

## Excellent Owner/User or New Development Property

Address Not Disclosed, Englewood, FL

### New Opportunity – Charlotte Co. Investor/Developer/Owner-User

- Prominent Location in Englewood
- Signalized Intersection
- 210'+/- Frontage on S. McCall Rd.
- Owner/User or New Development
- Easy Access and Excellent Visibility
- AADT 24,500

### PROPERTY DESCRIPTION

Be a part of the growing Englewood area and take advantage of the multiple possibilities for this property. Great opportunity for an owner/user or new development - visibility and location can't be beat. Situated at a signalized intersection, the property offers 210' +/- of frontage on S. McCall Road; AADT 24,500.

### LOCATION DESCRIPTION

Both southern Sarasota County (Venice, Englewood, North Port) and Charlotte County (Englewood, Port Charlotte, Punta Gorda) are experiencing exceptional growth and increased seasonal volume. Situated in Englewood, this property's location is right in the path of this growth.

**PLEASE CALL LISTING AGENTS FOR MORE INFORMATION.**

### OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	32,214 SF
Building Size:	2,812 SF

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,222	15,734	47,520
Total Population	2,173	31,748	99,551
Average HH Income	\$50,856	\$55,270	\$57,294

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