

# Cornerstone Plaza of Englewood

1720 South McCall Road



Busy Shopping center located in this beach community's most traveled road in Englewood.

Attributes (2020 Stats):

18,511 SF of Retail Space

High Visibility

Easy Access traffic light

Located in shopping district

**Demographics 5 Miles:**  
Population 36,889

Income \$59,928

Traffic count 34,500

**Tromble management Company, LLC**

18501 Murdock Circle, Suite 507

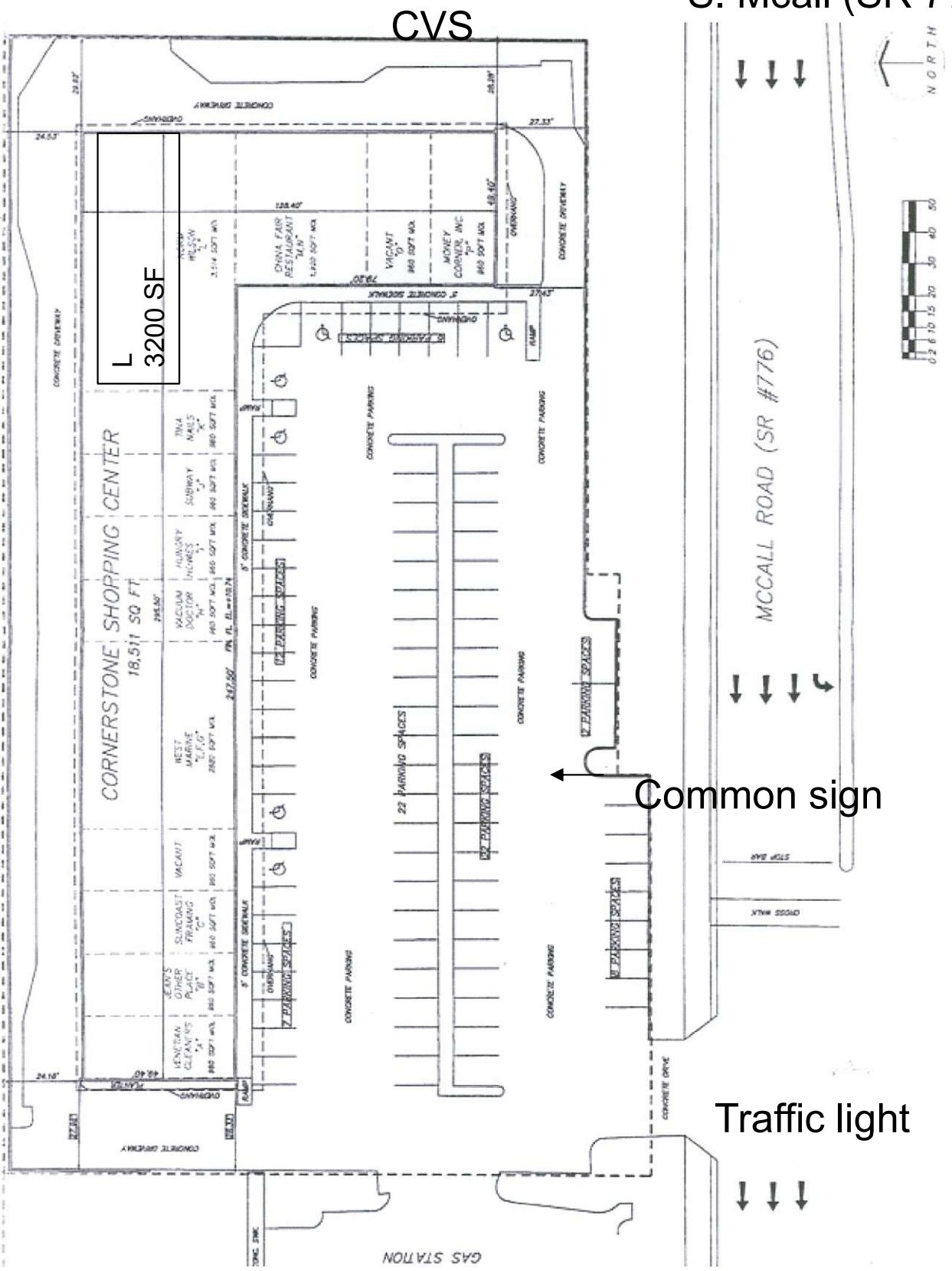
Port Charlotte, FL 33948

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Intersection- Pine/  
S. Mcall (SR 776)



**LEASE PROPOSAL**  
**Cornerstone Plaza Of Englewood**  
**1720 South McCall Rd**

**Name of Project:** Cornerstone Plaza Of Englewood

**Location:** 1720 South McCall Road

**Landlord:** Tromble Management Company, LLC

**Tenant:** \_\_\_\_\_

**Unit:**        **L 3200 SF**

**Lease Term:** 3-5 years

**Renewal Options:** 2-3 years

**Rental Amounts:** \$15 per square foot

**Escalations:** Base rent shall increase five percent (5%),. Escalations shall be assessed annually based on commencement date.

**NNN Expenses:** Tenant shall pay its estimated proportionate share of: C.A.M. (\$6.60/sf) (NNN expenses including trash and pest control are estimated and may change depending on actual cost)

**Security Deposit:** First months Rent, last months rent and security deposit. We require a sign deposit.





# Area Maps

