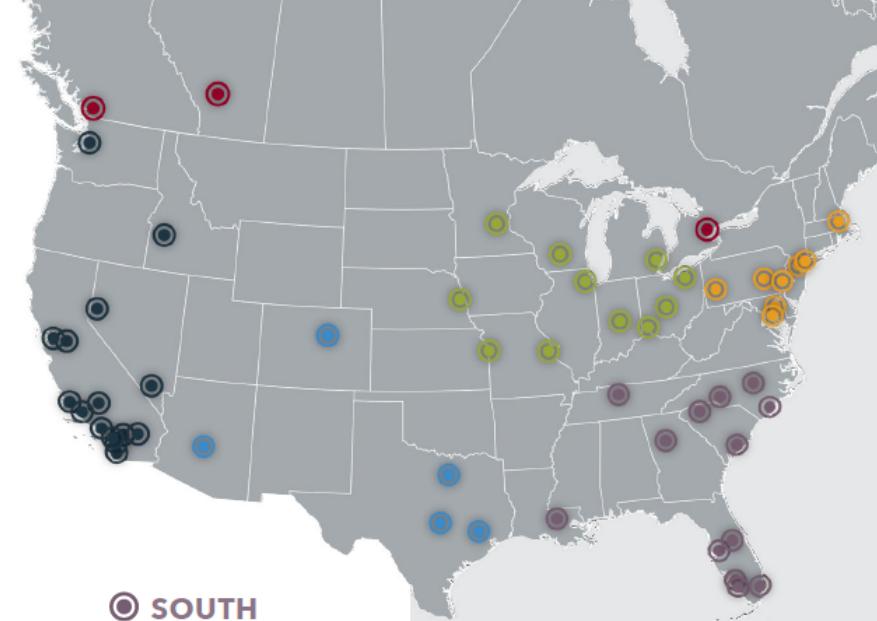
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MD, Chesapeake Region
NY, Long Island / Queens
NY, New York City
NJ, Edison
NJ, Elmwood Park
NJ, Whippany
PA, Mechanicsburg
PA, Pittsburgh
PA, Plymouth Meeting

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LA, Baton Rouge
LA, Lafayette
TN, Nashville
NC, Charlotte
NC, Raleigh
NC, Wilmington
SC, Charleston
SC, Greenville
SC, Spartanburg

● CANADA

AB, Calgary
BC, Vancouver
ON, Toronto



2+

BILLION

IN BROKERED SALE & LEASE SF OVER 5 YEARS

\$120+

BILLION

IN TRANSACTION VOLUME OVER 5 YEARS

1,750

PROFESSIONALS
AND GROWING INTERNATIONALLY

BROKER PROFILE



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PARTIAL CLIENT LIST

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- CitiFinancial
- Millennium Physicians Group
- United Growth
- Wells Fargo
- Surterra Wellness
- American National Insurance

CAREER SUMMARY:

Michael Mahan is a Vice President with Lee & Associates | Naples-Ft. Myers, specializing in investment sales, office and medical, marinas and land development.

Michael began his career in 2004 by successfully opening and operating his own commercial real estate brokerage in Charlotte and Charleston. In 2011, he moved to Atlanta to work for DLC Management, where he leased office and retail space and sold outparcels throughout the Southeast United States in markets including Atlanta, Memphis, Nashville, Orlando, Jacksonville, and Richmond. He also managed the State of Georgia's commercial portfolio of over 1,500 leases and properties while working at the State Properties Commission. In 2017, Michael relocated to Naples and joined Cushman & Wakefield as a Director.

Over the course of his career, Mr. Mahan has closed more than 450 transactions totaling over 3.5 million square feet and valued at more than \$450 million. He was the top representative at two different companies during his first year of employment and has earned multiple production awards, including the Charlotte Commercial Board of Realtors' Multi-Million Dollar Producer Award (2007-2009) and the Bonita Estero Board of Realtors' Multi-Million Dollar Producer recognition (2022-2024).

EDUCATION:

Ball State University - B.S. in Marketing and a two-sport athlete.

Real estate licenses in Florida and North Carolina

Former Paratrooper in the 82nd Airborne, US Army

NOTABLE DEALS

- Georgia Dept. of Transportation 300,0000 SF Office Lease
- Walmart 200,000 SF Retail Lease
- Georgia Dept. of Family & Children Services 125,000 SF Office Lease
- Truist Naples 16,604 SF Office Lease
- Fort Myers Beach Marina
- Marina & Mobile Home Community on Bonita Beach
- North Carolina 68,000 SF Shopping Center Sale

CONFIDENTIALITY



This Offering Memorandum ("OM") contains information pertaining to the property located 2961 Placida Road in Englewood, Florida, (the "**Property**").

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OFFERING MEMORANDUM



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MARKET ADVISOR

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