

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

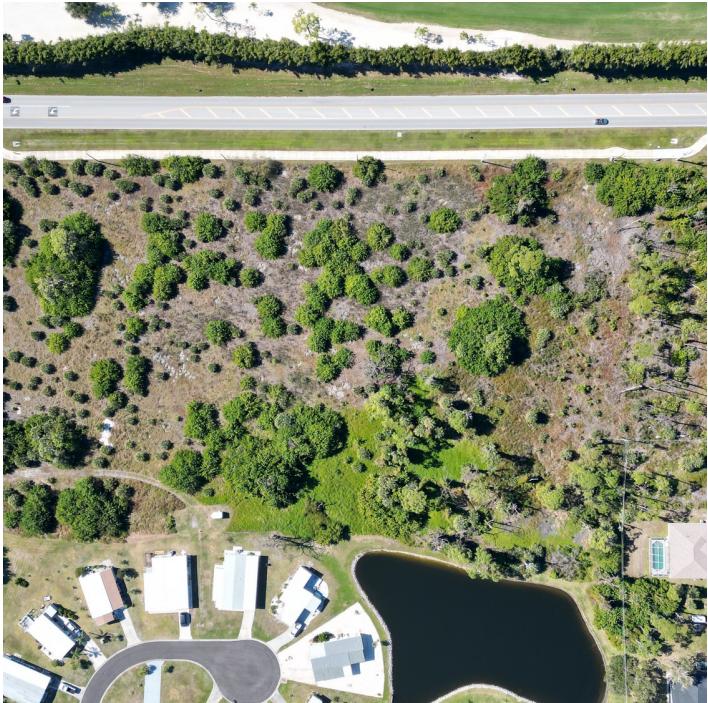
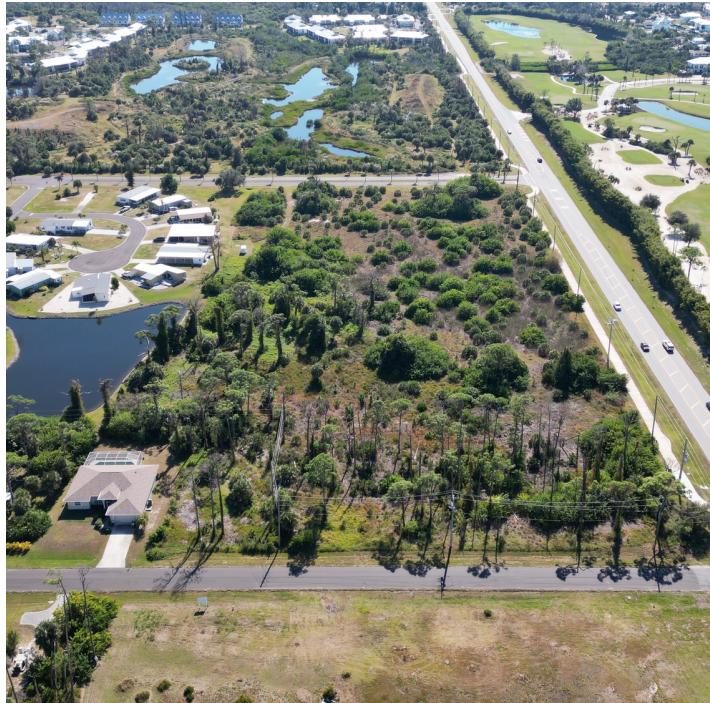


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

6631 PLACIDA RD

6631 Placida Rd Englewood, FL 34224



Kayla Weiss-Bohnstedt
(941) 268-4423



COLDWELL BANKER
COMMERCIAL
REALTY

BOUNDARY SURVEY

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 R/W) AND GASPARILLA PINES BLVD. (100 FOOT R/W, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF GASPARILLA PINES SUBDIVISION, SECTION L, AS RECORDED IN PLAT BOOK 12, PAGES 3A AND 3B, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; RUN THENCE NORTH $0^{\circ}55'00''$ EAST ALONG SAID R/W LINE OF STATE ROAD NO. 775 515.0 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH $0^{\circ}55'00''$ EAST, ALONG SAID R/W LINE, 305.0 FEET (305.0 MEASURED); THENCE SOUTH $89^{\circ}36'30''$ EAST, 420.03 FEET (419.55 MEASURED); TO THE WESTERLY BOUNDARY LINE OF SAD GASPARILLA PINES SUBDIVISION, SECTION 1; THENCE SOUTH $0^{\circ}55'00''$ WEST, ALONG SAID BOUNDARY LINE 305.0 FEET (305.10 MEASURED); THENCE NORTH $89^{\circ}36'30''$ 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 R/W) AND GASPARILLA PINES BLVD. (100 FOOT R/W), SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF GASPARILLA PINES SUBDIVISION, SECTION L, AS RECORDED IN PLAT BOOK 12, PAGES 3A AND 3B, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. RUN THENCE NORTH $0^{\circ}55'00''$ EAST ALONG SAID R/W LINE OF STATE ROAD NO. 775, L 00.0 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH $0^{\circ}55'00''$ EAST, ALONG SAID R/W LINE, 415.0 FEET; THENCE SOUTH $89^{\circ}36'30''$ EAST, 420.03 FEET TO THE WESTERLY BOUNDARY LINE OF SAID GASPARILLA PINES SUBDIVISION, SECTION L; THENCE SOUTH $0^{\circ}55'00''$ WEST ALONG SAID BOUNDARY LINE 415.0 FEET TO THE NORTHERLY R/W OF SAID GASPARILLA PINES BOULEVARD; THENCE NORTH $89^{\circ}36'30''$ 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.

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:
6601/6633/6691 PLACIDA ROAD
ENCL: WOOD N 24224

ENGLEWOOD, FL 34224
SURVEY NUMBER: 505197

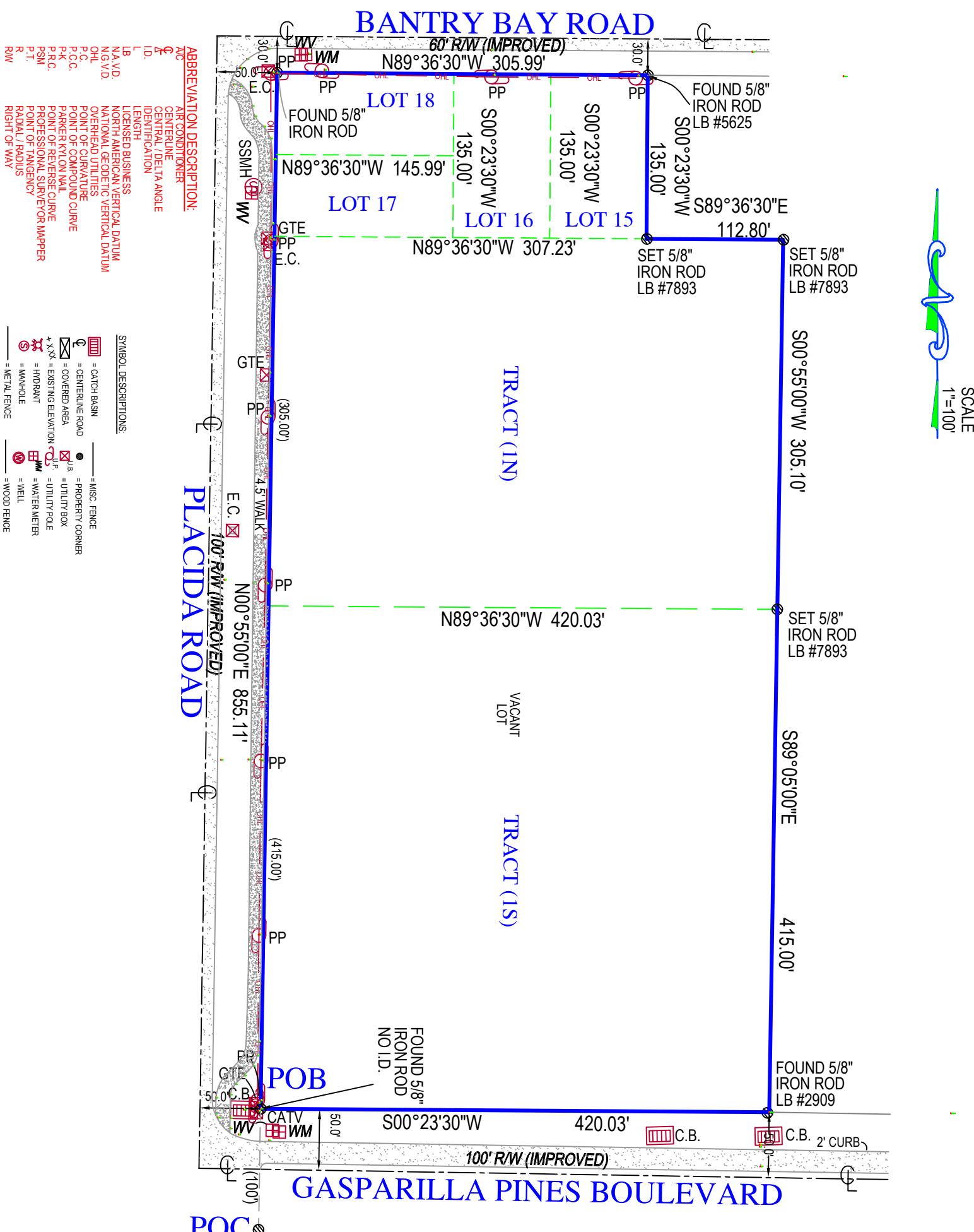
GENERAL NOTES:

1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED
3) SHOWN ON THE PLAT
4) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS
5) WALLS ARE TO THE FACE OF THE WALL AND /
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 G.V.D. 1929 DATUM, UNLESS OTHERWISE NOTED
IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE
RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES
THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

TED.
E CLEARLY ILLUSTRATE
ES, DIMENSIONS SHALL CONTROL

REVISION



SURVEYORS CERTIFICATE:

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.

EMBOSSED SEAL AND SIGNATURE
Digitally signed by
Kenneth Osborne
Date: 2021.10.04
22:43:41, '04'00'
Kenneth Osborne
(SIGNED)

Kenneth Osbor

22:43:41 04/00
KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

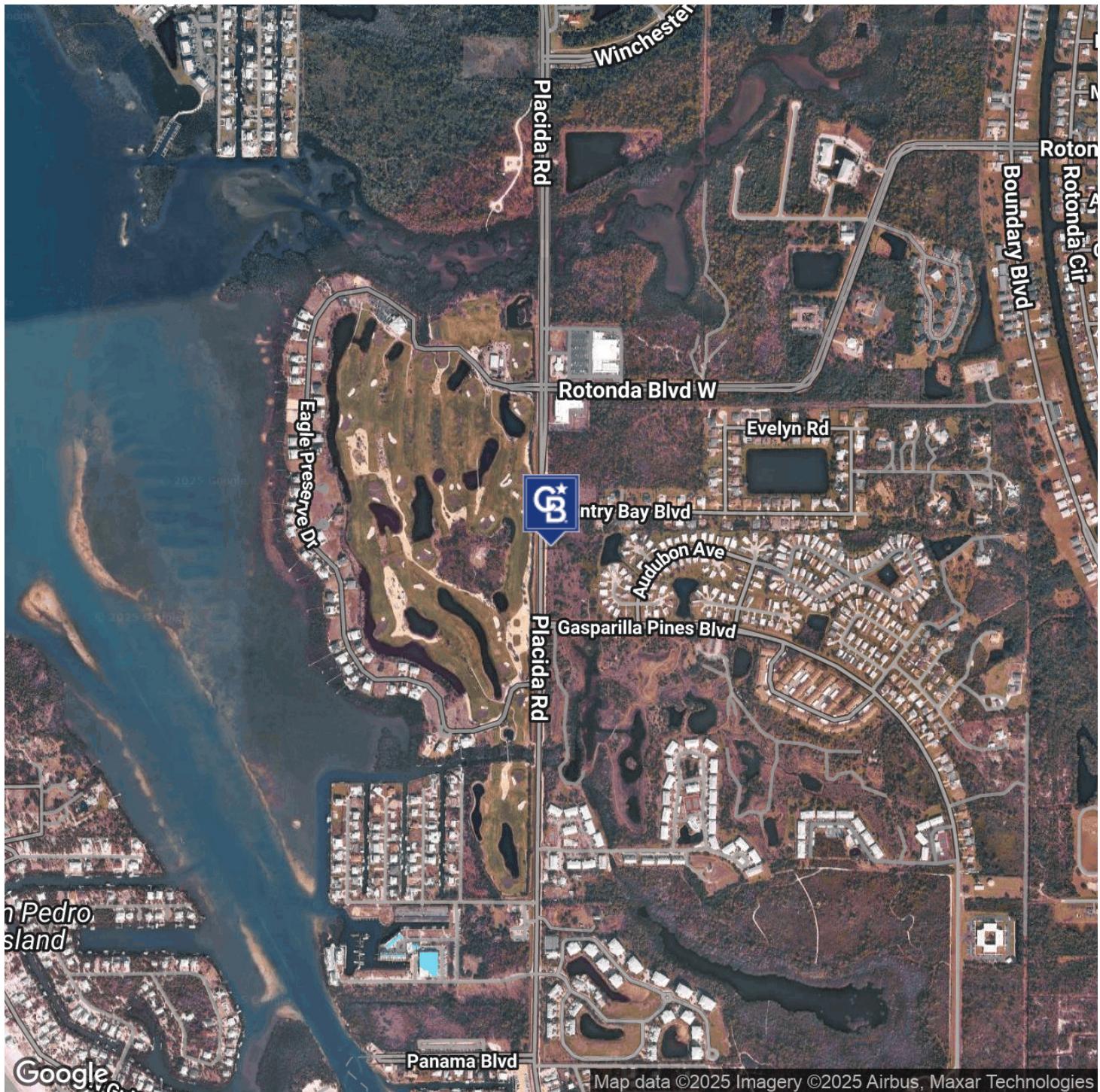
TARGET SURVEYING, LLC

LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

SALE

6631 PLACIDA RD

6631 Placida Rd Englewood, FL 34224



Kayla Weiss-Bohnstedt
(941) 268-4423

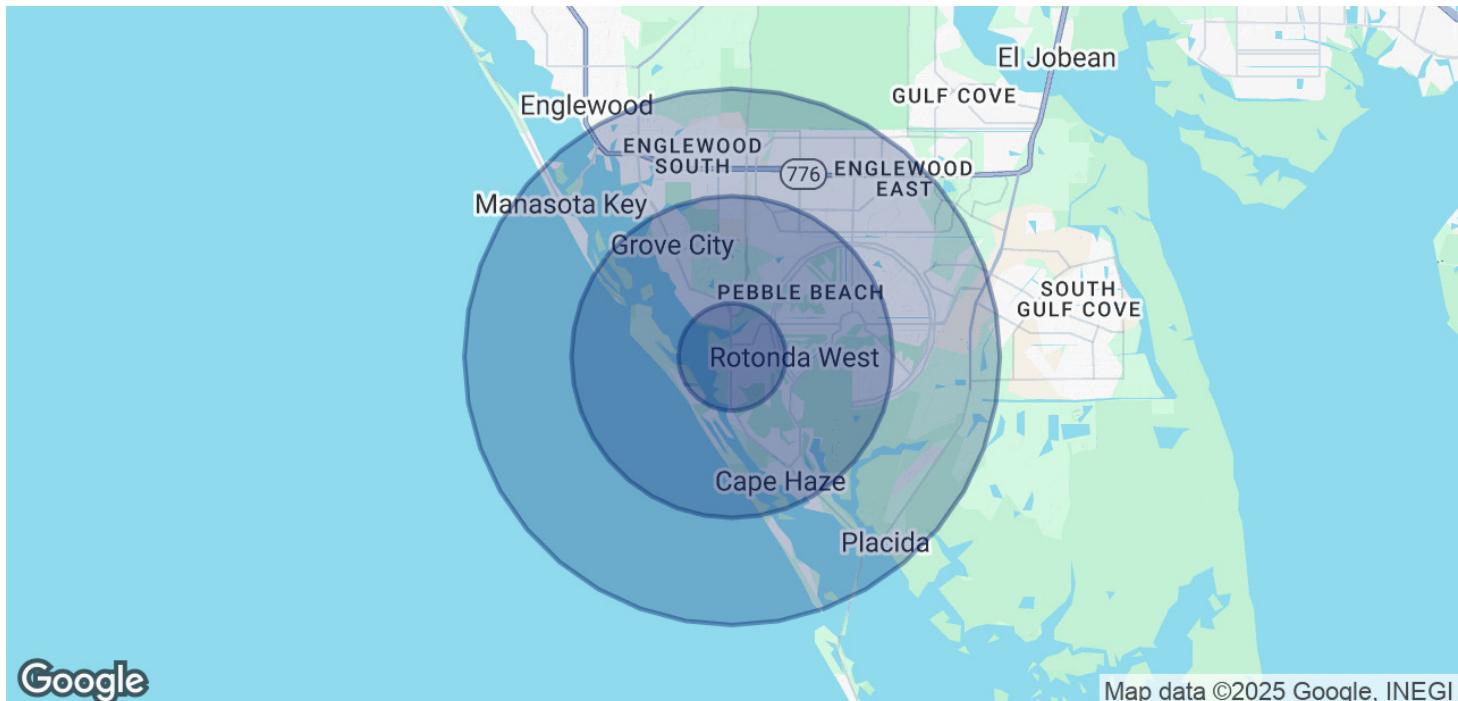


**COLDWELL BANKER
COMMERCIAL
REALTY**

SALE

6631 PLACIDA RD

6631 Placida Rd Englewood, FL 34224



Google

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



COLDWELL BANKER
COMMERCIAL
REALTY

Kayla Weiss-Bohnstedt

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



COLDWELL BANKER
COMMERCIAL
REALTY

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

CLIENT RESPONSIVENESS - FAST RESULTS - INTEGRITY

CBCWORLDWIDE.COM

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

Coldwell Banker Commercial Realty
200 W. Marion Ave., Punta Gorda, FL
(941) 268-4423