



**FOR  
LEASE**

RETAIL/OFFICE  
SPACE

**SAN CASA SQUARE**  
2961 PLACIDA ROAD  
ENGLEWOOD, FL 34224

**PROPERTY FEATURES**

- Nicely built-out former chiropractor space
- Move-in ready with existing interior improvements
- Excellent visibility at signalized intersection
- Prominent corner location at Placida Rd & San Casa Dr
- Centrally located between Englewood to the north and Boca Grande to the south
- High-traffic corridor near the water
- Diverse, established tenant mix
- Abundant on-site parking

**AVAILABILITY**

UNIT	<b>6</b>
SIZE (SF)	884
LEASE RATE (PSF)	\$15.00 NNN
MONTHLY BASE RENT	\$1,105.00
OPEX (PSF)	\$3.85
MONTHLY OPEX	\$283.62
TOTAL MONTHLY RENT	\$1,388.62

Please Contact:

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Vice President

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COMMERCIAL REAL ESTATE SERVICES

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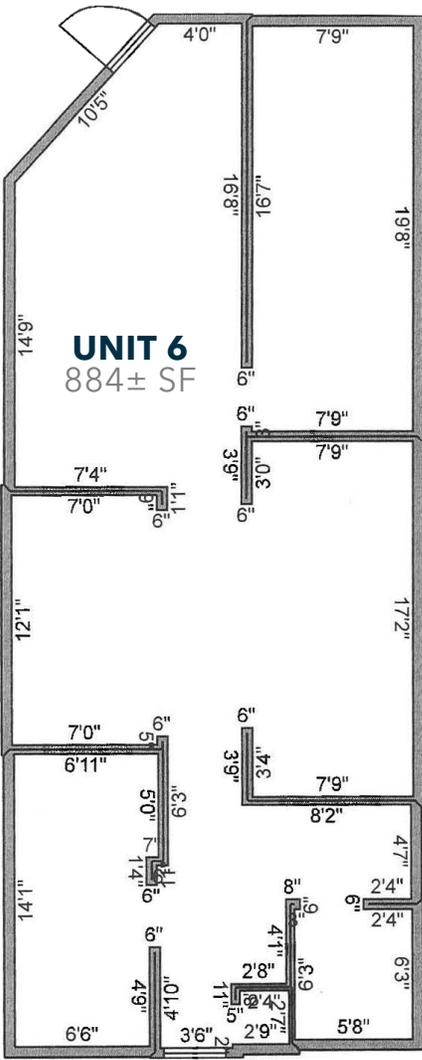
YOUR LOCAL MARKET EXPERT

7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com



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**LOCATION DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
2025 POPULATION	2,385	21,468	42,258
HOUSEHOLDS	1,240	11,361	21,809
MEDIAN HOUSEHOLD INCOME	\$72,001	\$67,679	\$68,461
AVG. HOUSEHOLD INCOME	\$93,406	\$94,933	\$94,693

**TRAFFIC COUNTS**

VOLUME (AADT)	YEAR
16,200 (Placida Road)	2024
7,000 (San Casa Dr)	

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