

# 3280 - 3294 N Access Rd

## Raw Land with Great Potential



**FOR SALE**



**NIX**  
COMMERCIAL GROUP

### Property Overview

This multiple-lot commercial land offers 9 lots with excellent visibility and a prime opportunity for businesses looking to establish themselves in a growing market. Zoned for commercial use and located in Flood Zone AE, the property is well-suited for a variety of developments such as professional offices, boutique retail, medical or dental services, salons, or other service-based enterprises. Lots include Lot# 11-19 on the map, one located on the corner of Biggs St. Its strategic position along N Access Road provides strong exposure to local traffic, making it an ideal location for small commercial projects or a long-term investment hold. With continued growth throughout Englewood and Charlotte County, this parcel presents a cost-efficient entry point for investors, while also offering potential expansion opportunities should adjacent parcels become available. owner is open to land lease option.

### Property Highlights

- Ideal location for small commercial projects or a long-term investment hold
- Strong exposure to local traffic
- Cost-efficient entry point for investor
- Strong visibility and frontage along N Access Rd
- Prime commercial location with excellent accessibility
- High daily traffic counts enhance business exposure
- Great opportunity for expansion, relocation, or income-producing investment

### Property Details

<b>Price:</b>	\$1,500,000
<b>Lot Size:</b>	1.74 acres
<b>Frontage Street:</b>	N Access Rd
<b>Frontage:</b>	468 sqft
<b>Zoning:</b>	CG

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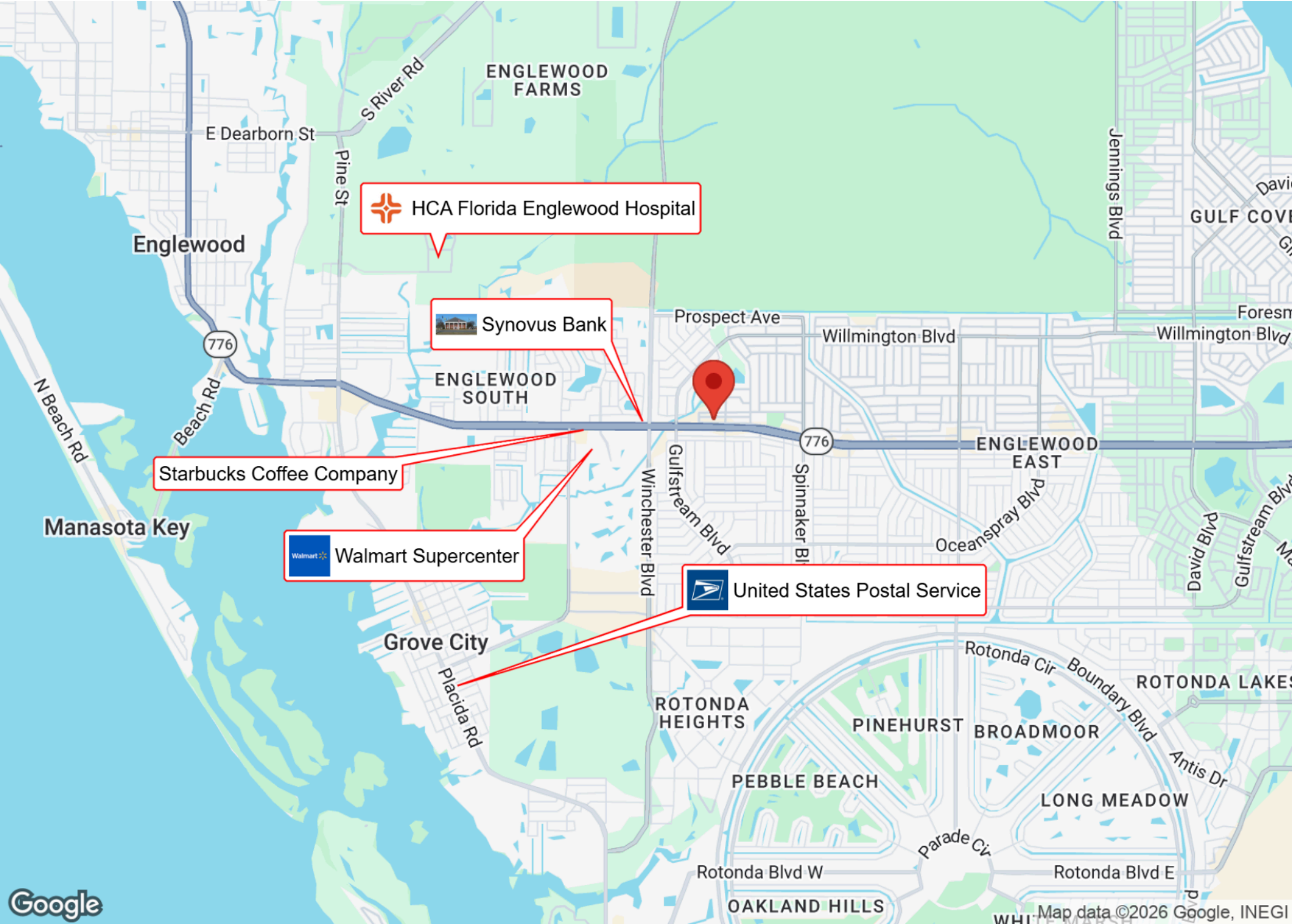
Each Office is Independently  
Owned and Operated



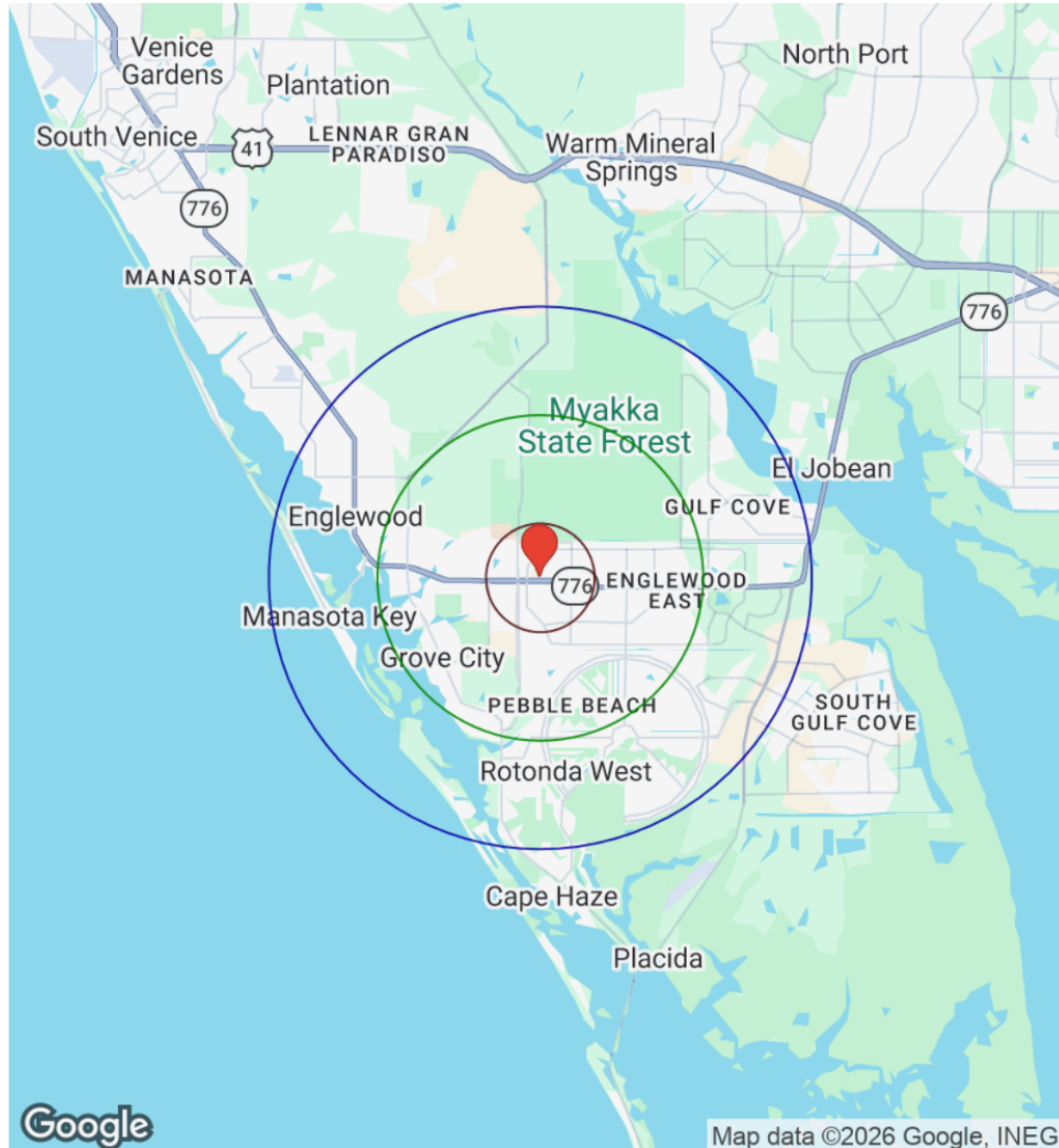
# Property Photos



# Business Map



# Demographics



Population	1 Mile	3 Miles	5 Miles
Male	2,042	12,609	25,315
Female	2,150	12,801	26,232
Total Population	4,192	25,411	51,547

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,799	22,730	45,712
Black	30	353	881
Am In/AK Nat	5	28	46
Hawaiian	N/A	3	5
Hispanic	254	1,614	3,485
Asian	34	269	552
Multiracial	65	389	804
Other	4	28	57

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,830	17,232	35,774
Occupied	2,092	12,773	26,317
Owner Occupied	1,735	10,336	20,923
Renter Occupied	357	2,437	5,394
Vacant	738	4,459	9,457

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	306	1,966	3,975
Ages 15 - 24	249	1,422	2,903
Ages 25 - 54	914	5,434	10,682
Ages 55 - 64	728	4,642	9,442
Ages 65+	1,995	11,946	24,545

Income	1 Mile	3 Miles	5 Miles
Median	\$64,617	\$65,113	\$70,612
Under \$15k	199	1,044	1,982
\$15k - \$25k	144	965	1,964
\$25k - \$35k	184	1,129	1,910
\$35k - \$50k	252	1,645	3,236
\$50k - \$75k	415	2,457	4,847
\$75k - \$100k	529	1,878	3,666
\$100k - \$150k	199	2,049	4,444
\$150k - \$200k	82	842	2,149
Over \$200k	87	765	2,120

Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Map data ©2026 Google, INEGI



# Your Agent



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