



ENGLEWOOD RETAIL CONDO

3285 PLACIDA RD STE A
ENGLEWOOD, FLORIDA 34224

PROPERTY HIGHLIGHTS

- ±2,100 SF retail condo
- Corner unit with strong visibility
- Flexible open floor plan
- CG (Commercial General) zoning
- Suitable for retail, office, showroom, and service uses
- Rear yard space
- Convenient Placida Road location

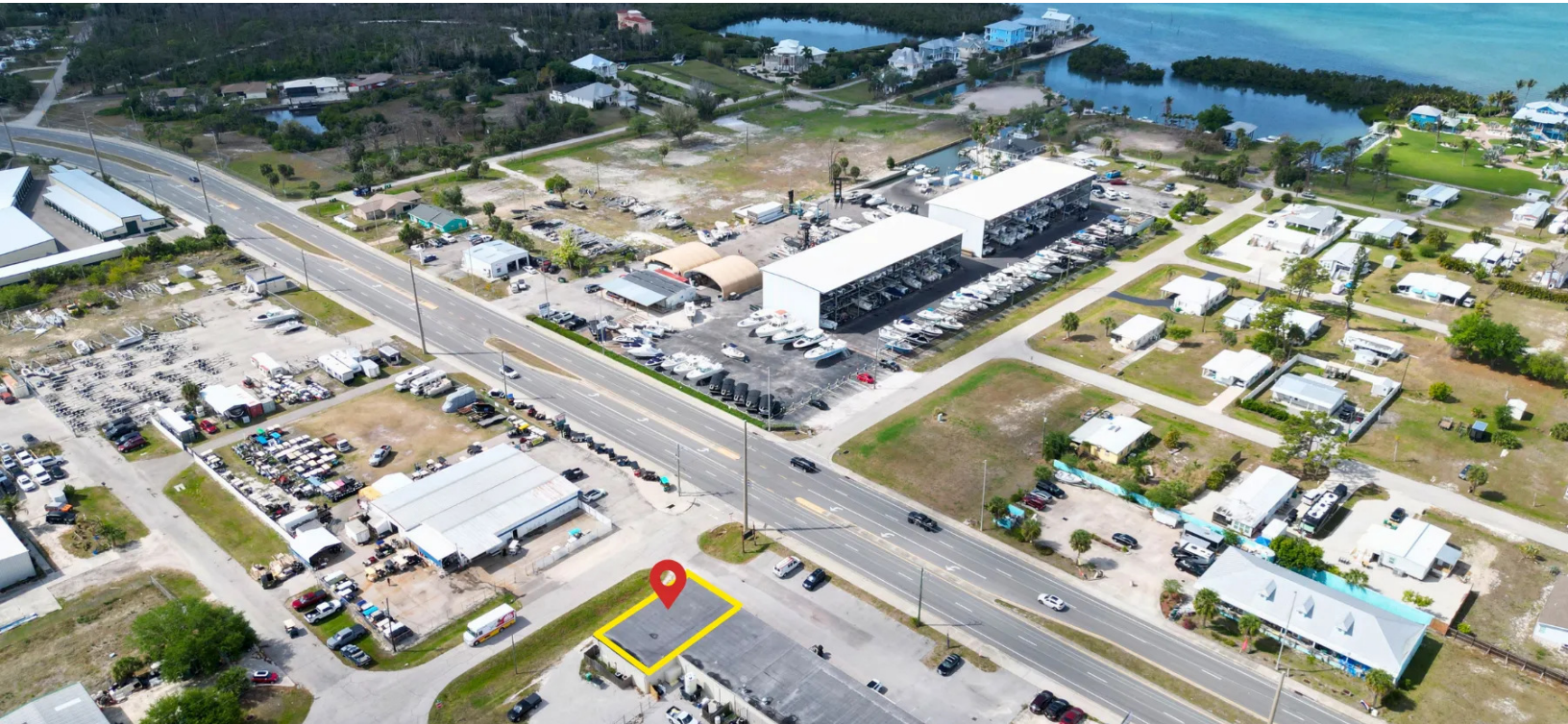


DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	71	239	900
Total Population	125	433	1,613
Average HH Income	\$84,852	\$90,657	\$96,247

For More Information

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ENGLEWOOD, FL 34224



OFFERING SUMMARY

Sale Price:	\$419,000
Building Size:	2,100 SF
Lot Size:	2,144 SF
Price / SF:	\$199.52
Year Built:	1984
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 3285 Placida Rd, Englewood, FL

Property Type: Retail Condo for Sale

Property Size: ±2,100 SF

Take advantage of this opportunity to own a versatile retail condo located along Placida Road in Englewood, a growing commercial corridor serving surrounding residential communities, retail centers, and coastal traffic. This corner unit offers strong visibility, convenient access, and a flexible open floor plan suitable for a variety of retail, showroom, office, or service-based businesses.

Zoned CG (Commercial General), the property allows for a wide range of commercial uses, making it an excellent opportunity for an owner-user looking to establish or expand their business presence, or an investor seeking a well-located commercial asset in the Englewood market. The property also includes rear yard space, providing additional flexibility for storage or operational needs.

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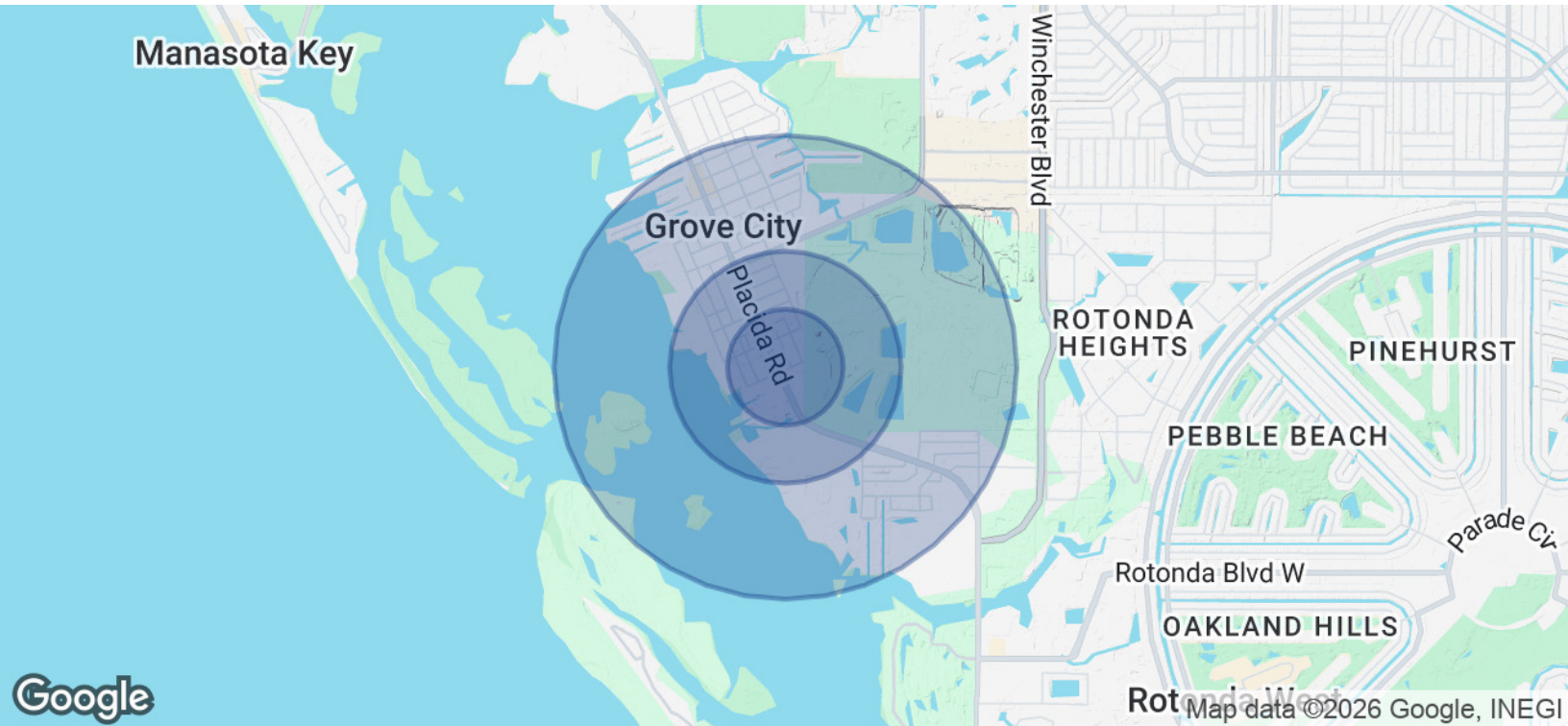


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	125	433	1,613
Average Age	67.4	64.9	64.6
Average Age (Male)	69.3	67.2	66.7
Average Age (Female)	65.3	62.7	63.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	71	239	900
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$84,852	\$90,657	\$96,247
Average House Value	\$420,228	\$429,589	\$433,054

2023 American Community Survey (ACS)

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