

Cornerstone Plaza of Englewood

1720 South McCall Road



Busy Shopping center located in this beach community's most traveled road in Englewood. Plaza is Owned and managed since 2004.

Demographics 5 Miles:
Population 36,889

Income \$59,928

Attributes (2020 Stats):

Traffic count 776 : 42,500

18,511 SF of Retail Space

High Visibility

Easy Access traffic light

Located in shopping district

Tromble management Company, LLC

18501 Murdock Circle, Suite 507

Port Charlotte, FL 33948

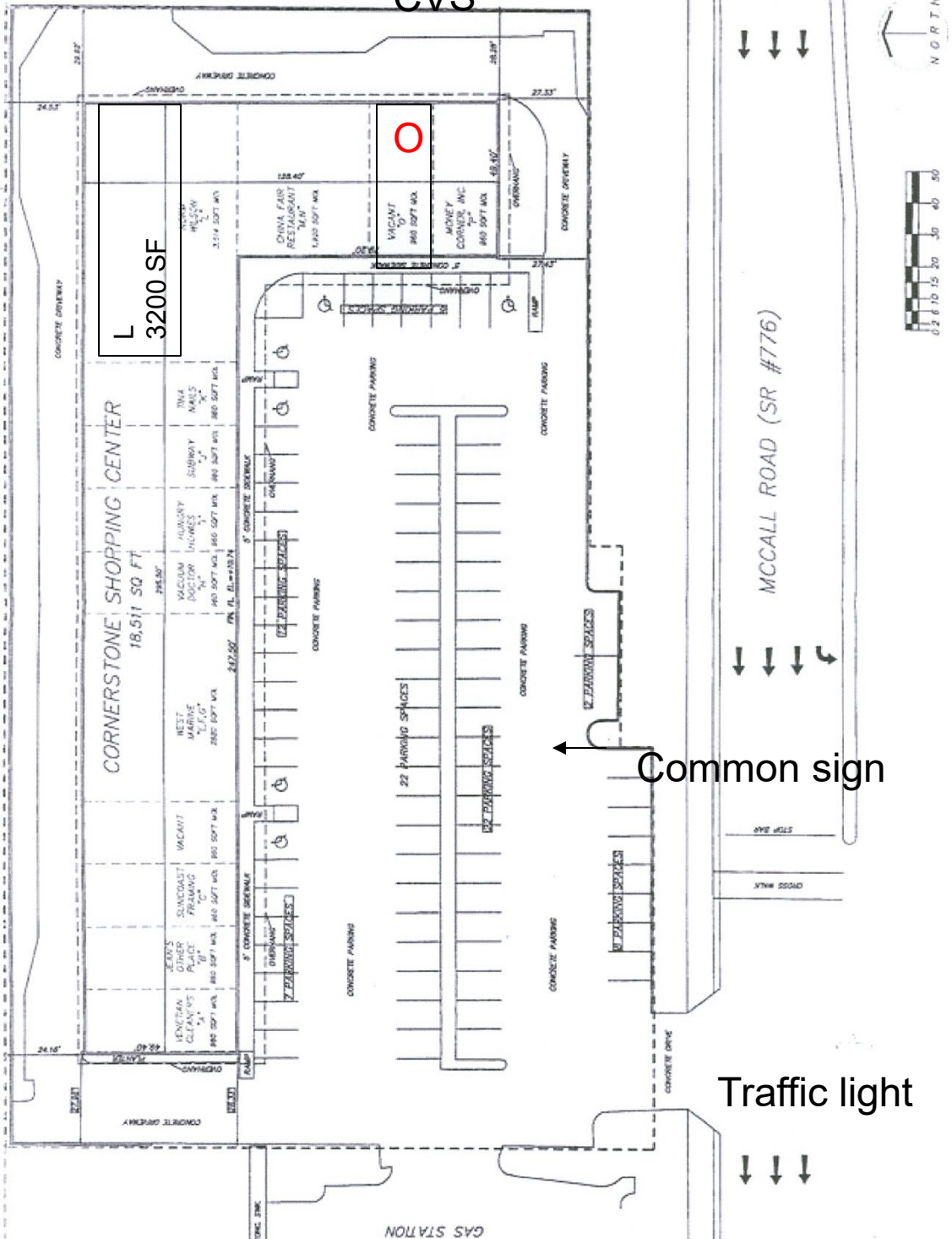
(941) 467-0093

Stephanie Tromble (owner/agent) Stephanie@tromblemc.com



Intersection- Pine/ S. Mcall (SR 776)

CVS



LEASE PROPOSAL
Cornerstone Plaza Of Englewood
1720 South McCall Rd

Name of Project: Cornerstone Plaza Of Englewood

Location: 1720 South McCall Road

Landlord: Tromble Management Company, LLC

Tenant: _____

Unit: **O 960 SF or L 3200 SF (can be divided 900 sf min)**

Lease Term: 3-5 years plus potential free rent**

Renewal Options: 2-3 years

Rental Amounts: \$11 to 15 per square foot (depends on length of lease, deposit and credibility of tenant.

Escalations: Base rent shall increase five percent (5%),. Escalations shall be assessed annually based on commencement date.

NNN Expenses: Tenant shall pay its estimated proportionate share of:
C.A.M. (\$6.60/sf) (NNN expenses including trash and pest control are estimated and may change depending on actual cost)

Security Deposit: First months Rent, last months rent and security deposit. We require a sign deposit.



Area Maps

