

Commercial Real Estate Advisors

A marketing company licensed to broker real estate



Palm Plaza

1951 S. McCall Road, Englewood Florida, 34223



Howard J. Corr CCIM

Managing Broker

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OFFICE | MEDICAL OFFICE | INDUSTRIAL | RETAIL | LAND | MULTIFAMILY

Palm Plaza



AVAILABLE FOR LEASE

1,125 SF Available

Lease Price: Negotiable [plus \$3.04/SF (CAM and taxes)]

This property has excellent exposure on S. McCall and Placida Road with 32,000 vehicles per day. Join retailers Winn Dixie, Dollar Tree and Pet Supermarket among other long-time small shop tenants like Reid's Nutrition and the Country Hound Café. Last available unit consists of 1,125 SF. Close to the growing communities of Port Charlotte and North Port, there are many advantages to this little spot near the water. The quiet seaside beachfront community, with its white-sand beaches and old Florida charm, offers retail business and office professionals alike access to some of the most affluent residents of Sarasota County.



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Executive Summary



PROPERTY DETAILS

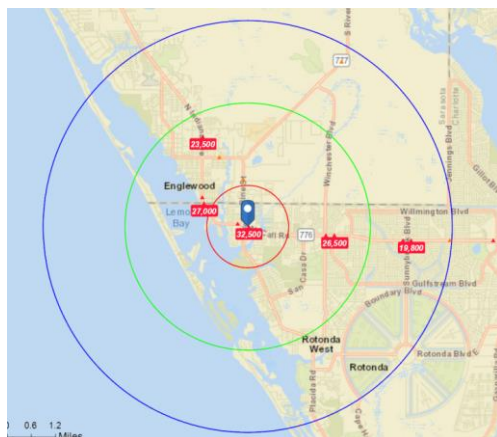
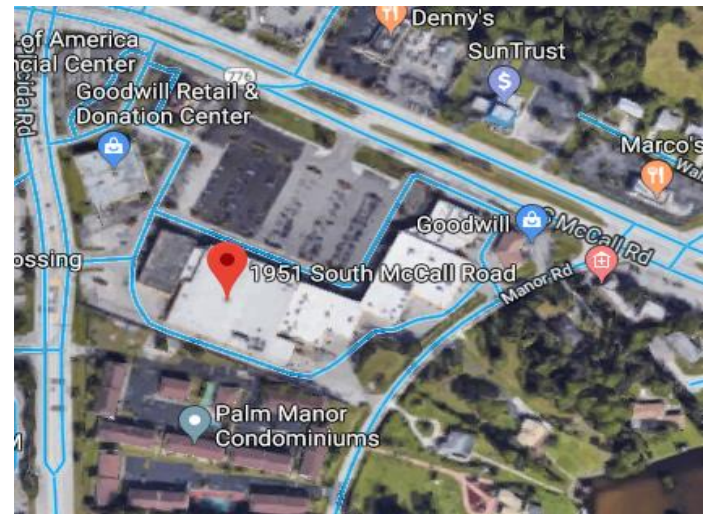
Address:	1951 S. McCall Road, Englewood, Florida 34223
Land Area:	10.00 AC
Unit Available:	I/J: 1,125 SF
Leasing Price:	Negotiable [plus \$3.04/SF (CAM and taxes)]
Zoning:	Commercial General
Year Built:	1971
Year Renovated:	1985

SITE SUMMARY

This property has excellent exposure on S. McCall and Placida with 32,000 vehicles per day. Join retailers Winn Dixie, Dollar Tree and Pet Supermarket among other long-time small shop tenants like Reid's Nutrition and the Country Hound Café.

Demographic Statistics

Proximity:	1 mile	3 miles	5 miles
Total Population:	3,627	19,306	39,493
Median Age:	64.5	64.5	64.5
Households:	1,738	9,917	19,765
Median Home Income:	\$46,504	\$44,507	\$47,136
Per Capita Income:	\$30,779	\$32,735	\$32,723



Traffic Volume

Collection Street	Cross Street	Traffic Vol	Year	Mile Radius
S McCall	Pine St	32,500	2019	1 mi
S McCall	Winchester Blvd	26,500	2019	3 mi
S McCall	N Indiana Ave.	27,000	2019	3 mi



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Aerial Map



Englewood offers some of the most unique Gulf front residences and commercial properties on Florida's west coast. Close to the growing communities of Port Charlotte and North Port, there are many advantages to this little spot near the water.

The quiet seaside beachfront community, with its white-sand beaches and old Florida charm, offers retail business and office professionals alike access to some of the most affluent residents of Sarasota County. It escaped major damage with Hurricane Charley, and Manasota Key continues to be one of Southwest Florida's undiscovered waterfront community treasures.



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About Corr Commercial Advisors



Corr Commercial Advisors was built on the values the Corr name instituted almost 70 years ago. Built on entrepreneurship, integrity, creativity, and excellence, Corr Commercial Advisors, LLC was established, serving communities from Sarasota to Fort Myers in the southwest Florida region. Corr Commercial Advisors is your only choice in commercial real estate.

Howard J. Corr CCIM, Managing Broker of CCA, is determined to set the example and lead the way of how commercial real estate is conducted in SWFL. The concept of listing your property and waiting for it to sell is a thing of the past. CCA is a marketing company with a broker's license that is accountable, collaborative, and knowledgeable, prepared to be your full-service real estate and property management brokerage. With CCA, a team of committed and enthusiastic professionals not only understands the business but has been a pivotal part of its growth and development over the last several decades and will completely manage your real estate transaction. Over the last 35+ years, Corr has had the opportunity to own and manage several real estate companies including CCA. Corr was a partner in the development company responsible for creating a 6,000-acre community known as Apollo Beach, Florida. This included the development, management and operation of infrastructure, utilities and 55 miles of interconnecting waterways with direct access to Tampa Bay. Corr Commercial Advisors, LLC is committed to delivering unparalleled service, knowledge, and experience to SWFL. If you are looking to conduct a real estate transaction or need property management, choosing CCA will be one of the most important decisions you will make. Thank you for entrusting us with your real estate needs!



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The Corr name has a heritage of Entrepreneurship, Integrity, Creativity and Excellence in Florida and Michigan real estate.

As I began my real estate career in the mid 1970's in Sarasota, Florida, my mission, vision and values were clearly influenced by my father's work ethic and dedication to excellence. To this day, I believe ethical and creative out-of-the-box thinking is a must for success in commercial real estate.

Over the past 40 years, I have owned and operated Florida real estate brokerages from Tampa to the Florida Keys. My portfolio includes development and management of shopping centers, office parks and residential communities in Michigan and Florida.

My passion for creative out-of-the-box thinking can be experienced with a visit to Port Charlotte Town Center, the home of Recreational Warehouse. In a 25,000/sf space, you can see hot tubs and full-size above-ground pools filled with water and fully functioning. This project is an example of repurposing vacated space in the ever-changing retail arena. Working on putting the pieces together for the mutual benefit of all parties was exciting.

I have been recognized as one of the most active local dealmakers with the prestigious Power Broker award for the fourth year in a row by CoStar Group, Inc., the data/analytics leader of the commercial real estate industry. This award recognizes professionals and firms who closed the highest transaction volume in commercial real estate transactions and leads their respective markets.

My promise to clients of Corr Commercial Advisors: we will always be knowledgeable, accountable and collaborative when working on your project. Our team of licensed real estate advisors are committed to meeting and exceeding your expectations.



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