



**FOR
LEASE**

RETAIL/OFFICE
SPACE

SAN CASA SQUARE

2961 PLACIDA ROAD
ENGLEWOOD, FL 34224

PROPERTY FEATURES

- Unit 1 is an end-cap space
- Unit 6 is a built-out former chiropractor space
- Excellent visibility at signalized intersection
- Prominent corner location at Placida Rd & San Casa Dr
- Centrally located between Englewood to the north and Boca Grande to the south
- High-traffic corridor near the water
- Diverse, established tenant mix
- Abundant on-site parking

AVAILABILITY

UNIT	1	6
SIZE (SF)	1,858	884
LEASE RATE (PSF)	\$16.00 NNN	\$16.00 NNN
MONTHLY BASE RENT	\$2,477.33	\$1,178.67
OPEX (PSF)	\$4.85	\$4.85
MONTHLY OPEX	\$750.94	\$357.28
TOTAL MONTHLY RENT	\$3,228.28	\$1,535.95

Please Contact:

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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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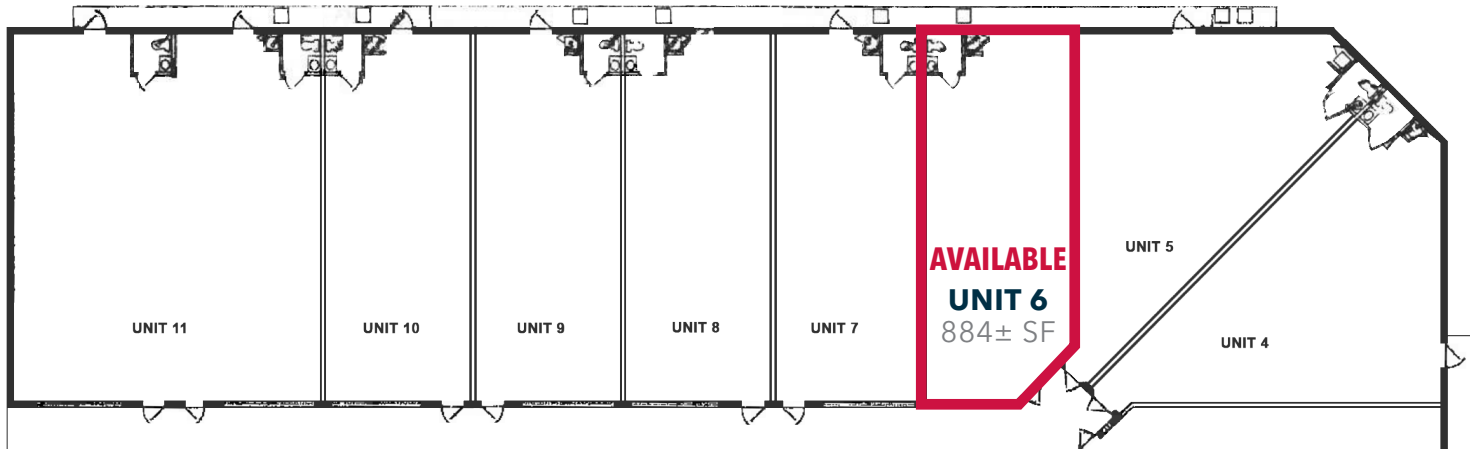
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LOCATION DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION	2,385	21,468	42,258
HOUSEHOLDS	1,240	11,361	21,809
MEDIAN HOUSEHOLD INCOME	\$72,001	\$67,679	\$68,461
AVG. HOUSEHOLD INCOME	\$93,406	\$94,933	\$94,693

TRAFFIC COUNTS

VOLUME (AADT)	YEAR
16,200 (Placida Road)	2024
7,000 (San Casa Dr)	

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