

SALE

6691 PLACIDA RD

6691 Placida Rd Englewood, FL 34224



PROPERTY DESCRIPTION

Prime 4-acre development site located in a thriving coastal community on Placida Road—a vital artery and one of only two major routes accessing the prestigious Boca Grande area. With a traffic count (AADT) of 12,800, this high-visibility lot is zoned CG (Commercial General). This designation allows for a wide variety of uses including retail, medical, and office, with potential for further special exception uses upon approval.

Looking for a larger footprint? We have 2 adjacent parcels available for expansion:

6631 Placida Rd (Tract 1N): 2.94 Acres for \$1,117,200

6601 Placida Rd (Lots 15-18): 0.95 Acres for \$361,000

Contact Kayla Weiss-Bohnstedt today for more information: 941-268-4423

PROPERTY HIGHLIGHTS

- Strategic location on Placida Rd (12,800 AADT), a primary corridor to Boca Grande.

OFFERING SUMMARY

Sale Price:	\$1,520,000
Price Per Acre:	\$380,000
Lot Size:	4 Acres (174,305 SF)
Zoning:	CG

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,390	7,992	18,731
Total Population	2,446	15,640	37,613
Average HH Income	\$81,512	\$83,380	\$80,676

Kayla Weiss-Bohnstedt
(941) 268-4423



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LEGAL DESCRIPTION:

PARCEL ONE: COMMENCE AT A PERMANENT REFERENCE MONUMENT AT THE SOUTHEASTERLY INTERSECTION OF THE RIGHT-OF-WAY OF STATE ROAD NO. 775 (100 FOOT RW) AND GASPARILLA PINES BLVD. (100 FOOT RW), SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF GASPARILLA PINES SUBDIVISION, SECTION 1, AS RECORDED IN PLAT BOOK 12, PAGES 3A AND 3B, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; RUN THENCE NORTH 0°55'00" EAST ALONG SAID RW LINE OF STATE ROAD NO. 775, 515.0 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 0°55'00" EAST, ALONG SAID RW LINE, 305.0 FEET (305.10' MEASURED); THENCE SOUTH 89°36'30" EAST, 420.03 FEET (419.55' MEASURED); TO THE WESTERLY BOUNDARY LINE OF SAID GASPARILLA PINES SUBDIVISION, SECTION 1; THENCE SOUTH 0°55'00" WEST, ALONG SAID BOUNDARY LINE, 305.0 FEET (305.10' MEASURED); THENCE NORTH 89°36'30" WEST, 420.03 FEET (419.55' MEASURED) TO THE POINT OF BEGINNING, ALL LYING AND BEING A PART OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA.

PARCEL TWO: COMMENCE AT A PERMANENT REFERENCE MONUMENT AT THE SOUTHEASTERLY INTERSECTION OF THE RIGHT-OF-WAY OF STATE ROAD NO. 775 (100 FOOT RW) AND GASPARILLA PINES BLVD. (100 FOOT RW), SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF GASPARILLA PINES SUBDIVISION, SECTION 1, AS RECORDED IN PLAT BOOK 12, PAGES 3A AND 3B, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; RUN THENCE NORTH 0°55'00" EAST ALONG SAID RW LINE OF STATE ROAD NO. 775, 100.0 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 0°55'00" EAST, ALONG SAID RW LINE, 415.0 FEET; THENCE SOUTH 89°36'30" EAST, 420.03 FEET TO THE WESTERLY BOUNDARY LINE OF SAID GASPARILLA PINES SUBDIVISION, SECTION 1; THENCE SOUTH 0°55'00" WEST ALONG SAID BOUNDARY LINE 415.0 FEET TO THE NORTHERLY RW OF SAID GASPARILLA PINES BOULEVARD; THENCE NORTH 89°36'30" WEST, 420.03 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING A PART OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA.

PARCEL THREE: LOTS 15, 16, 17 AND 18, FIRST ADDITION TO SHAMROCK SHORES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 22A, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

CERTIFIED TO:
SOUTHWEST ENGINEERING AND DESIGN, ITS SUCCESSORS
AND/OR ASSIGNS.

COMMUNITY NUMBER: 120061
PANEL: 0193
SUFFIX: F
FLOOD ZONE: AE
FIELD WORK: 10-1-2021

PROPERTY ADDRESS:
6601/6631/6691 PLACIDA ROAD
ENGLEWOOD, FL 34224

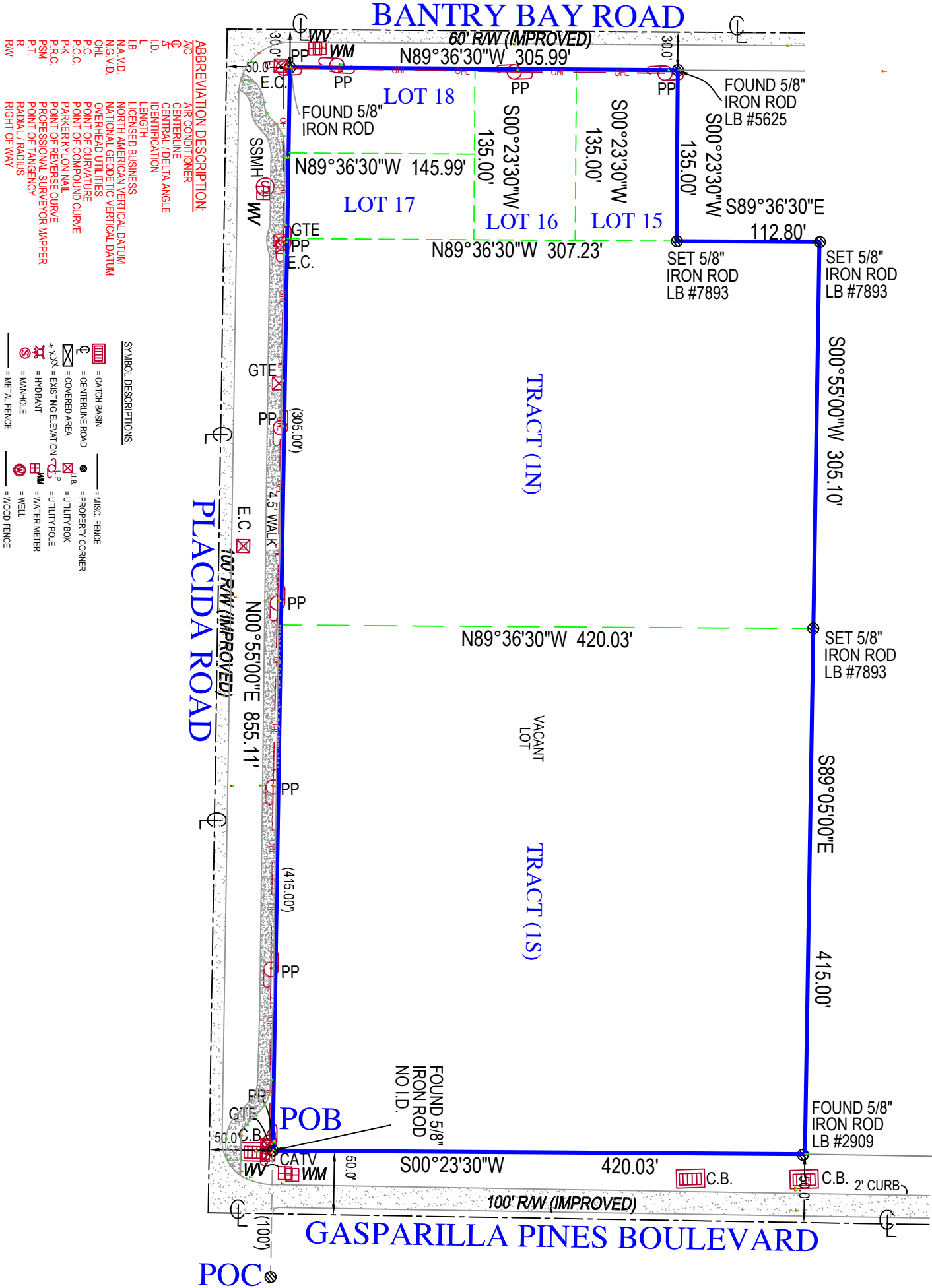
SURVEY NUMBER: 505197

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS ARE LOCATED.

- DIMENSIONS SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED
- FENCE OWNERSHIP NOT DETERMINED
- ELEVATIONS, IF SHOWN, ARE BASED ON N.G.V.D., 1929 DATUM, UNLESS OTHERWISE NOTED.
- IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENT'S OVER SCALED POSITIONS.

REVISIONS:



SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE
AND CORRECT REPRESENTATION OF A SURVEY PREPARED
UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED
EMBOSSSED SEAL AND SIGNATURE

(SIGNED)

Kenneth Osborne

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

Digitally signed by
Kenneth Osborne
Date: 2021.10.04
22:43:41 -04'00'



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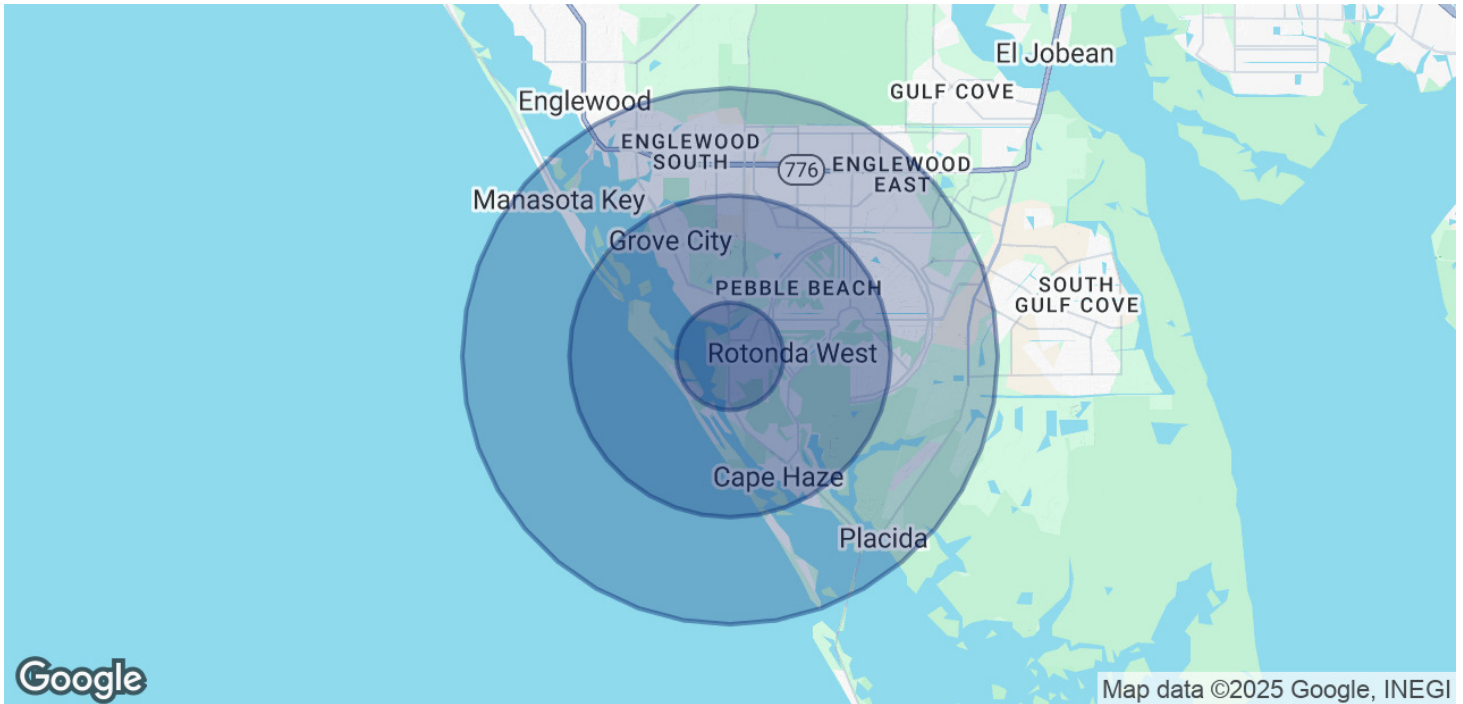


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,446	15,640	37,613
Average Age	64	62	60
Average Age (Male)	63	62	60
Average Age (Female)	65	62	60

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,390	7,992	18,731
# of Persons per HH	1.8	2	2
Average HH Income	\$81,512	\$83,380	\$80,676
Average House Value	\$429,930	\$397,266	\$368,049

Demographics data derived from AlphaMap

Kayla Weiss-Bohnstedt
(941) 268-4423



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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



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2025: PCPGNP Association of Realtors Commercial Committee Chair

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2023 : International Diamond Society

2023: Circle of Distinction Bronze

2024 : Internation Sterling Society

2024 : Circle of Distinction Bronze

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**Coldwell Banker Commercial Realty
200 W. Marion Ave., Punta Gorda, FL
(941) 268-4423**