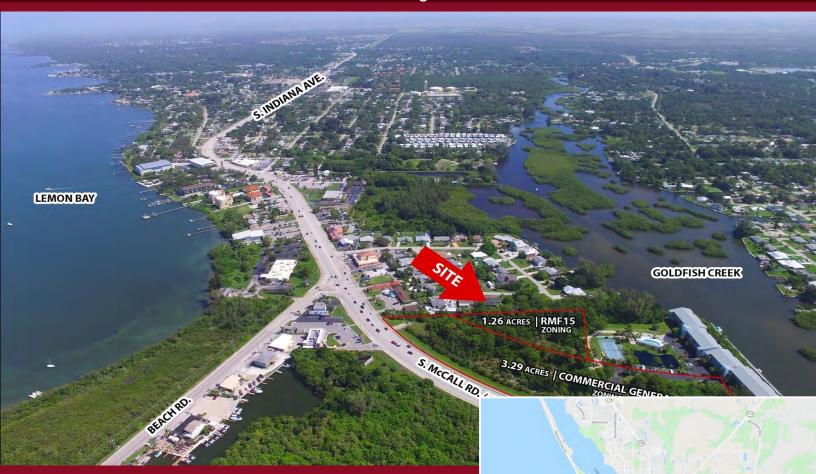
4.55 Acres S McCall Rd Ground Lease will Sub Divide 900' Frontage

1301 S McCall Rd. Englewood Florida FL 34223



HIGHLIGHTS:

- » 2 Parcels 4.55 Acres Zoned CG and RMF 15
- » CG Zoned Parcels 3.29 Acres
- » RMF 15 Zoned Parcels 1.26 Acres
- » 28,000 ADT
- » Strong Growing Demographics
- » Price TBD

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2021 Population	2,561	18,505	37,366
2021 Average HH Income	\$62,220	\$69,832	\$73,322

Exclusively Marketed by:

Kevin T. Riordan P.A. Commercial Associate (941) 525-2525 kriordan@gomerritt.com Lic: SL33660231





PROPERTY OVERVIEW

±4.55 Acres of CG and RMF15 zoned land, located along the heavily trafficked SR776/S. McCall Rd., the main thoroughfare through Englewood and Port Charlotte.

Future land use of Commercial, the RMF15 parcel could easily be rezoned to CG allowing for a multitude of development options including retail, restaurants, medical, shopping centers, QSR's, automotive, car wash and specialty food stores.

- Located less than a 1/4 mile from Beach Rd., leading to Englewood Beach about 5 minutes away.
 Situated next to Lemon Bay Breezes, a waterfront condominium on Gottfried Creek.
- Minutes from Retail Trade Area, shopping, dining and major tourist attractions.



PROPERTY FEATURES

LAND SF	198,198
LAND ACRES	4.55
# OF PARCELS	2
ZONING TYPE	CG and RMF 15
CG ZONED ACRES	3.29
RMF 15 ZONED ACRES	1.26
CURB CUTS	2
FRONTAGE	900
TRAFFIC COUNTS	28,000 ADT











Property Images | 4.55 Acres S McCall Rd 900" Frontage Englewood FL