



FREESTANDING COASTAL RETAIL

2801 PLACIDA RD
ENGLEWOOD, FLORIDA 34224

PROPERTY HIGHLIGHTS

- ±1,456 SF freestanding commercial building
- Excellent frontage and visibility on Placida Road
- Corner property at Placida Rd & Massachusetts Ave
- CG – Commercial General zoning
- Space available for outdoor storage
- Flexible retail, service or commercial use
- Englewood coastal market location



DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

Total Households	103	392	1,195
Total Population	173	659	2,091
Average HH Income	\$78,240	\$78,089	\$81,856

For More Information

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1456 SF FREESTANDING COASTAL RETAIL



OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (NNN)
Building Size:	1,456 SF
Available SF:	1,456 SF
Lot Size:	7,570 SF
Number of Units:	1
Year Built:	1958
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 2801 Placida Rd, Englewood, FL.

Property Type: Freestanding Retail

This ±1,456 SF freestanding commercial property offers excellent visibility and frontage along Placida Road in Englewood. Positioned on the corner of Placida Road and Massachusetts Avenue, the property benefits from a prominent location with exposure along one of the area's primary commercial corridors.

Zoned CG (Commercial General), the property offers flexibility for a variety of retail, service, contractor, and commercial uses. The site also provides space for outdoor storage, adding functionality for businesses that require additional exterior space for equipment, materials, or inventory.

Its freestanding configuration, corner location, coastal Englewood setting, and strong road frontage make 2801 Placida Road an attractive leasing opportunity for businesses seeking visibility and flexibility.

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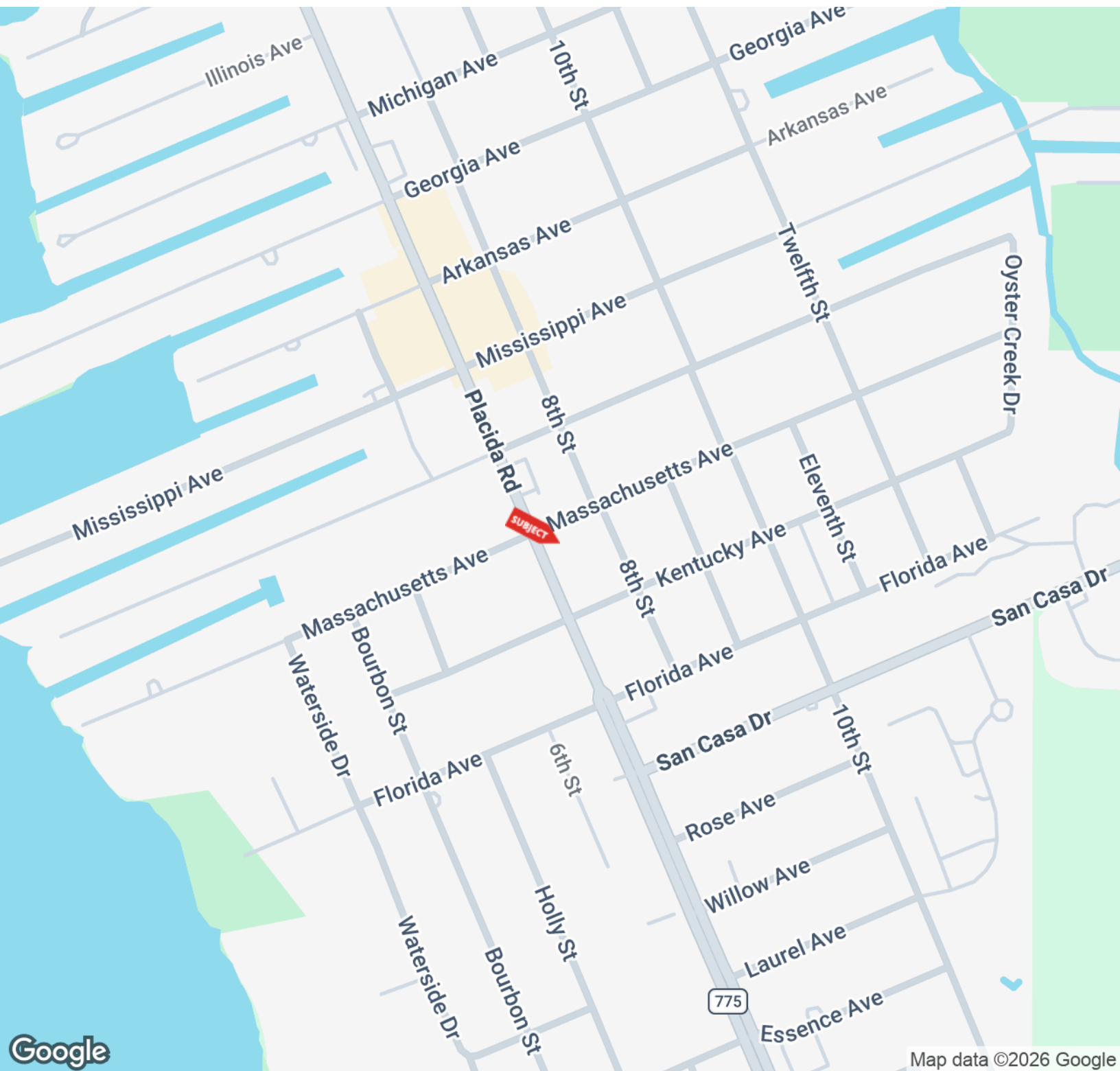
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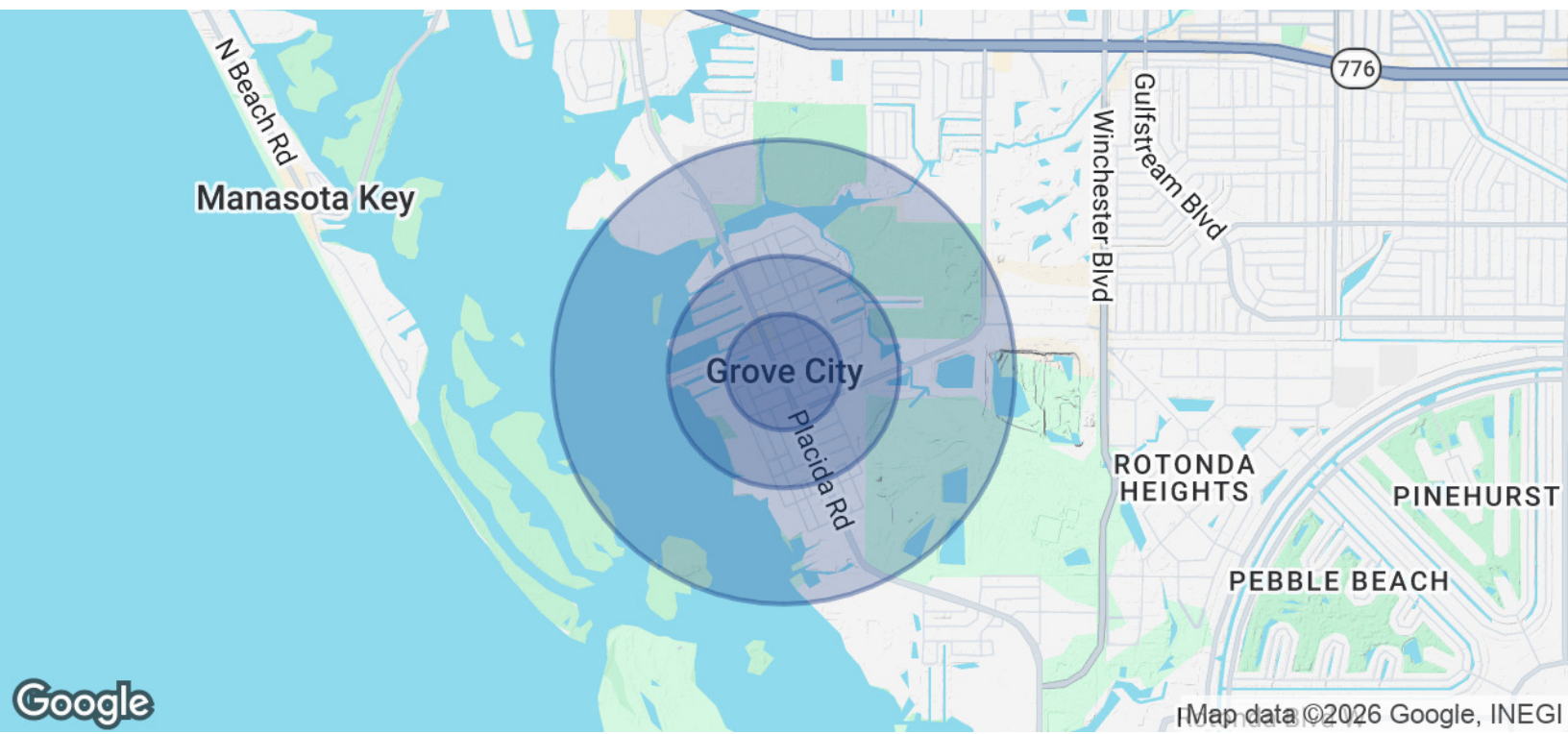


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	173	659	2,091
Average Age	68.9	68.4	66.7
Average Age (Male)	69.4	69.2	67.7
Average Age (Female)	67.7	67.0	65.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	103	392	1,195
# of Persons per HH	1.7	1.7	1.7
Average HH Income	\$78,240	\$78,089	\$81,856
Average House Value	\$373,894	\$377,257	\$374,633

2023 American Community Survey (ACS)

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