

SALE

6631 PLACIDA RD

6631 Placida Rd Englewood, FL 34224



PROPERTY DESCRIPTION

Exceptional 2.94-acre commercial site positioned in a high-demand coastal corridor on Placida Road. With 12,800 daily vehicles passing by, this location serves as a primary gateway to the affluent Boca Grande community.

Zoned CG (Commercial General), this property offers excellent flexibility for investors and developers. Allowable by-right uses include retail, medical, office, and hospitality, maximizing the potential of this strategic location.

Need more space? Maximize your frontage with these adjacent assemblage opportunities:

6691 Placida Rd (Tract 1S): 4.00 Acres for \$1,520,000

6601 Placida Rd (Lots 15-18): 0.95 Acres for \$361,000

Contact Kayla Weiss-Bohnstedt today for more information:
941-268-4423

PROPERTY HIGHLIGHTS

- High-visibility 2.94-acre site on the main artery to Boca Grande (12,800 AADT).

OFFERING SUMMARY

Sale Price:	\$1,117,200
Price Per Acre:	\$380,000
Lot Size:	2.94 Acres (128,103 SF)
Zoning:	CG

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,366	7,996	18,731
Total Population	2,409	15,642	37,613
Average HH Income	\$81,079	\$83,406	\$80,676

Kayla Weiss-Bohnstedt
(941) 268-4423



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LEGAL DESCRIPTION:

PARCEL ONE: COMMENCE AT A PERMANENT REFERENCE MONUMENT AT THE SOUTHEASTERLY INTERSECTION OF THE RIGHT-OF-WAY OF STATE ROAD NO. 775 (100 FOOT RW) AND GASPARILLA PINES BLVD. (100 FOOT RW), SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF GASPARILLA PINES SUBDIVISION, SECTION 1, AS RECORDED IN PLAT BOOK 12, PAGES 3A AND 3B, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; RUN THENCE NORTH 0°55'00" EAST ALONG SAID RW LINE OF STATE ROAD NO. 775, 515.0 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 0°55'00" EAST, ALONG SAID RW LINE, 305.0 FEET (305.10' MEASURED); THENCE SOUTH 89°36'30" EAST, 420.03 FEET (419.55' MEASURED); TO THE WESTERLY BOUNDARY LINE OF SAID GASPARILLA PINES SUBDIVISION, SECTION 1; THENCE SOUTH 0°55'00" WEST, ALONG SAID BOUNDARY LINE, 305.0 FEET (305.10' MEASURED); THENCE NORTH 89°36'30" WEST, 420.03 FEET (419.55' MEASURED) TO THE POINT OF BEGINNING, ALL LYING AND BEING A PART OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA.

PARCEL TWO: COMMENCE AT A PERMANENT REFERENCE MONUMENT AT THE SOUTHEASTERLY INTERSECTION OF THE RIGHT-OF-WAY OF STATE ROAD NO. 775 (100 FOOT RW) AND GASPARILLA PINES BLVD. (100 FOOT RW), SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF GASPARILLA PINES SUBDIVISION, SECTION 1, AS RECORDED IN PLAT BOOK 12, PAGES 3A AND 3B, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; RUN THENCE NORTH 0°55'00" EAST ALONG SAID RW LINE OF STATE ROAD NO. 775, 100.0 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 0°55'00" EAST, ALONG SAID RW LINE, 415.0 FEET; THENCE SOUTH 89°36'30" EAST, 420.03 FEET TO THE WESTERLY BOUNDARY LINE OF SAID GASPARILLA PINES SUBDIVISION, SECTION 1; THENCE SOUTH 0°55'00" WEST ALONG SAID BOUNDARY LINE 415.0 FEET TO THE NORTHERLY RW OF SAID GASPARILLA PINES BOULEVARD; THENCE NORTH 89°36'30" WEST, 420.03 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING A PART OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA.

PARCEL THREE: LOTS 15, 16, 17 AND 18, FIRST ADDITION TO SHAMROCK SHORES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 22A, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

CERTIFIED TO:
SOUTHWEST ENGINEERING AND DESIGN, ITS SUCCESSORS AND/OR ASSIGNS.

COMMUNITY NUMBER: 120061
PANEL: 0193
SUFFIX: F
FLOOD ZONE: AE
FIELD WORK: 10-1-2021

PROPERTY ADDRESS:
6601/6631/6691 PLACIDA ROAD
ENGLEWOOD, FL 34224

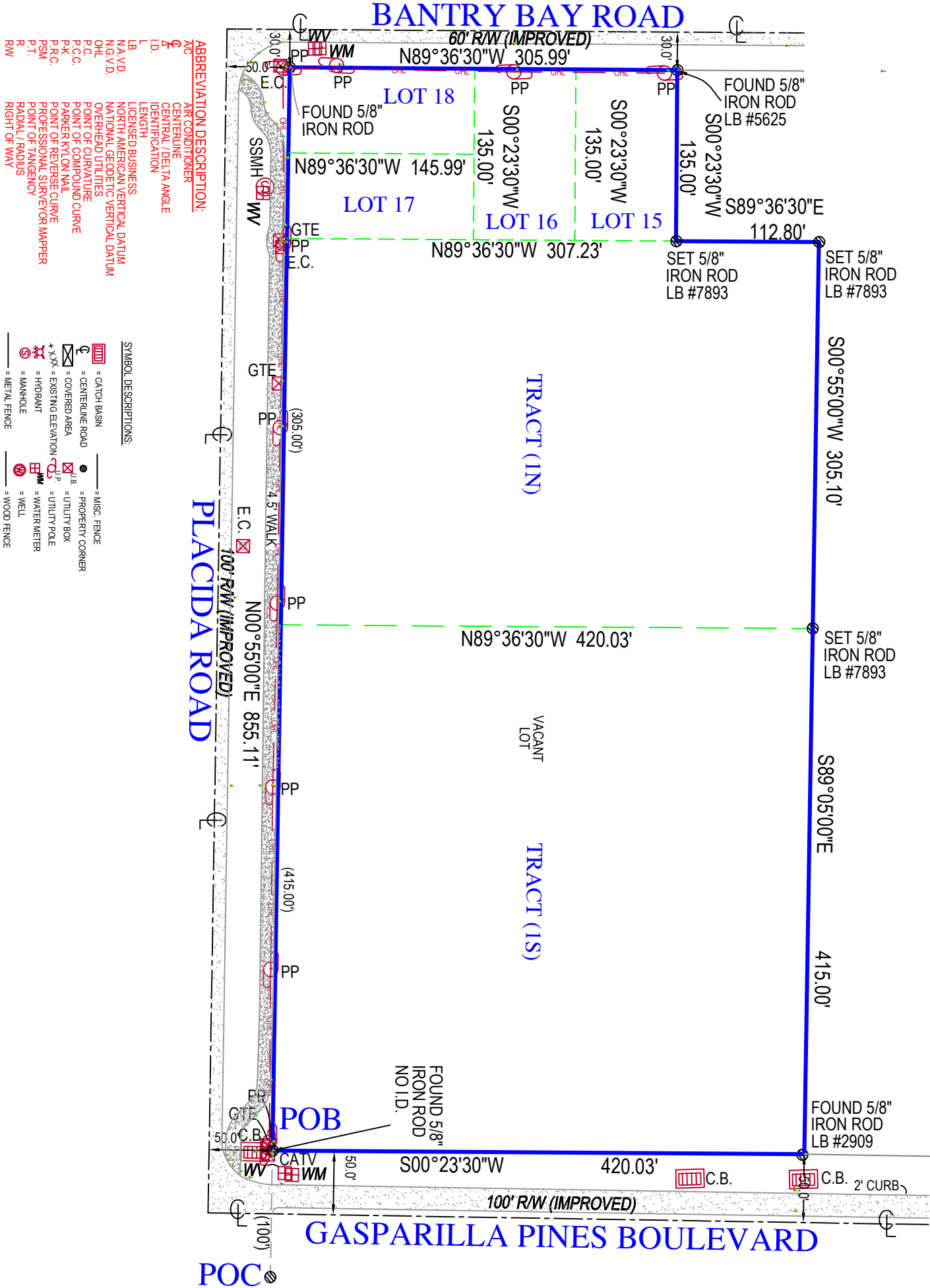
SURVEY NUMBER: 505197

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS ARE LOCATED.

- DIMENSIONS SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED
- FENCE OWNERSHIP NOT DETERMINED
- ELEVATIONS, IF SHOWN, ARE BASED ON N.G.V.D., 1929 DATUM, UNLESS OTHERWISE NOTED.
- IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

REVISIONS:



SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE

(SIGNED) Kenneth Osborne
KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

Digitally signed by
Kenneth Osborne
Date: 2021.10.04
22:43:41 -04'00'

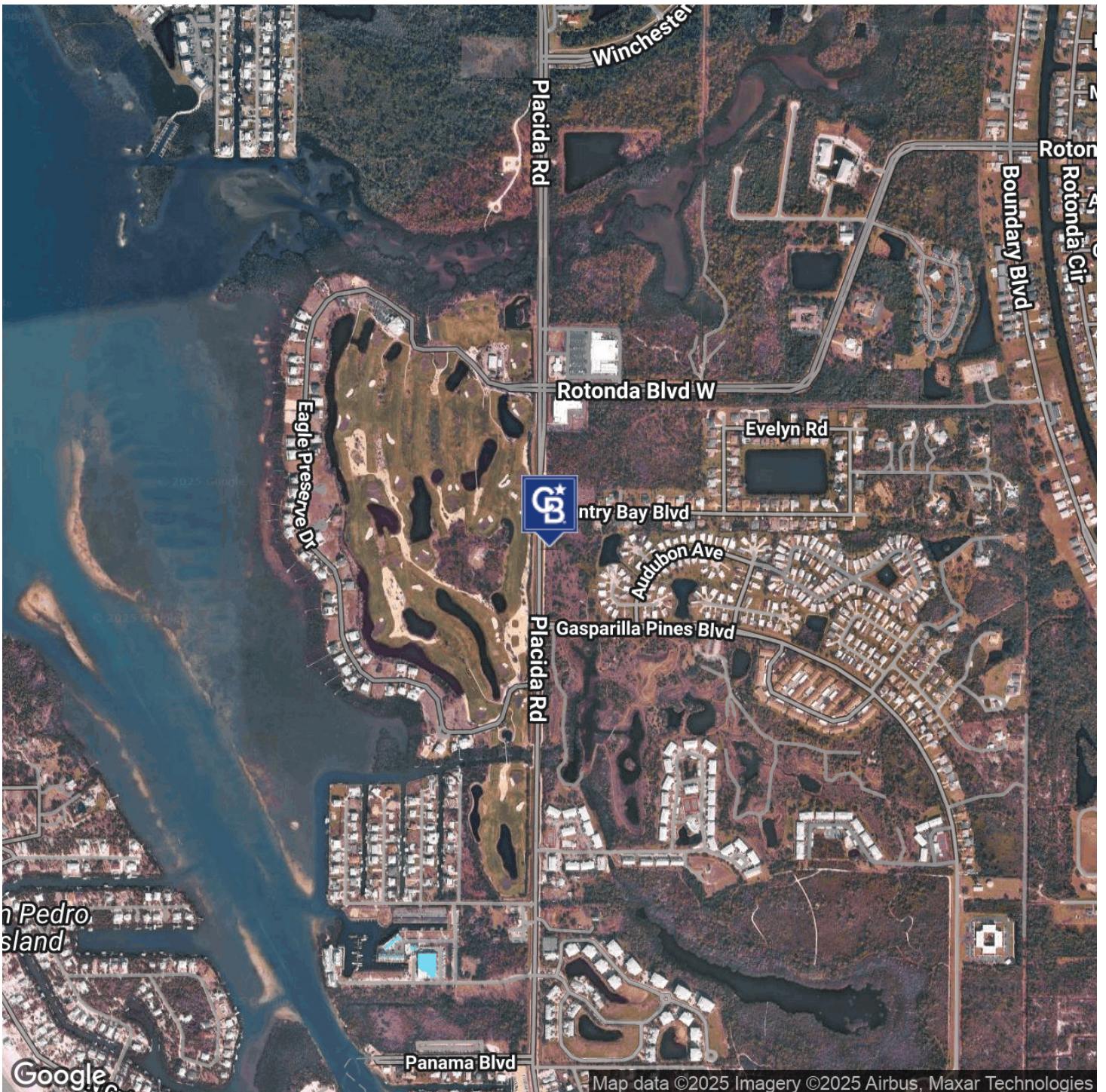


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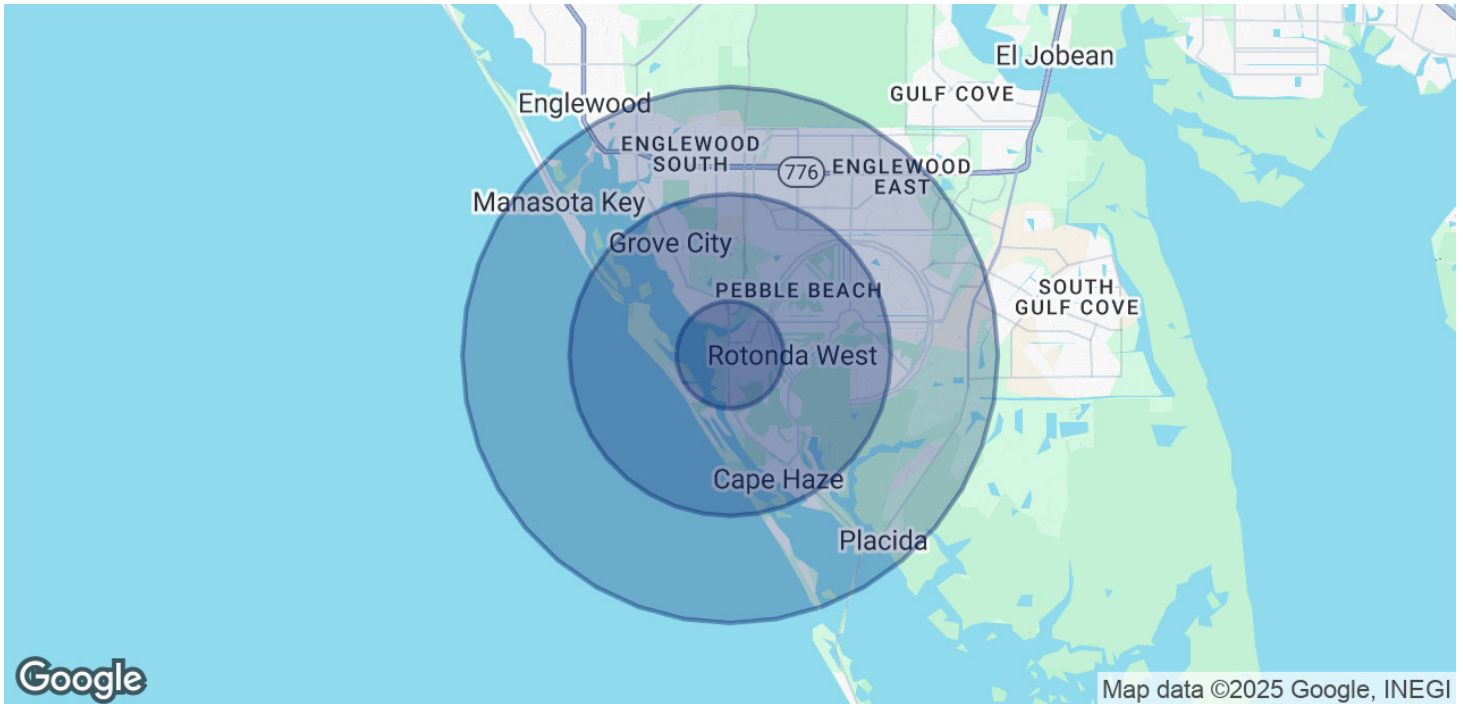


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,409	15,642	37,613
Average Age	64	62	60
Average Age (Male)	63	62	60
Average Age (Female)	64	62	60

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,366	7,996	18,731
# of Persons per HH	1.8	2	2
Average HH Income	\$81,079	\$83,406	\$80,676
Average House Value	\$426,556	\$397,236	\$368,049

Demographics data derived from AlphaMap

Kayla Weiss-Bohnstedt
(941) 268-4423



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Kayla Weiss-Bohnstedt

Dedicated to sharing my education and experience to maximize my clients' return on their commercial real estate investments.



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KAYLA WEISS-BOHNSTEDT | COMMERCIAL ASSOCIATE



Kayla Weiss-Bohnstedt earned her Florida real estate license when she was 18 years old. Kayla joined Coldwell Banker Commercial in 2018. Kayla has participated in transactions exceeding \$30,000,000 working with investors and tenants in the community. To enhance her commercial real estate education, Kayla has enrolled in the CCIM Designation Curriculum Program which consists of a general Foundations course and three one-week core CRE segments. Kayla has successfully completed the Foundations course, Negotiations course, and CCIM 101, 102, 103 & 104: Financial Analysis for Commercial Investment Real Estate with plans to earn her designation in 2025.

Contact Kayla: (941) 268-4423 | Kayla.Weiss@CommercialRealtyFl.com



Proud to be #1 in deals with Coldwell Banker Commercial Realty in Florida!

2024: PCPGNP Association of Realtors Commercial Committee Chair

2025: PCPGNP Association of Realtors Commercial Committee Chair

Awards:

2017: Rookie Of The Year

2023 : International Diamond Society

2023: Circle of Distinction Bronze

2024 : Internation Sterling Society

2024 : Circle of Distinction Bronze

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**Coldwell Banker Commercial Realty
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