

# 3372 N Access Rd

3372 N ACCESS RD ENGLEWOOD, FL 34224



## PROPERTY DESCRIPTION

1,620 SF fully air conditioned retail space located in the Oaks Plaza on N. Access Drive. This complex offers great signage/exposure to Tamiami Trail as well as parking. Double door entrance in the rear for deliveries. former Dance Studio that could be utilized for similar use or retrofitted to specific retail/office use.

## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

|                |                           |
|----------------|---------------------------|
| Lease Rate:    | \$2,970.00 per month (MG) |
| Available SF:  | 1,620 SF                  |
| Lot Size:      | 41,798 SF                 |
| Building Size: | 10,344 SF                 |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 185       | 519       | 2,195    |
| Total Population  | 398       | 1,122     | 4,608    |
| Average HH Income | \$64,329  | \$68,238  | \$69,778 |



### TROY ROBBINS

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## LEASE INFORMATION

|              |          |             |                      |
|--------------|----------|-------------|----------------------|
| Lease Type:  | MG       | Lease Term: | Negotiable           |
| Total Space: | 1,620 SF | Lease Rate: | \$2,970.00 per month |

## AVAILABLE SPACES

| SUITE                | TENANT    | SIZE (SF) | LEASE TYPE     | LEASE RATE        | DESCRIPTION |
|----------------------|-----------|-----------|----------------|-------------------|-------------|
| 3372 North Access Rd | Available | 1,620 SF  | Modified Gross | \$2,970 per month | -           |

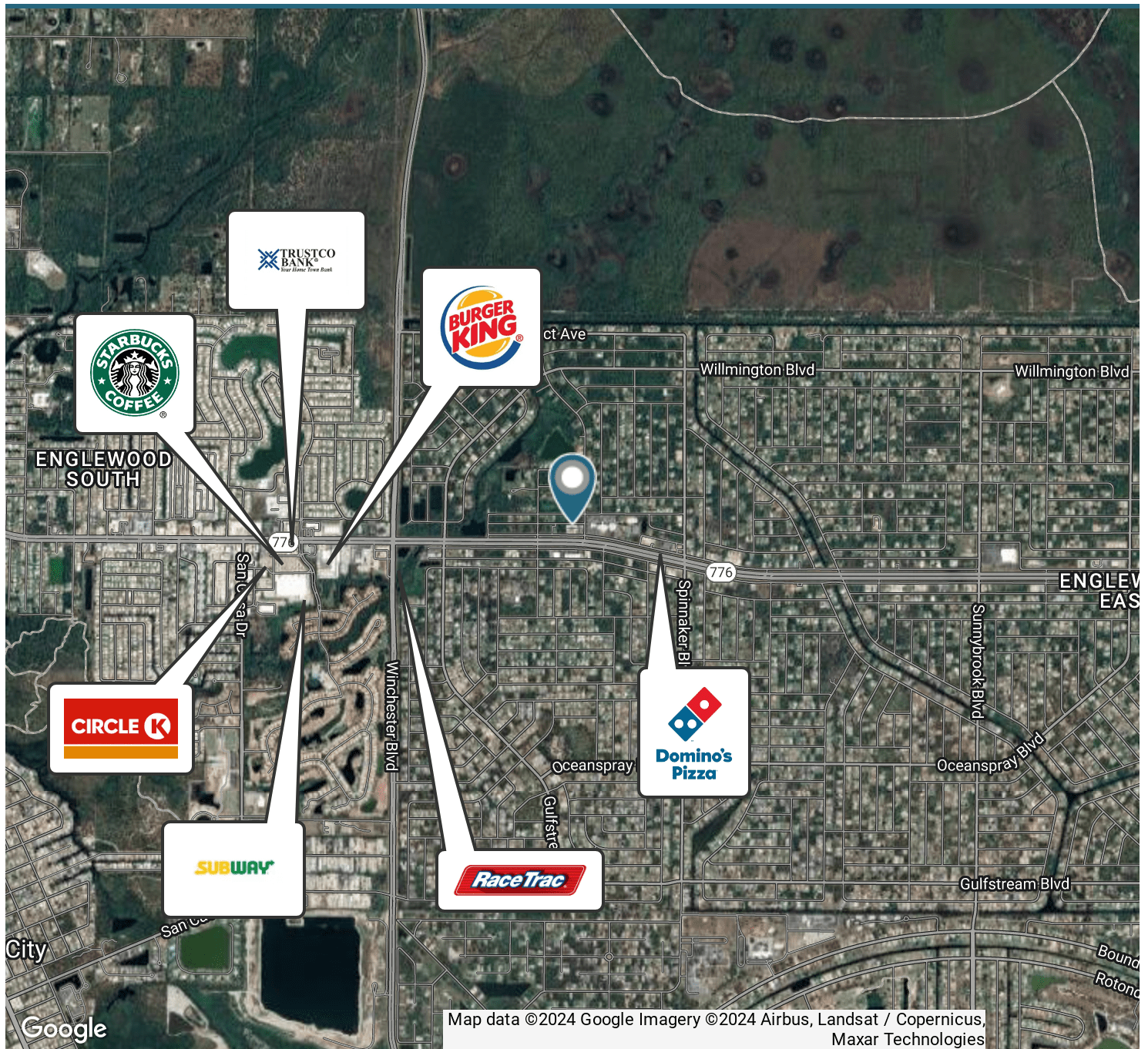
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Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

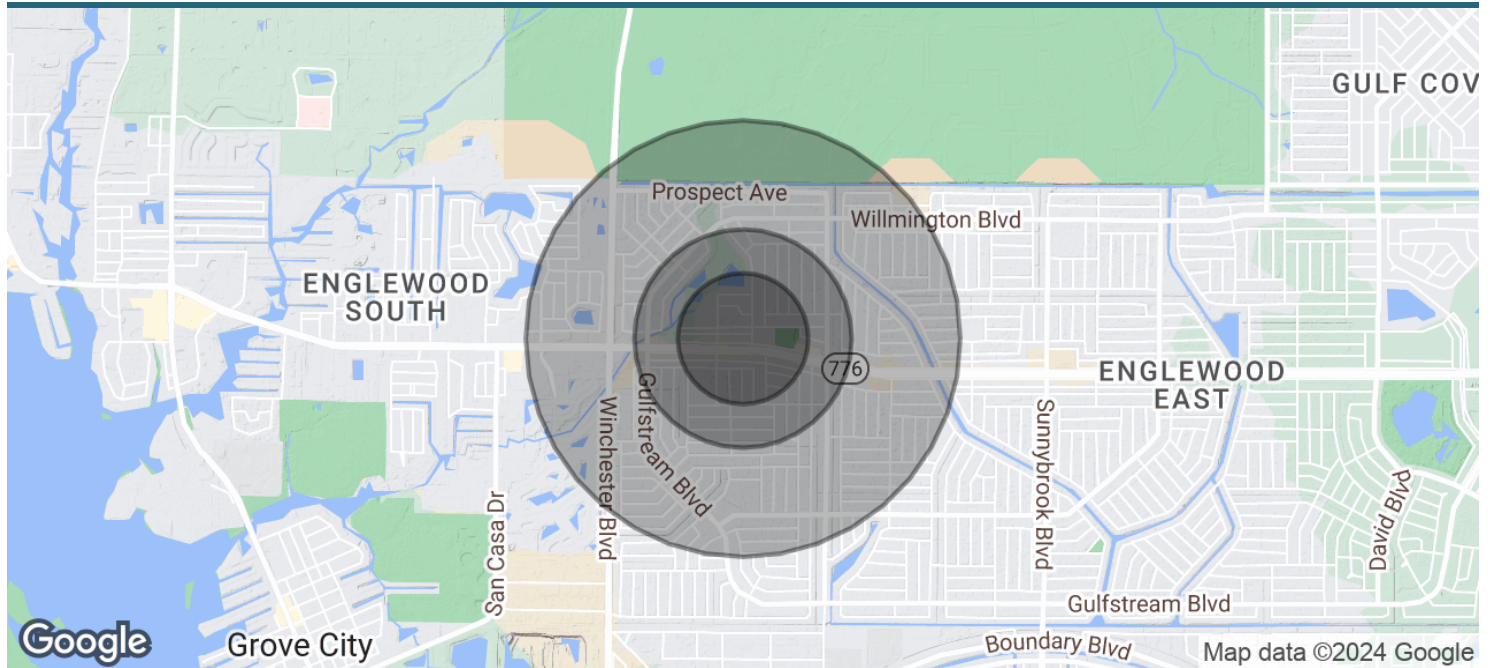


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| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 398       | 1,122     | 4,608  |
| Average Age          | 52        | 53        | 56     |
| Average Age (Male)   | 53        | 54        | 56     |
| Average Age (Female) | 51        | 53        | 56     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 185       | 519       | 2,195     |
| # of Persons per HH | 2.2       | 2.2       | 2.1       |
| Average HH Income   | \$64,329  | \$68,238  | \$69,778  |
| Average House Value | \$266,014 | \$272,202 | \$267,310 |

Demographics data derived from AlphaMap



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