



# COMMERCIAL CONDOS

2828 SOUTH MCCALL ROAD  
ENGLEWOOD, FLORIDA 34224

## PROPERTY HIGHLIGHTS

- Commercial Condo - 832 SF – 2,560 SF
- Located in a busy strip mall with great visibility
- Ample customer and employee parking
- CG zoning allows for multiple commercial uses

## DEMOGRAPHICS    0.3 MILES    0.5 MILES    1 MILE

Total Households	203	888	2,516
Total Population	338	1,516	4,761
Average HH Income	\$54,779	\$56,448	\$63,420



For More Information

### GEOFFREY PAUL

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## OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (NNN)
Building Size:	5,265 SF
Available SF:	832 - 2,560 SF
Lot Size:	4.2 Acres
Cap Rate:	0.0%
NOI:	\$0
Zoning:	CG

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 2828 S McCall Rd, Englewood, FL 34224

Property Type: Retail/Office for Lease

Located in a vibrant Englewood strip mall with excellent visibility and abundant parking, these available units offer flexible layouts suited for a wide range of business uses. Whether you're seeking a medical office, retail storefront, or professional office space, these units provide the versatility and convenience to fit your needs.

Available Spaces:

Unit 12 & 13: ±2,560 SF – Spacious medical office, well-suited for healthcare professionals.

Unit 40: ±832 SF – Smaller open space, ideal for startups or satellite offices.

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2828 South McCall Road

# UNIT 12 & 13 - 2,560 SF



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# UNIT 40 - 832 SF

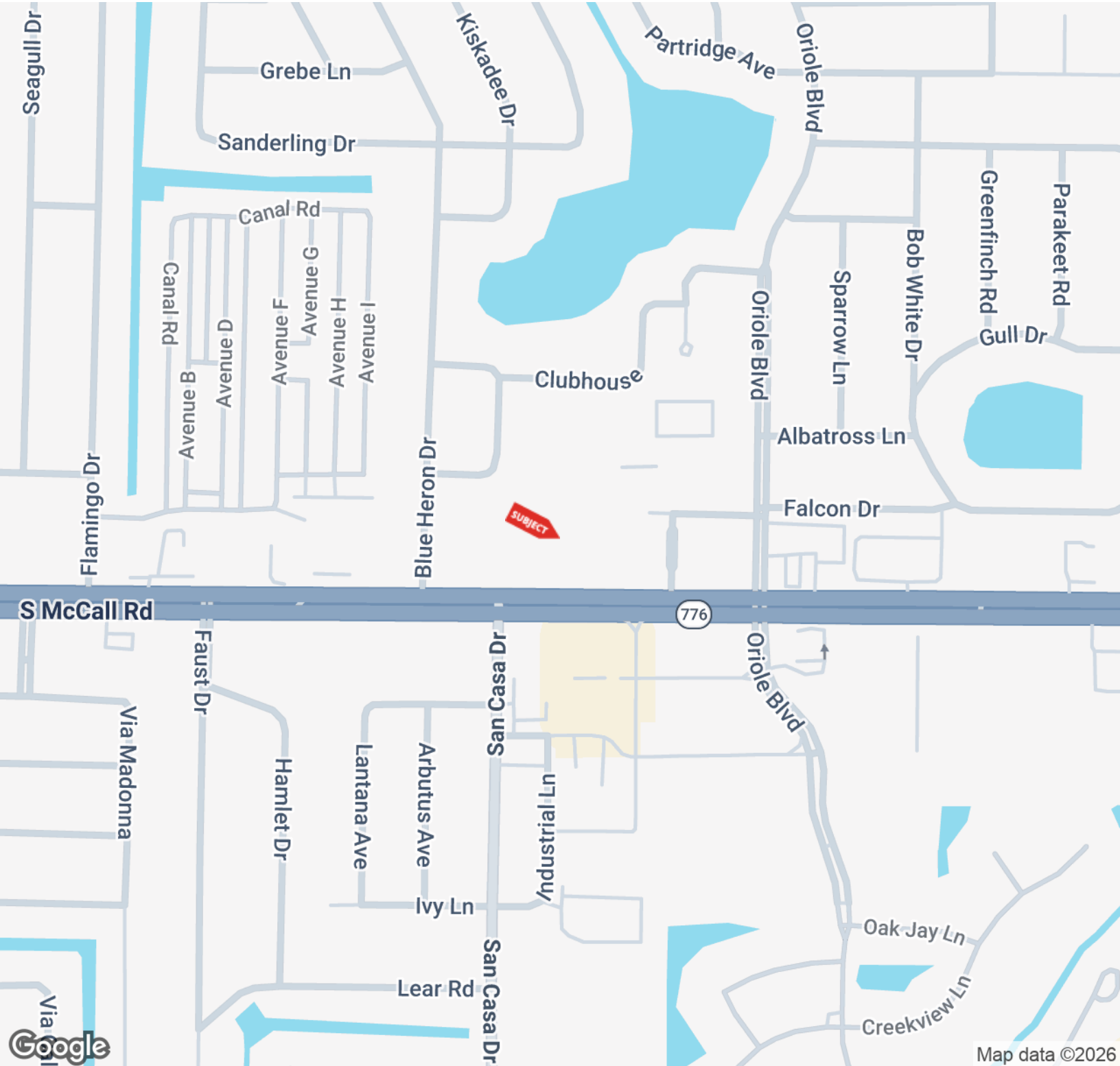


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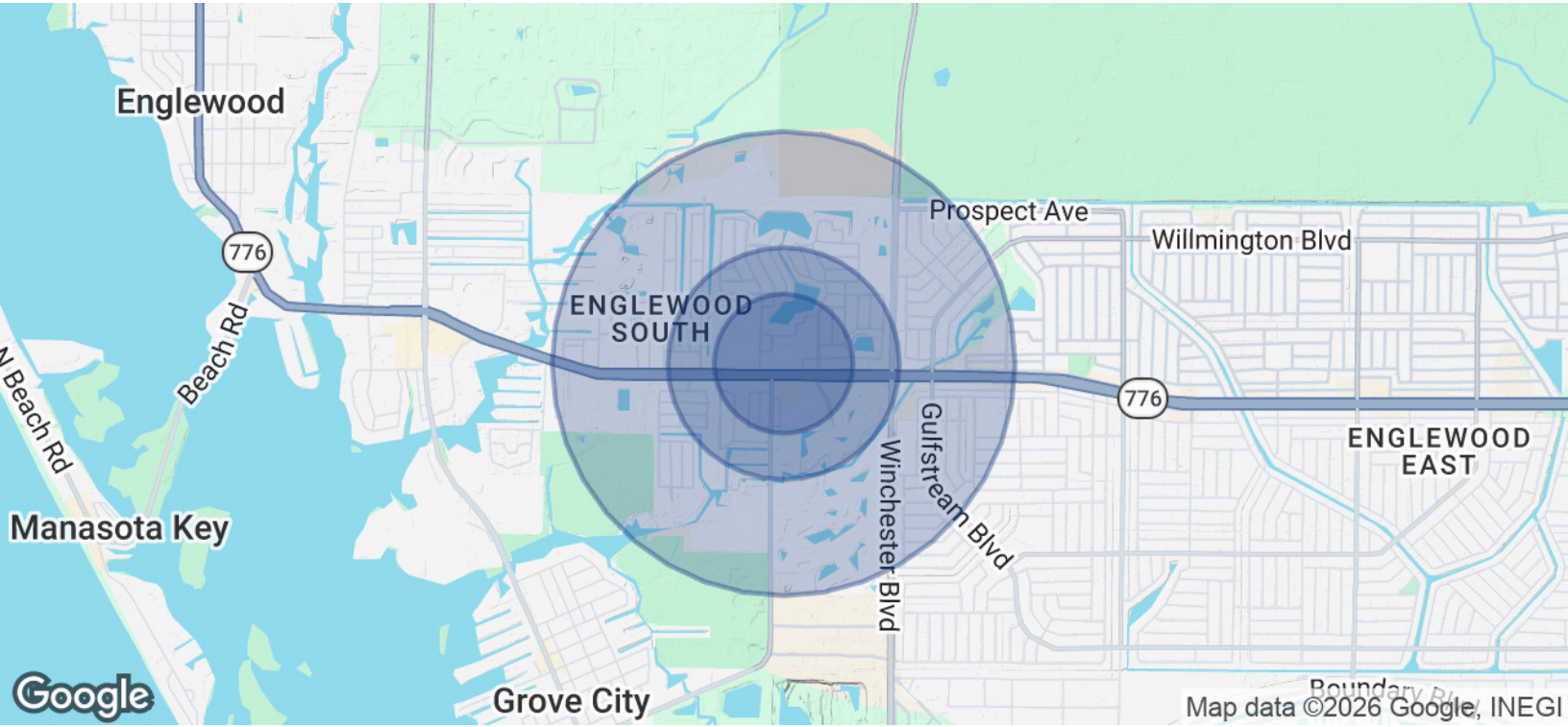


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# COMMERCIAL CONDOS



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	338	1,516	4,761
Average Age	71	69	65
Average Age (Male)	71	69	64
Average Age (Female)	71	69	65

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	203	888	2,516
# of Persons per HH	1.7	1.7	1.9
Average HH Income	\$54,779	\$56,448	\$63,420
Average House Value	\$182,540	\$204,726	\$251,282

2020 American Community Survey (ACS)

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