

RETAIL INVESTMENT WITH SOLID

2371 S MCCALL RD, ENGLEWOOD, FL 34224

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PROPERTY DESCRIPTION

Introducing a prime retail investment opportunity in Southwest Florida! This 4,800 SF building, constructed in 1985, offers a single, fully leased unit and is zoned CG, presenting an enticing prospect for retail or street retail investors. With 100% occupancy and a solid tenant in place, this property boasts a strong income stream and excellent potential for long-term growth. Don't miss the chance to add this great retail building to your portfolio and enjoy the benefits of a reliable, income-generating asset in a thriving commercial hub.

PROPERTY HIGHLIGHTS

- 4,800 SF building
- 1 unit
- Built in 1985
- Zoned CG
- Southwest Florida location
- 100% occupancy

OFFERING SUMMARY

Sale Price:	\$749,000
Number of Units:	1
Lot Size:	19,102 SF
Building Size:	4,800 SF
Cap Rate:	7.98%

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	282	804	2,442
Total Population	539	1,494	4,536
Average HH Income	\$63,892	\$62,484	\$64,915

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Michael Saunders & Company.
LICENSED REAL ESTATE BROKER

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

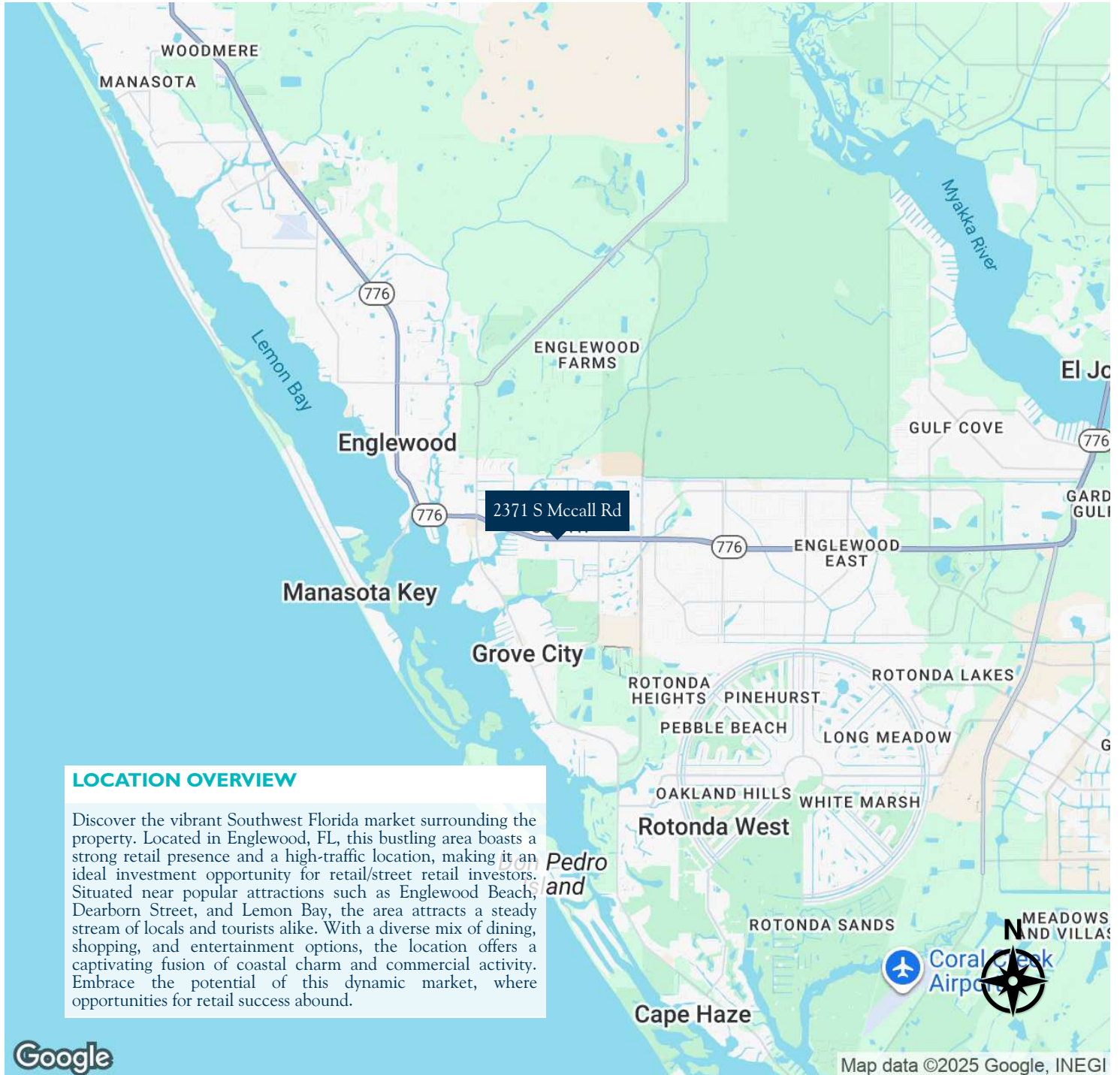
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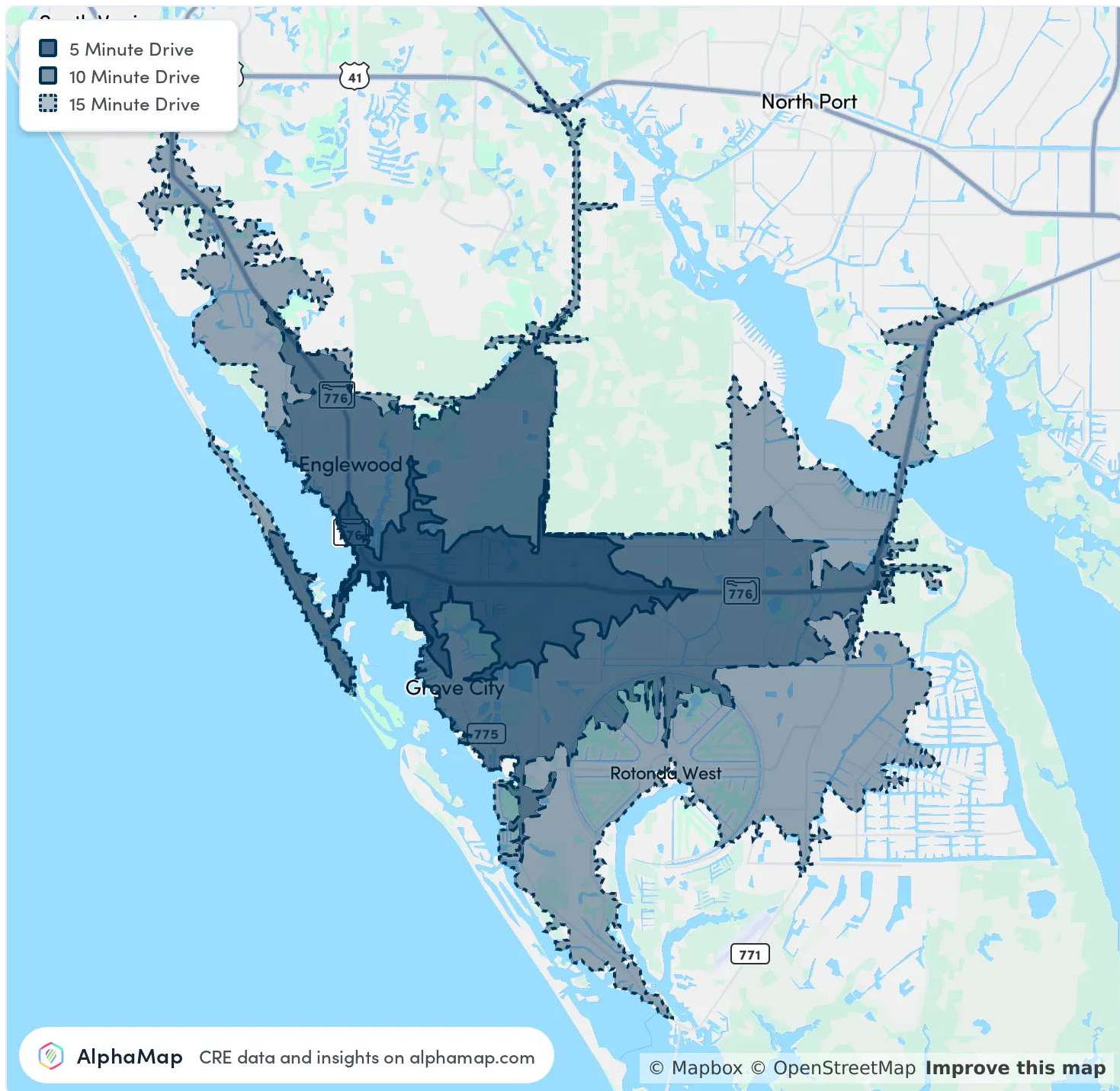
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POPULATION

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	4,949	24,216	46,118
Average Age	65	59	59
Average Age (Male)	65	58	59
Average Age (Female)	66	59	59

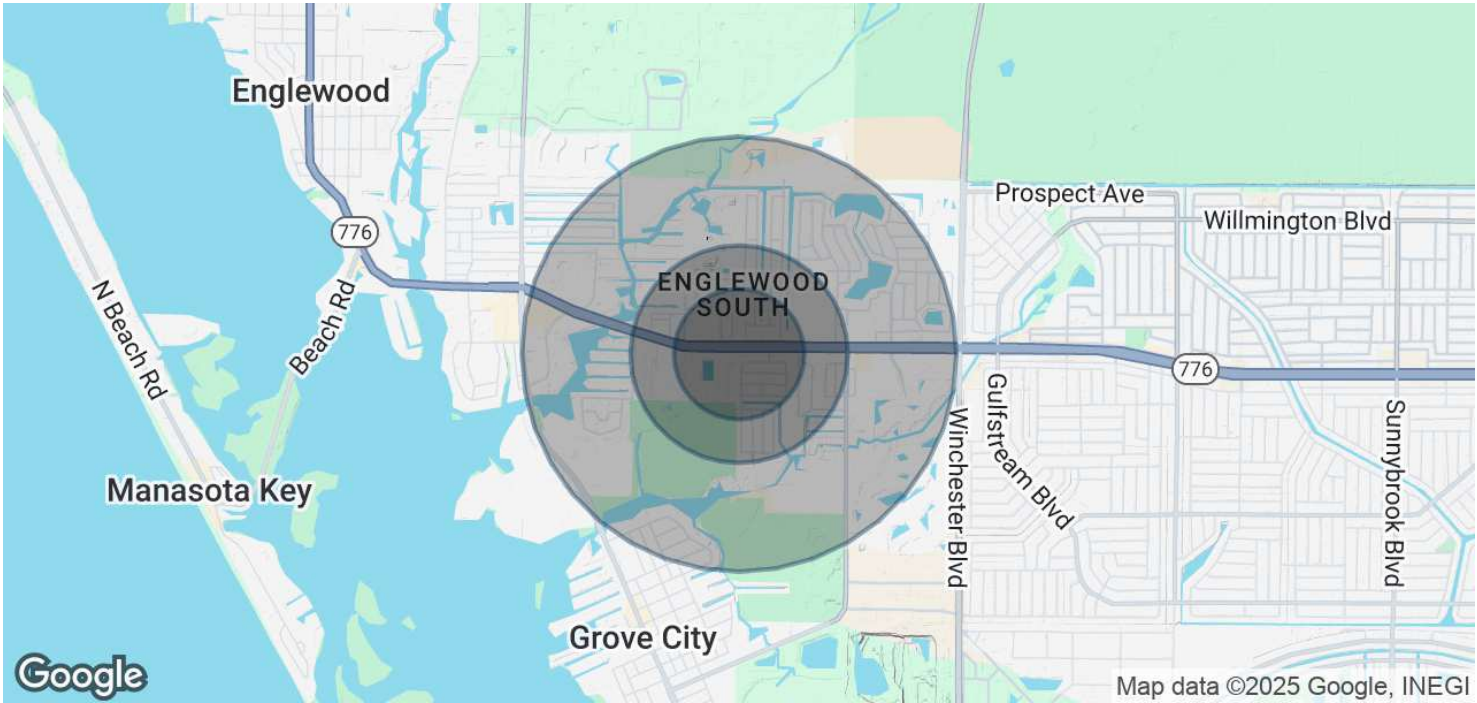
HOUSEHOLD & INCOME

	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	2,651	12,152	22,851
Persons per HH	1.9	2	2
Average HH Income	\$65,720	\$72,680	\$76,788
Average House Value	\$290,137	\$325,238	\$359,116
Per Capita Income	\$34,589	\$36,340	\$38,394

Map and demographics data derived from AlphaMap

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	539	1,494	4,536
Average Age	64	65	66
Average Age (Male)	63	64	65
Average Age (Female)	64	65	66

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	282	804	2,442
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$63,892	\$62,484	\$64,915
Average House Value	\$270,878	\$255,821	\$274,148

Demographics data derived from AlphaMap

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KIM EGER

Senior Commercial Advisor

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Direct: 941.957.3730 | Cell: 941.321.5320

PROFESSIONAL BACKGROUND

Joining the Michael Saunders & Company with more than 25 years of commercial real estate experience, Kim Eger has a deep understanding of what customers need when expanding or starting a business. Specializing in land development, industrial projects, commercial spaces, and several types of shopping center scopes provides her with extensive knowledge and the ability to focus on customers' goals. Kim and her husband owned commercial real estate businesses in both the Chicagoland and Phoenix metro areas. After their recent move to Venice, Kim chose Michael Saunders & Company for its integrity and success in building strong relationships and trust that extends beyond the transaction.

Kim's passions lie in watching a project evolve from start to finish. Throughout her career, she has relied on providing elevated levels of service with active listening, comprehensive communication, and insightful guidance, making sure each customers' requirements are the right fit for their business ventures.

As a native of Chicago, Kim loves many of the same qualities in Sarasota County that she loved about her hometown – exercising outdoors, the downtown area, local waterside areas and finding new restaurants. Kim enjoys cooking, spending time with her two rescue dogs, running and biking, being by or on the water. Also an avid golfer, Kim volunteered with golf programs at schools in Arizona to introduce the game to elementary and high school students.

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COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.