



FOR SALE

2440 Placida Road, Englewood, FL

Premier Opportunity To Acquire A Full-Block Commercial Site

MSC | COMMERCIAL
REAL ESTATE

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

PRESENTED BY:

G. River West

Senior Commercial Advisor
863.202.0439

RiverWest@MSCCommercial.com

EXECUTIVE SUMMARY

2440 PLACIDA ROAD, ENGLEWOOD, FL



Asking Price: **\$625,000**

EXECUTIVE SUMMARY

Lot Size: 1.24 Acres
 Price / Acre: \$504,032
 Zoning: CT (Commercial Tourism)
 Market: Southwest Florida
 Submarket: Grove City
 Traffic Count: 16,200 VPD

PROPERTY OVERVIEW

2440 Placida Road presents a rare opportunity to acquire a full-block commercial site in the heart of Englewood’s rapidly developing Placida Road corridor. Encompassing 1.24 acres, the property features approximately 300 feet of frontage on Placida Road, with additional frontage along Oregon Trail & Illinois Avenue—offering exceptional three-sided visibility and ingress/egress flexibility. With 16,200 vehicles passing daily, the site sits along a key north-south arterial, ideal for a wide range of uses including retail, hospitality, service, or tourism-oriented concepts.

Zoned Commercial Tourism (CT per Charlotte County), the site allows for flexible commercial development to serve both the region’s growing year-round population and strong seasonal visitor traffic. Surrounding attractions such as Englewood Beach, Stump Pass State Park, Manasota Key, and the popular Dearborn Street district draw steady tourism and support a thriving local economy.

Positioned within a Florida Commerce Qualified Opportunity Zone, the property may offer potential tax advantages to investors. With continued residential growth in nearby communities like BeachWalk and Boca Royale, and ongoing commercial activity in the area, 2440 Placida Road is uniquely situated for long-term value creation in one of Florida’s most desirable Gulf Coast markets.

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THE SITE

2440 PLACIDA ROAD, ENGLEWOOD, FL



Michael Saunders & Company
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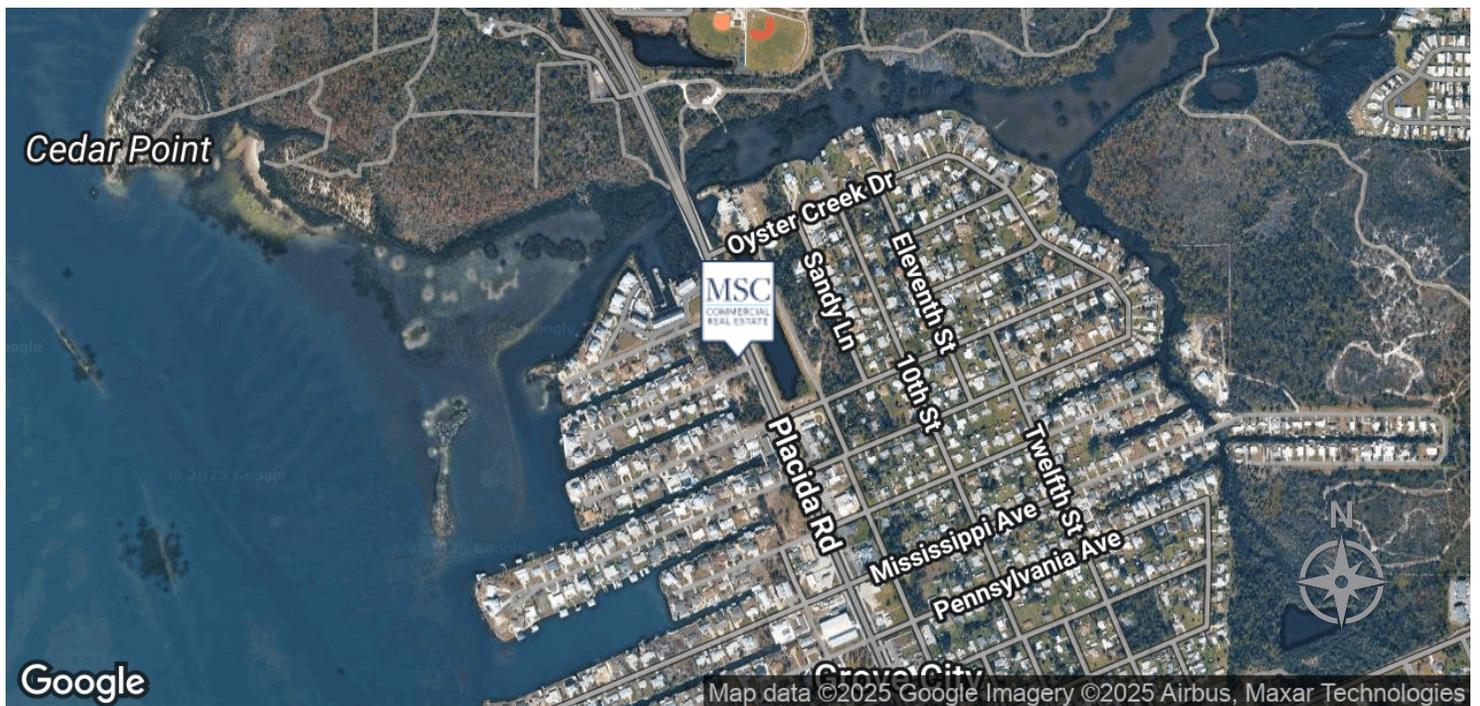
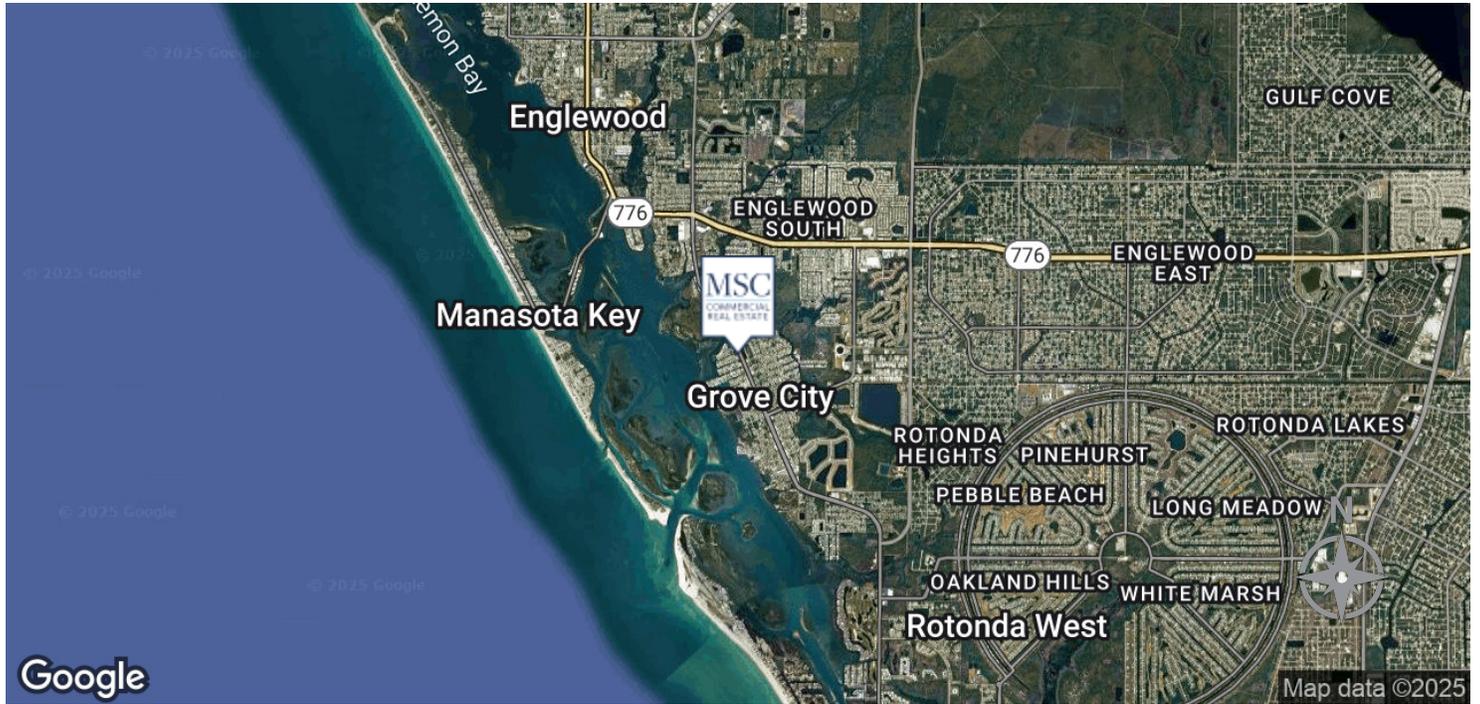
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LOCATION MAPS

2440 PLACIDA ROAD, ENGLEWOOD, FL



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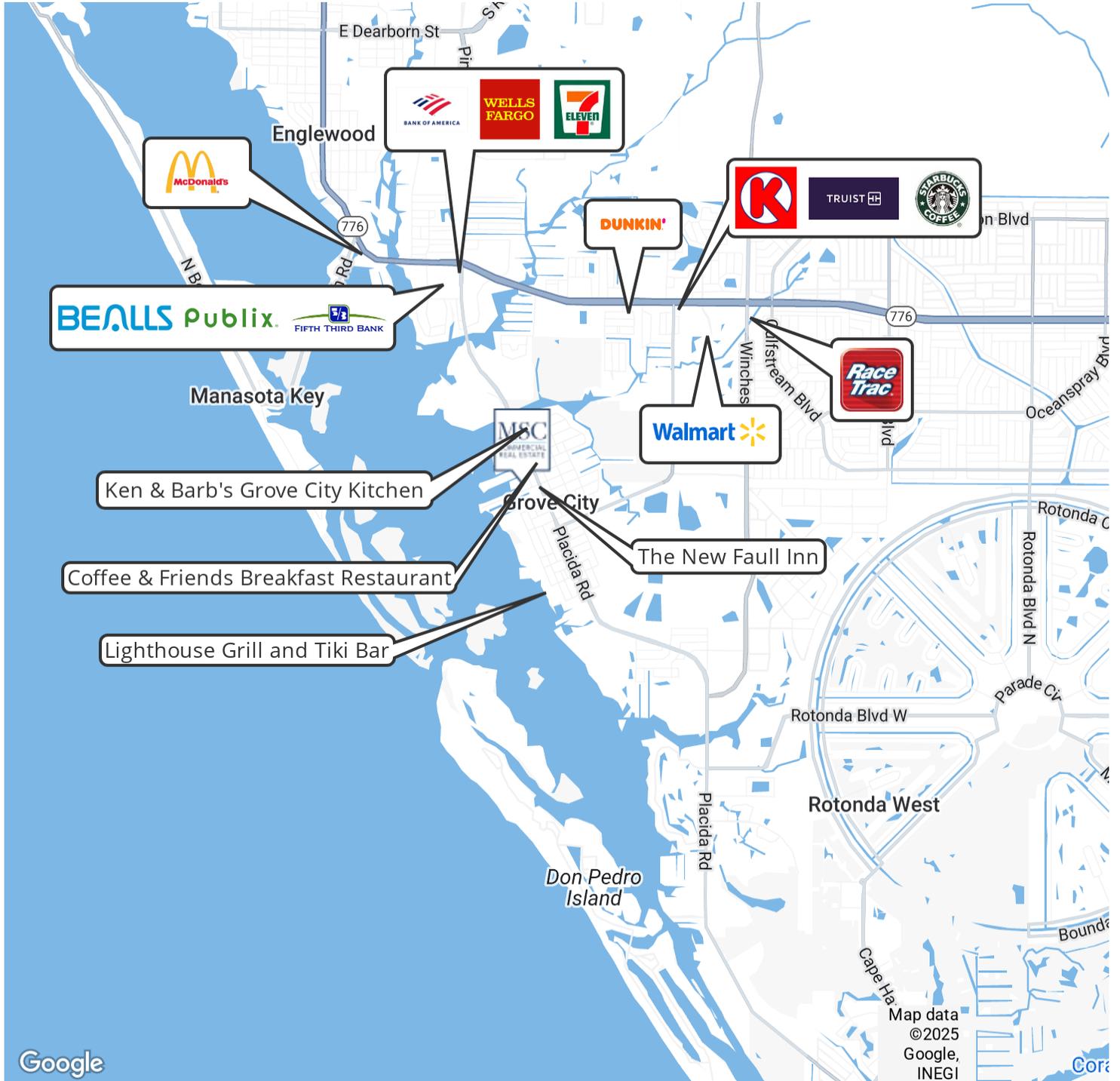
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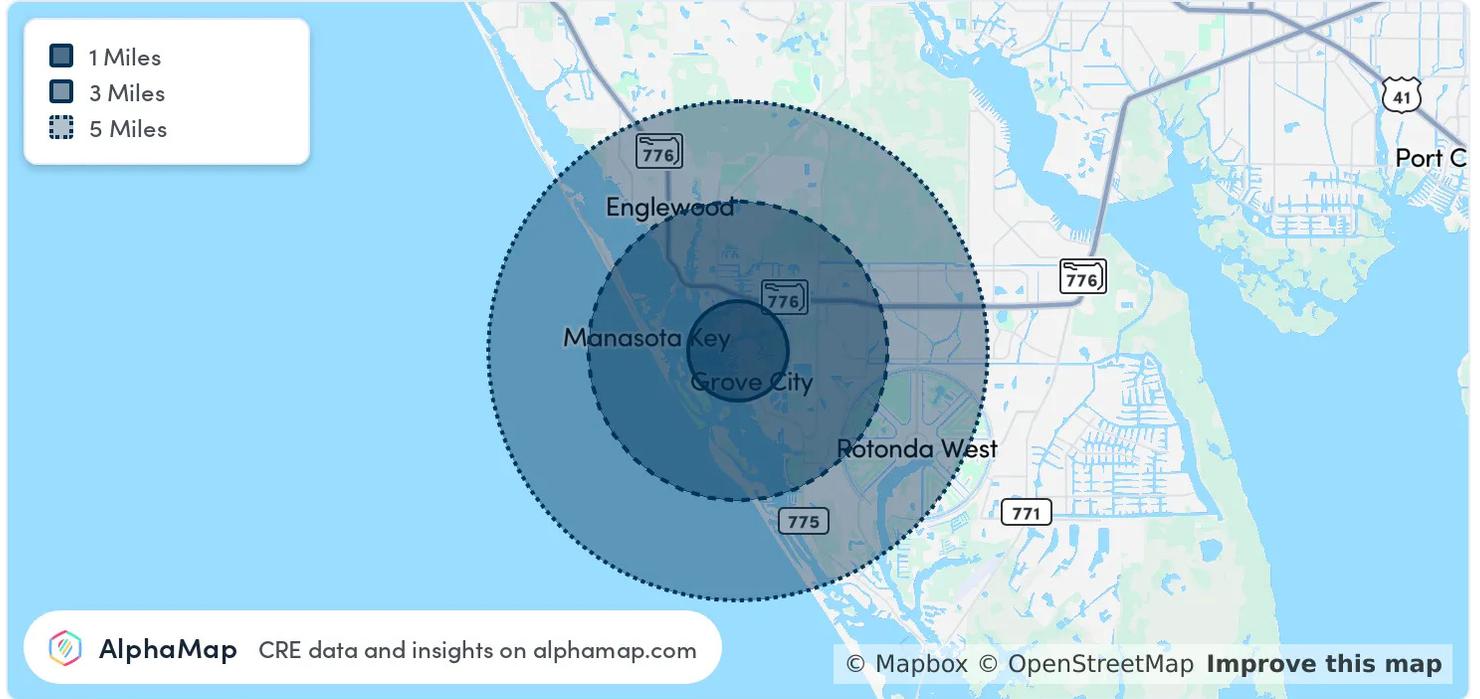
RETAILER MAP

2440 PLACIDA ROAD, ENGLEWOOD, FL



DEMOGRAPHIC SUMMARY

2440 PLACIDA ROAD, ENGLEWOOD, FL



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,842	20,116	42,742
Average Age	63	61	60
Average Age (Male)	62	61	60
Average Age (Female)	64	62	61

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,508	10,374	21,642
Persons per HH	1.9	1.9	2
Average HH Income	\$78,179	\$78,175	\$79,598
Average House Value	\$382,638	\$368,252	\$373,215
Per Capita Income	\$41,146	\$41,144	\$39,799

Map and demographics data derived from AlphaMap

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MEET YOUR ADVISOR

2440 PLACIDA ROAD, ENGLEWOOD, FL 34224



G. RIVER WEST

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FL #3619267 // TN #347765

PROFESSIONAL BACKGROUND

River West is a dedicated commercial real estate agent with an academic background that provides a strong analytical foundation—insights he leverages to deliver value-driven results for his clients. Licensed in both Florida and Tennessee, River brings multistate experience and professionalism to every transaction. He has successfully completed numerous complex 1031 Exchange transactions, representing both buyers and sellers—including clients exchanging out-of-state assets into Florida investments.

Currently, he represents various developers and brands to assist with the successful site acquisition and execution of commercial developments via ground leasing and build-to-suits throughout the United States. He also manages the leasing of a variety of retail and office centers throughout Southwest Florida, along with providing exclusive tenant representation to select brands.

River is committed to ensuring every client's goals are met with precision, diligence, and a high level of service.

EDUCATION

University of Florida

- Bachelor's Degree in Business Administration, specialized in Business and Economic Geography
- Minor in Real Estate

MEMBERSHIPS

- Past University of Florida Finance Group Member
- Past University of Florida Real Estate Society Member

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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.