



FOR LEASE

RETAIL/OFFICE SPACE

SAN CASA SQUARE

2961 PLACIDA ROAD

ENGLEWOOD, FL 34224

PROPERTY FEATURES

- Unit 11 is an end-cap space
- Unit 6 is a built-out former chiropractor space
- 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	6	11
SIZE (SF)	884	2,093
LEASE RATE (PSF)	\$16.00 NNN	\$14.00 NNN
MONTHLY BASE RENT	\$1,178.67	\$2,441.83
OPEX (PSF)	\$4.85	\$4.85
MONTHLY OPEX	\$357.28	\$845.92
TOTAL MONTHLY RENT	\$1,535.95	\$3,287.75

Please Contact:

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Vice President

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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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8/19/26

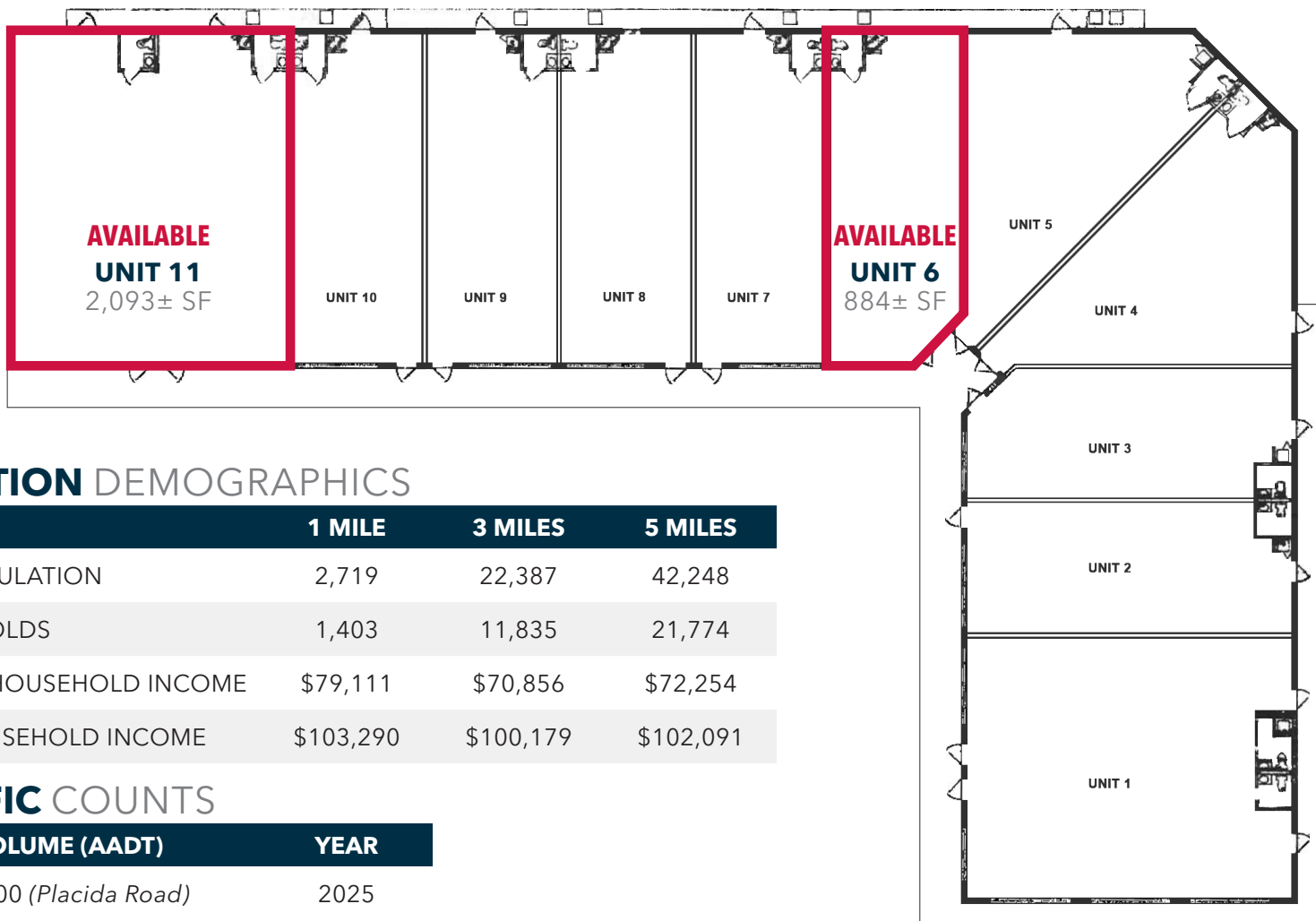
YOUR LOCAL MARKET **EXPERT**

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



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LOCATION DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2026 POPULATION	2,719	22,387	42,248
HOUSEHOLDS	1,403	11,835	21,774
MEDIAN HOUSEHOLD INCOME	\$79,111	\$70,856	\$72,254
AVG. HOUSEHOLD INCOME	\$103,290	\$100,179	\$102,091

TRAFFIC COUNTS

VOLUME (AADT)	YEAR
17,000 (Placida Road)	2025
4,800 (San Casa Dr)	

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