



PARCEL NUMBER: 41-20-04-801-000
LOT SIZE: +/-1.87 ACRES | 81,299 SF
 [VIEW ON GOOGLE MAPS](#)

SUBJECT

MEDICAL/RETAIL REDEVELOPMENT OPPORTUNITY

PRIME CORNER LOCATION ADJACENT TO MULTIPLE NEW CONSTRUCTION PROPERTIES

2960 S McCall Rd, Englewood, FL

OFFERING MEMORANDUM

NON-ENDORSEMENT & DISCLAIMER NOTICE

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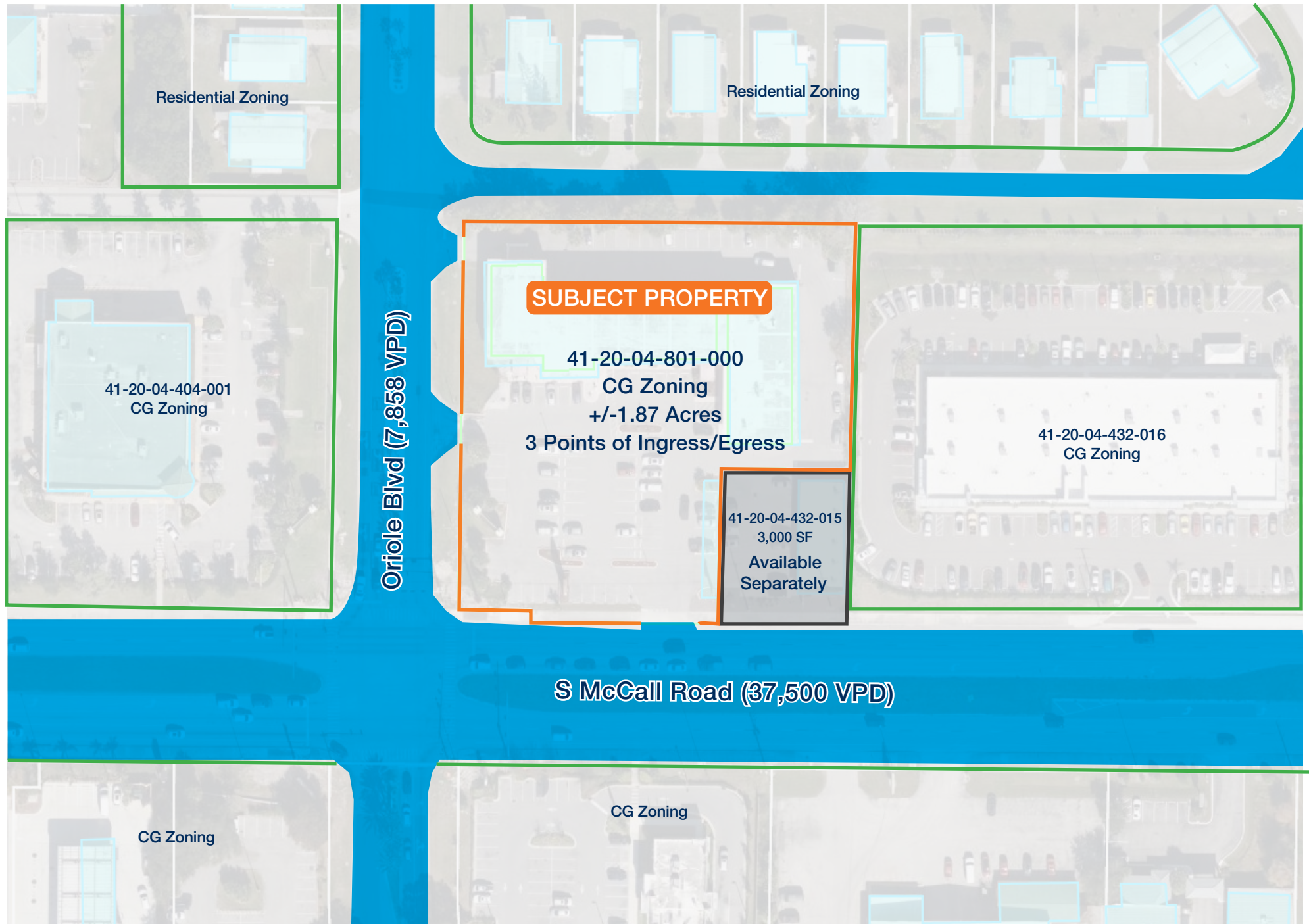
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INVESTMENT HIGHLIGHTS // 2960 S MCCALL RD

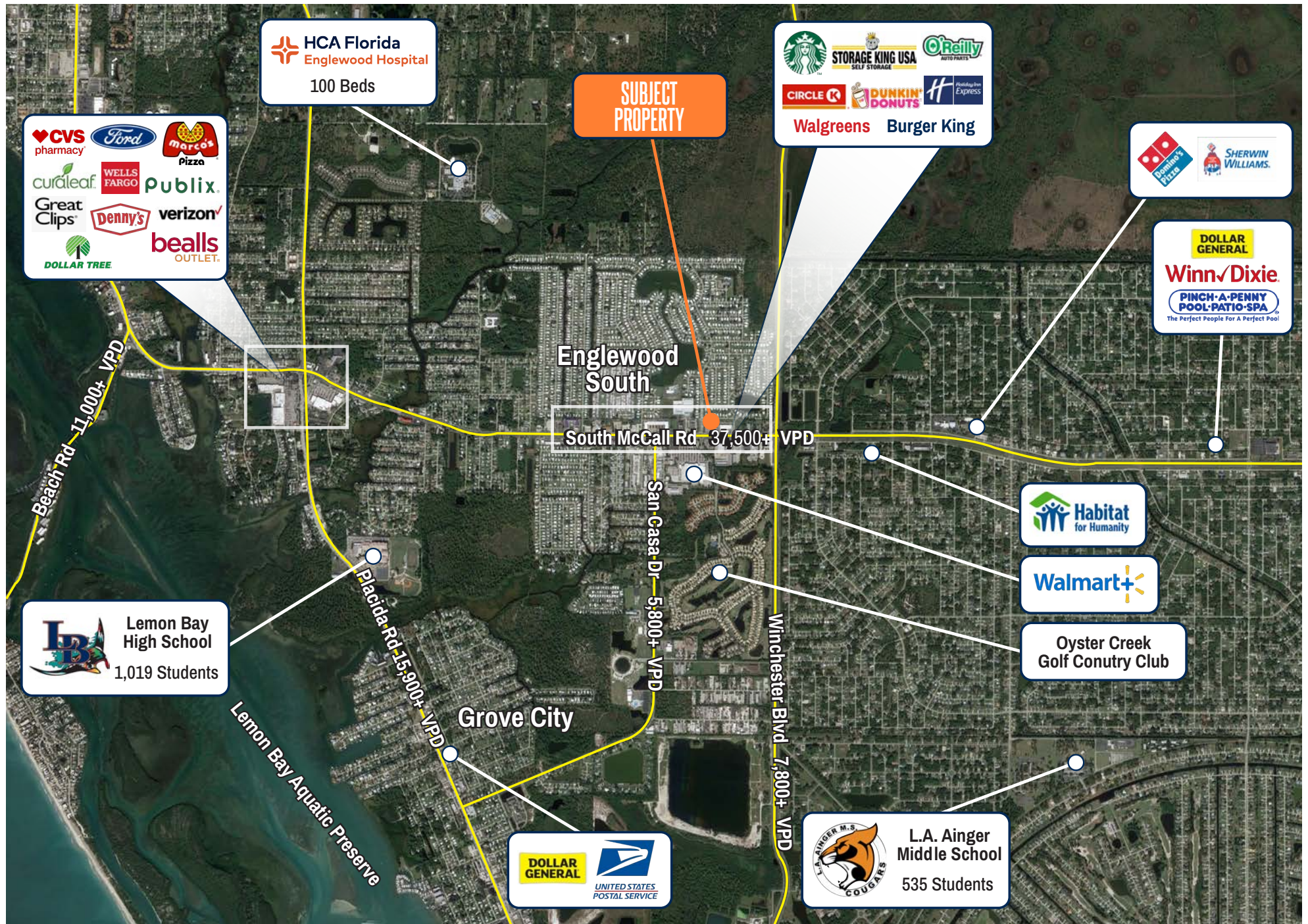
- 1.87 Acres Redevelopment Site | Zoned Commercial, General (CG)
- Unique Redevelopment Opportunity with Numerous Permitted Uses Including: Assisted Living Facility, Business Services, Drug Store/Pharmacy, General Retail Sales & Services, Hospital, Medical or Dental Clinic, Storage Facilities, Nursing Home, Restaurant, and More ([Click Here for Permitted Use Table](#))
- Corner Lot with Multiple Points of Ingress and Egress | Benefits from Excellent Visibility With Access and Exposure to a Combined 45,300+ VPD on the Corner of S. McCall Road and Oriole Blvd
- Directly Next Door to a New Construction 17,800 SF Single Tenant Medical Office
- Adjacent to a Busy Walmart Supercenter With Approximately 1.8-Million Visits Per Year | Near Multiple National Tenants Such as Walgreens, Starbucks, Burger King, Extra Space Storage, O'Reilly Auto Parts, Circle K, Papa John's, Tire Kingdom, and More
- Located within 2 miles of Florida's Gulf Coast in Charlotte County | Offers Superb Recreation with 70+ Parks & Recreational Areas & 200+ Miles of Beaches, Low Crime Rate, Cultural & Educational Alternatives, Pro-Business Outlook with a Productive Workforce, Business/Financial Incentives, Support Services, and Low Labor Costs
- Strong Demographic Growth: There Are 46,100+ Residents within 5 Miles, Which Grew by 20% Over the Last 10 Years and is Forecasted to Grow by 5% Through 2027



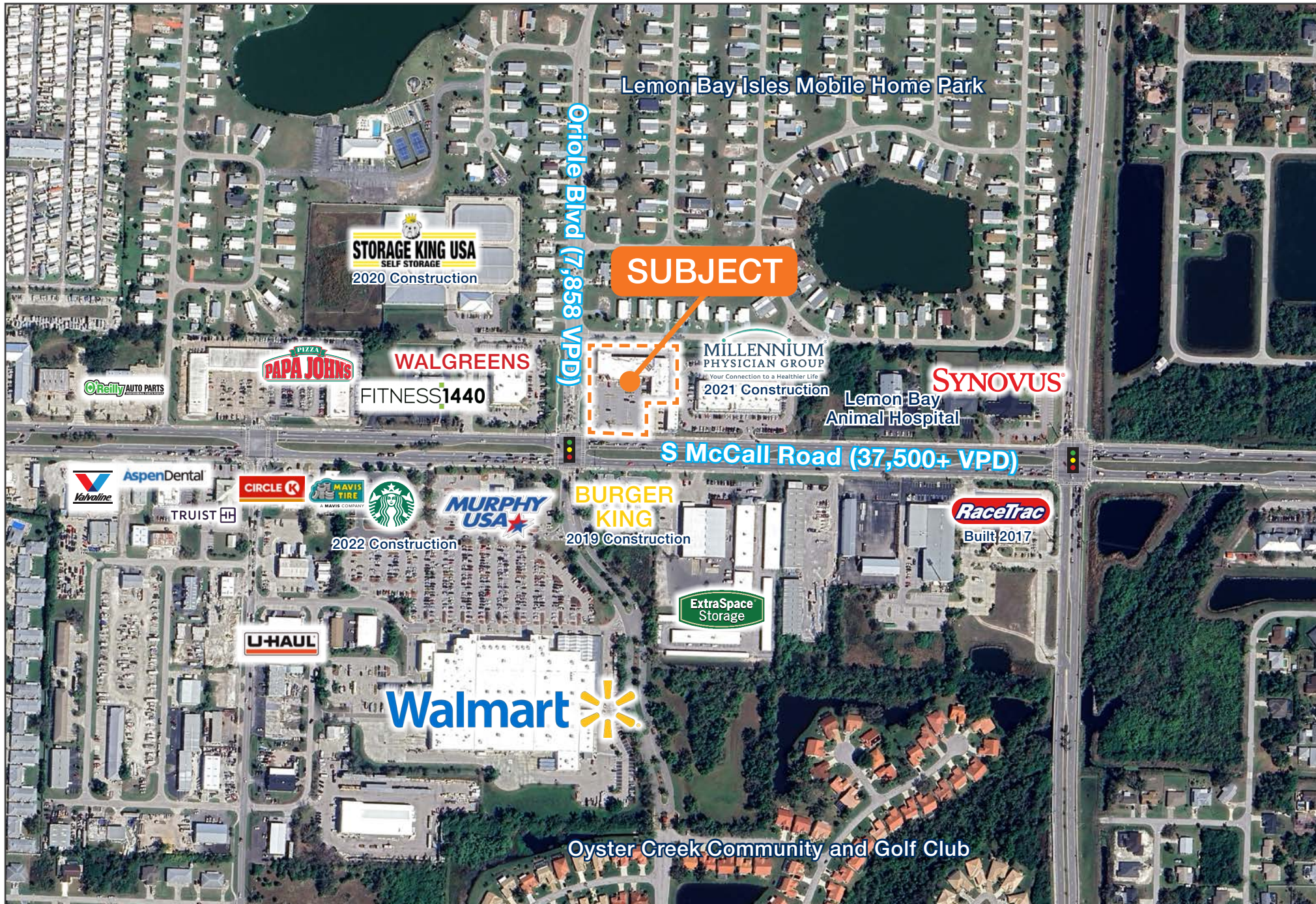
SITE PLAN // 2960 S MCCALL RD



REGIONAL AERIAL // 2960 S MCCALL RD

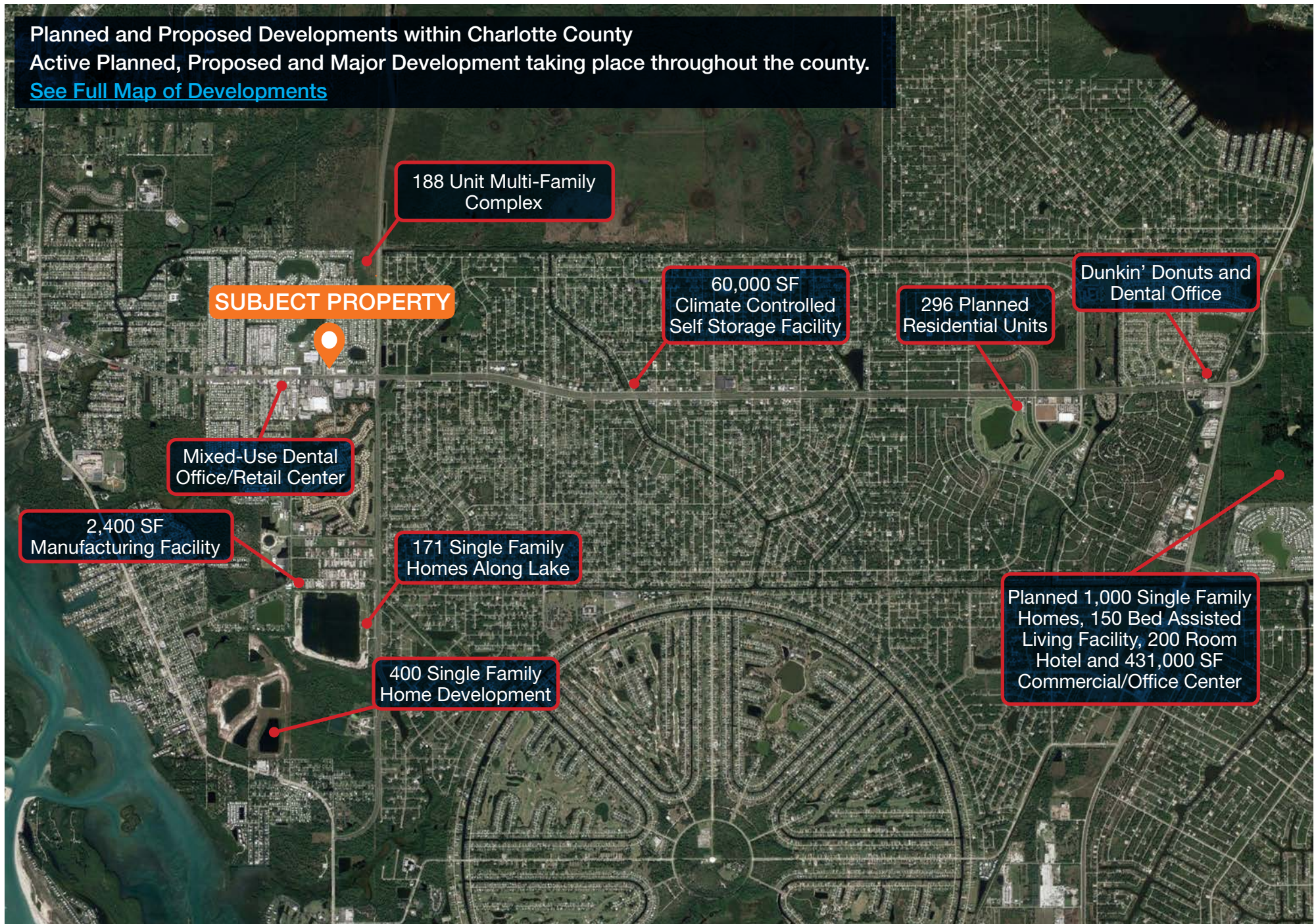


REGIONAL AERIAL // 2960 S MCCALL RD



AREA DEVELOPMENTS // 2960 S MCCALL RD

Planned and Proposed Developments within Charlotte County
Active Planned, Proposed and Major Development taking place throughout the county.
[See Full Map of Developments](#)



FINANCIAL SUMMARY // 2960 S MCCALL RD



List Price
\$2,750,000



Lot Size
+/-1.87 Acres



Allowable Building SF
24,800+ SF

OFFERING SUMMARY

Property Address	2960 S McCall Rd, Englewood, FL
Year Built	1984
Gross Leasable Area (GLA)	24,800 SF
Lot Size	1.87 +/- Acres
Zoning	CG (General Commercial)
Parking	128 Surface Spaces



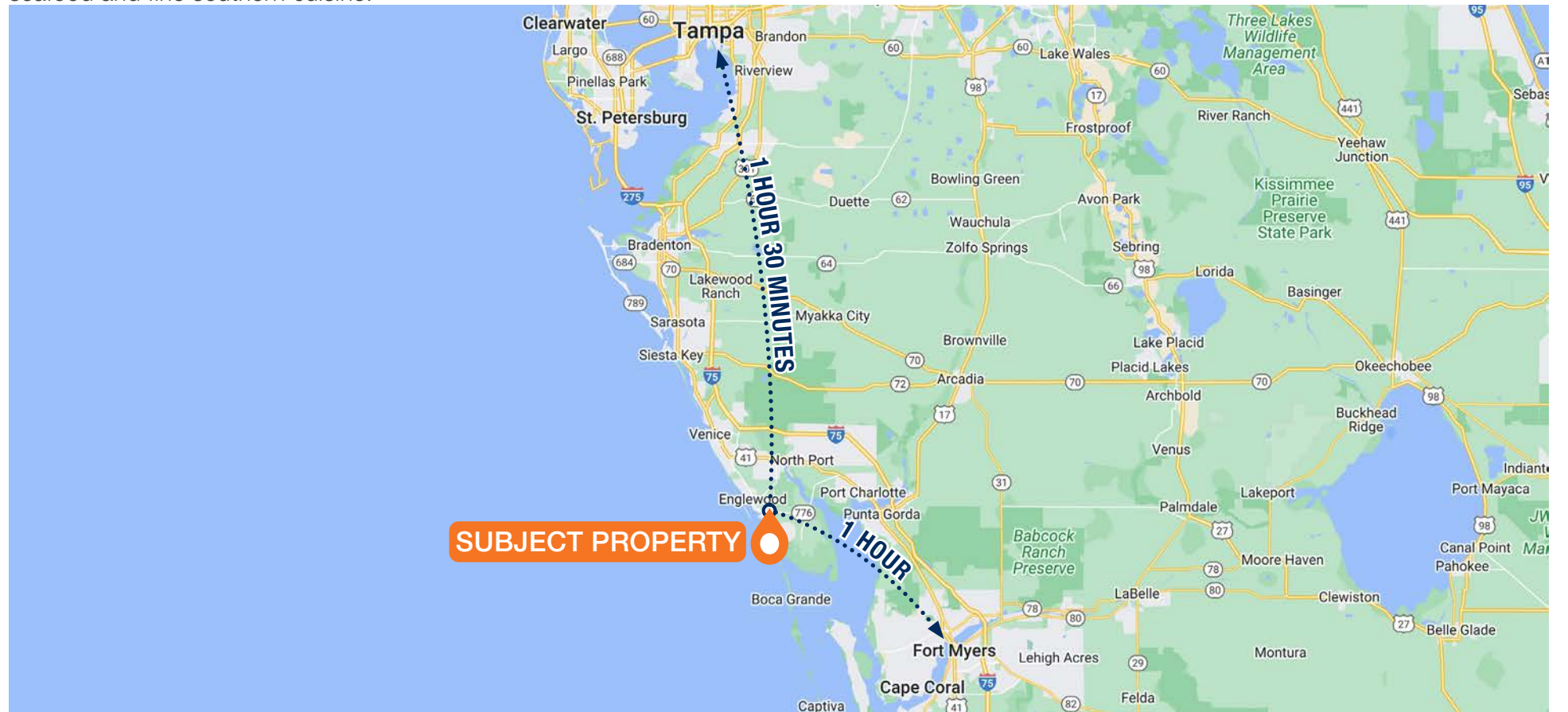
LOCATION OVERVIEW // ENGLEWOOD, FL

Englewood is a census-designated place in Charlotte and Sarasota counties in the U.S. state of Florida. The Sarasota County portion of Englewood is part of the North Port–Sarasota–Bradenton Metropolitan Statistical Area.

Once known solely for its fishing trade, Englewood has grown into so much more. There's a bustling art community and authentic beach town atmosphere that appeals to all. Sun soaked, sugar sands, and an abundance of aquatic activities make Englewood a clear top destination along the Gulf of Mexico.

Englewood is divided into a variation of waterfront and non-waterfront neighborhoods. Some of the more well-known neighborhoods are Olde Englewood, Manasota Key, East Englewood, 5 separate Rotonda West communities, Placida, Grove City, Cape Haze, Gulf Cove/South Gulf Cove, Little Gasparilla Island, Knight Island (aka Palm Island), and Boca Grande. Englewood, a picturesque community shared by both Sarasota and Charlotte counties. Breathtaking gulf views, water sports, quaint shops, and exploring some of Florida's most notable cultural and artistic events are what put Englewood on the map.

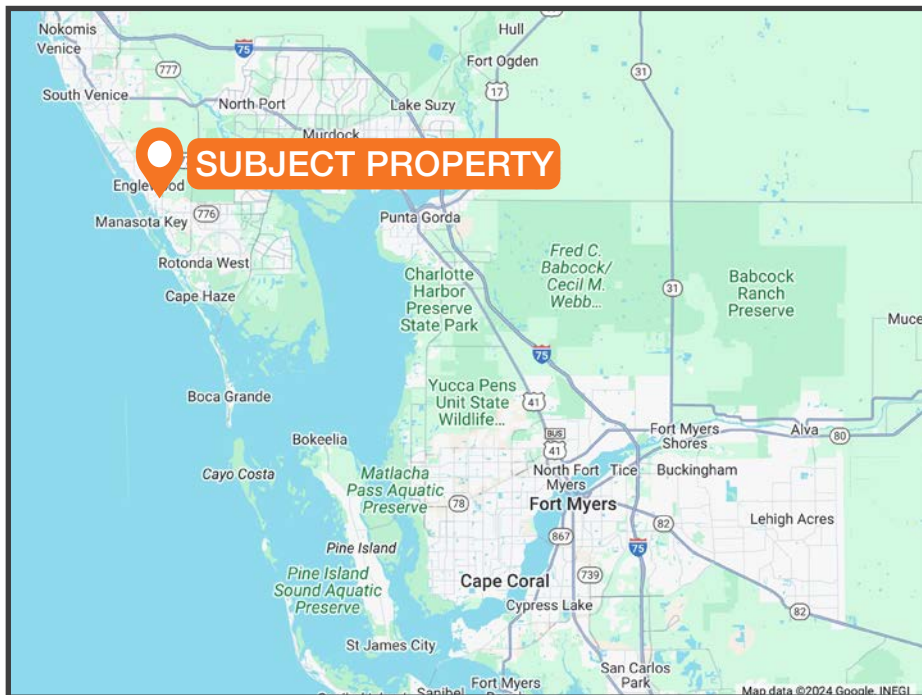
The courageous may enjoy spending the day parasailing over the Gulf of Mexico, while the adventurous may visit one of Englewood's many biking and hiking trails. The area is home to 11 beautiful golf courses, with the majority being open to the public year round. Sport fishing also takes a top spot for reasons that visitors choose Englewood, from backwater flats fishing to world-class Tarpon fishing, this area has plenty to offer for all. The Lemon Bay Playhouse, located on historic Dearborn Street, provides live community theater year-round. And numerous eateries offer Florida seafood and fine southern cuisine.



MARKET OVERVIEW // FORT MYERS METRO

FORT MYERS METRO OVERVIEW

Warm winter temperatures, alongside an abundance of activities and attractions, draw millions of visitors to Fort Myers each year. The local economy is heavily influenced by tourism and its large retiree population. Roughly 30 percent of the total resident base is in the age 65-plus cohort. Although, the wider adoption of remote work has also allowed working professionals to relocate to the area from higher cost markets. Common origins for residents who relocated to Fort Myers since 2019 include New York City, Chicago and the northern California Bay Area. The Fort Myers metro encompasses all of Lee County, and is roughly 125 miles south of Tampa and 140 miles west of Fort Lauderdale. The market is slated to expand by nearly 88,000 people and 37,00 households over the next five years, generating demand for additional housing and shopping options.



METRO HIGHLIGHTS



LARGE HEALTH CARE EMPLOYERS

The largest employer is Lee Memorial Health, with more than 10,000 workers employed through the organization's many locations in the region.



MAJOR RETAILERS

Regional and national retailers, such as Publix, Winn-Dixie, Walmart and Home Depot, support tens of thousands of jobs in Lee County.



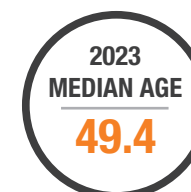
PROFESSIONAL BASEBALL

The metro is home to spring training facilities for the Boston Red Sox and Minnesota Twins, drawing tourists from New England and the Midwest.

ECONOMY HIGHLIGHTS

- Florida Gulf Coast University is in Lee County, along with branches of Barry University and Nova Southeastern University, supplying a large pool of renters and providing the local economy with a broad base of college-educated individuals.
- Home to miles of beaches, Fort Myers and the surrounding area is continually ranked among the top travel destinations in the United States, funneling tourism dollars into the local economy.
- The education, health care and social assistance services, along with the retail trade sectors, are the largest sources of employment, accounting for roughly one-third of jobs.

DEMOGRAPHIC HIGHLIGHTS



MARKET OVERVIEW // SARASOTA METRO

SARASOTA METRO OVERVIEW

Known for small-town living, beaches and resorts, the Sarasota metro is a major draw for tourists and retirees. About one-third of the population is above the age of 65, supporting a large network of health care providers and underpinning demand for workers in the sector. Goods and service retailers also benefit from this dynamic. The metro encompasses all of Manatee and Sarasota counties. Sarasota is 60 miles south of Tampa and is the second-most populated city in the metro, with more than 55,000 residents. North Port has a slightly larger population at around 80,000 citizens.



METRO HIGHLIGHTS



DIVERSIFYING ECONOMY

Infotech, life sciences, professional services and clean technology are some of the growing sectors propelling the economy.



MANUFACTURING

The Sarasota metro is home to many manufacturing companies, including PGT Innovations, Sun Hydraulics Corp., Helios Technologies and Tervis.



TOURISM INDUSTRY

A warm year-round climate, miles of beaches, and an abundance of activities and attractions draw millions of tourists to the region every year.

ECONOMY HIGHLIGHTS

- In addition to manufacturers, other major employers in the metro include SMH Health Care, Venice HMA, Doctors Hospital of Sarasota, Florida Resource Management, Ritz-Carlton and FCCI Insurance Group.
- Some of the top export products the metro produces are fabricated metal products, computer and electronic products, and transportation equipment.
- The Baltimore Orioles and Pittsburgh Pirates conduct spring training in the metro, contributing to the metro's tourism sector. Other sporting events here pertain to polo, powerboat racing and BMX.
- The many museums and cultural activities, such as the Ringling Museum of Art and the Sarasota Orchestra, enhance the metro's quality of life.

DEMOGRAPHIC HIGHLIGHTS

2023
POPULATION

863K

2023
HOUSEHOLDS

390K

2023
MEDIAN AGE

53.8

2023
MEDIAN HHI

\$68K

DEMOGRAPHICS // ENGLEWOOD, FL

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	5,790	26,435	50,895
2023 Estimate			
Total Population	5,546	24,163	46,163
2020 Census			
Total Population	5,391	22,757	43,255
2010 Census			
Total Population	5,114	20,406	38,052
Daytime Population			
2023 Estimate	7,418	26,098	45,636
HOUSEHOLDS			
2028 Projection			
Total Households	3,129	12,970	25,321
2023 Estimate			
Total Households	2,981	11,821	22,931
Average (Mean) Household Size	1.9	2.0	2.0
2010 Census			
Total Households	2,890	11,142	21,540
2010 Census			
Total Households	2,731	9,914	18,545
Occupied Units			
2028 Projection	4,416	17,156	34,340
2023 Estimate	4,214	15,763	31,385
HOUSEHOLDS BY INCOME			
2023 Estimate			
\$150,000 or More	5.1%	7.4%	7.5%
\$100,000-\$149,999	10.0%	11.5%	12.5%
\$75,000-\$99,999	13.2%	14.0%	14.6%
\$50,000-\$74,999	21.4%	21.3%	20.6%
\$35,000-\$49,999	15.4%	15.2%	14.9%
Under \$35,000	34.8%	30.6%	30.0%
Average Household Income	\$67,229	\$73,608	\$73,642
Median Household Income	\$49,765	\$54,636	\$55,690
Per Capita Income	\$36,435	\$36,201	\$36,695

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$58,305	\$61,515	\$62,138
Consumer Expenditure Top 10 Categories			
Housing	\$20,188	\$21,276	\$21,459
Transportation	\$10,684	\$11,391	\$11,457
Food	\$6,873	\$7,188	\$7,219
Healthcare	\$5,755	\$5,757	\$5,848
Personal Insurance and Pensions	\$5,458	\$6,169	\$6,231
Cash Contributions	\$2,825	\$2,817	\$2,907
Entertainment	\$2,033	\$2,117	\$2,147
Apparel	\$1,315	\$1,400	\$1,424
Gifts	\$967	\$1,047	\$1,064
Education	\$751	\$897	\$906
POPULATION PROFILE			
Population By Age			
2023 Estimate Total Population	5,546	24,163	46,163
Under 20	7.1%	10.3%	10.5%
20 to 34 Years	5.3%	8.4%	8.1%
35 to 39 Years	2.0%	2.9%	2.9%
40 to 49 Years	5.3%	7.5%	7.3%
50 to 64 Years	22.0%	23.6%	23.1%
Age 65+	58.2%	47.3%	48.0%
Median Age	68.0	63.8	64.1
Population 25+ by Education Level			
2023 Estimate Population Age 25+	5,062	20,999	40,073
Elementary (0-8)	2.7%	2.3%	2.2%
Some High School (9-11)	6.2%	6.2%	5.4%
High School Graduate (12)	42.5%	39.6%	38.0%
Some College (13-15)	22.1%	22.0%	22.5%
Associate Degree Only	8.3%	9.1%	9.1%
Bachelor's Degree Only	10.9%	13.5%	14.8%
Graduate Degree	7.4%	7.4%	8.0%

EXCLUSIVELY LISTED BY

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