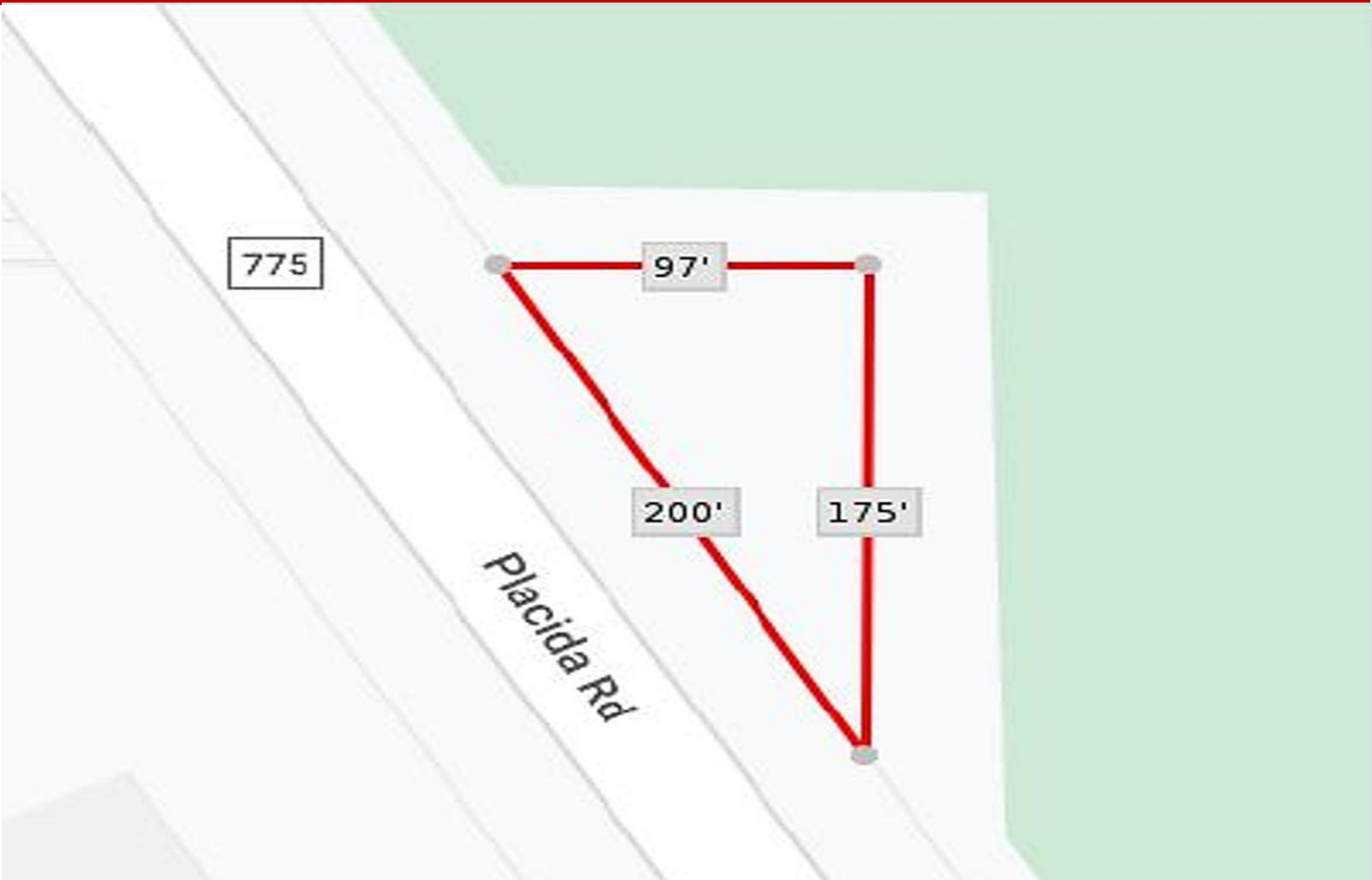


COMMERCIAL REAL ESTATE ADVISORS

A marketing company licensed to broker real estate



Placida Road, Placida FL 33946

**8,569 SF (.20 acre) CG-Zoned Commercial Land
For Sale
\$39,000**



Howard J. Corr CCIM
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REAL ESTATE SERVICES

941.740.1215

18501 Murdock Cir Suite 300 | Port Charlotte FL, 33948

PLACIDA ROAD, PLACIDA FL 33946



AVAILABLE FOR SALE

8,569 SF (.20 acre)

Sale Price: \$39,000

Triangular-shaped vacant CG-zoned parcel - 8,569 SF - on Placida Road for sale. Located close to small residential development and just down the road from Water Taxi (former Leverock's location). Electric lines run in front of the property on Placida Road, and water and sewer service are also available to the property. There is no assigned address in the Charlotte County Property Appraiser's website. PID #412033276005.

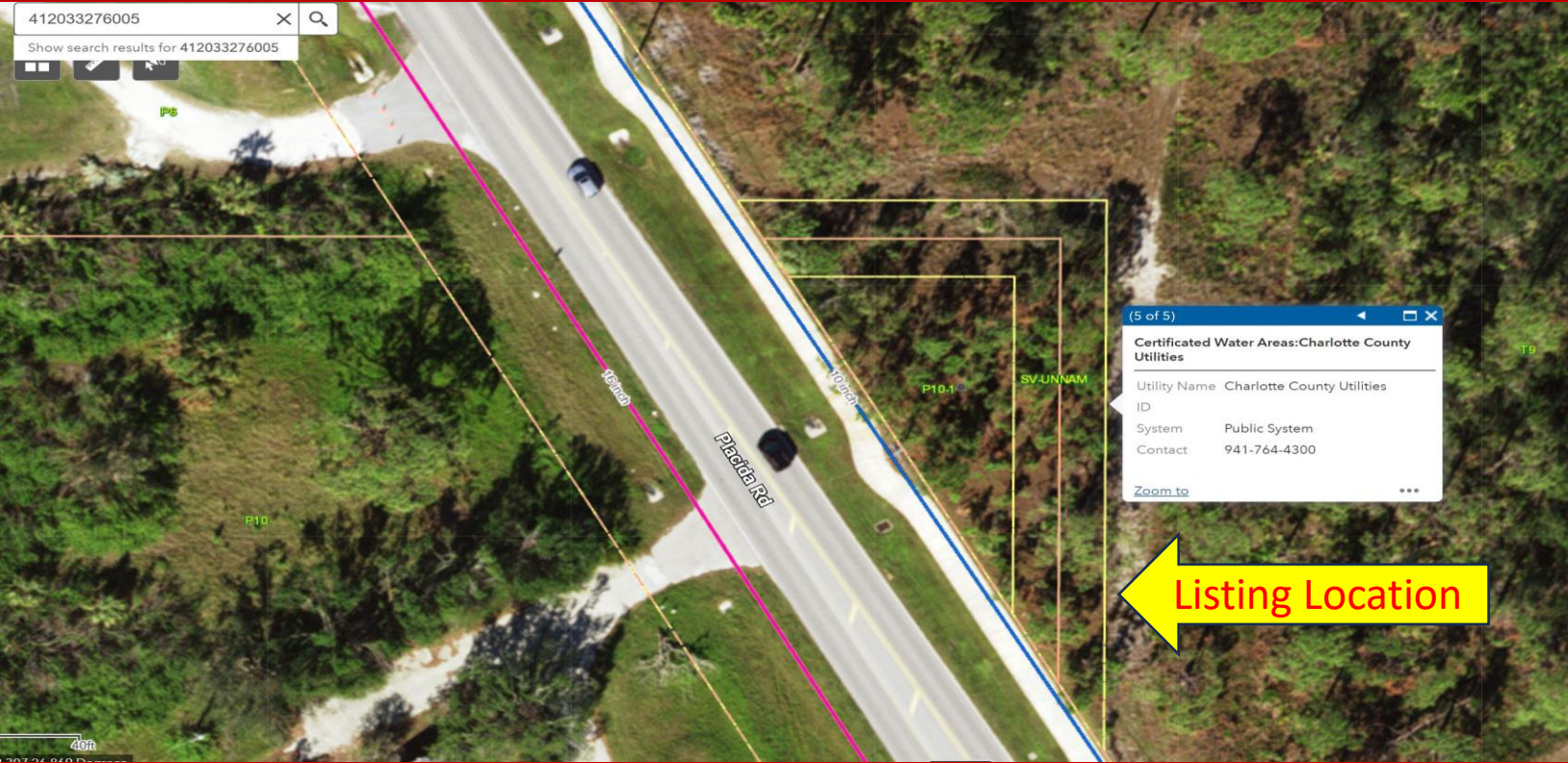


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WATER/SEWER AVAILABILITY - PLACIDA ROAD, PLACIDA FL 33946



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PROPERTY DETAILS

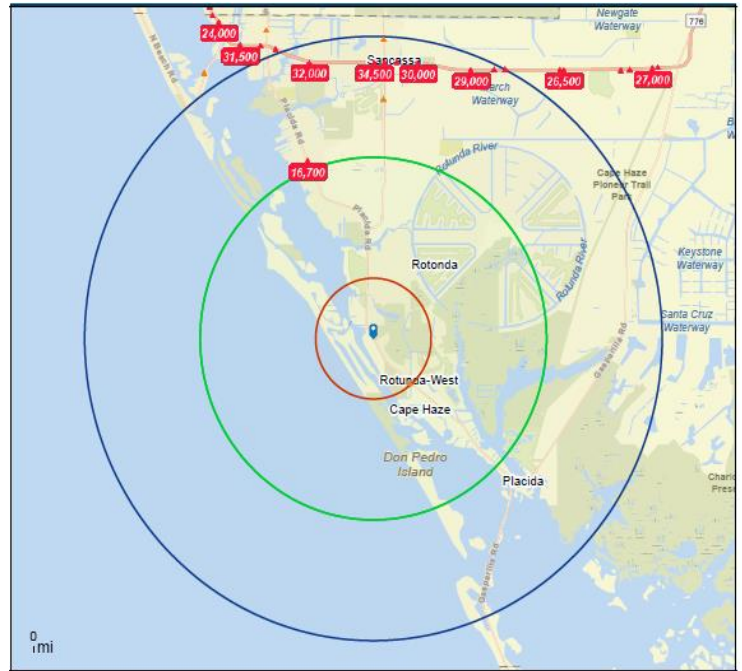
Address:	Placida Road, Placida FL 33946
Land Area	.20 A (8,569 SF)
Sale Price:	\$39,000
Zoning:	CG – Commercial General

SITE SUMMARY

Triangular-shaped vacant CG-zoned parcel - 8,569 SF - on Placida Road for sale. Located close to small residential development and just down the road from Water Taxi (former Leverock's location).

DEMOGRAPHIC STATISTICS

Proximity:	1 mile	3 miles	5 miles
Total Population:	2,037	10,191	29,343
Median Age:	69.0	66.4	65.1
Households:	1,117	5,251	14,724
Median Household Income:	\$51,052	\$57,255	\$58,237
Per Capita Income:	\$53,305	\$48,444	\$42,714



TRAFFIC VOLUME

Collection Street	Cross Street	Traffic Vol	Year	Mile Radius
Placida Rd.	Maryland Ave.	16,700	2023	3 mi
Placida Rd.	S McCall Rd.	31,500	2023	5 mi





Englewood:

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.-

Needless to say, there's always something to do in this unique waterfront community. Where few buildings reach a maximum of three or four stories, serene, undisturbed atmosphere is sure to create lasting memories. Courtesy Englewood Chamber of Commerce



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Corr Commercial Advisors was built on the values the Corr name instituted almost 70 years ago. Built on entrepreneurship, integrity, creativity, and excellence, Corr Commercial Advisors, LLC was established, serving communities from Sarasota to Fort Myers in the southwest Florida region. Corr Commercial Advisors is your only choice in commercial real estate.

Howard J. Corr CCIM, Managing Broker of CCA, is determined to set the example and lead the way of how commercial real estate is conducted in SWFL. The concept of listing your property and waiting for it to sell is a thing of the past. CCA is a marketing company with a broker's license that is accountable, collaborative, and knowledgeable, prepared to be your full-service real estate and property management brokerage. With CCA, a team of committed and enthusiastic professionals not only understands the business but has been a pivotal part of its growth and development over the last several decades and will completely manage your real estate transaction. Over the last 35+ years, Corr has had the opportunity to own and manage several real estate companies including CCA. Corr was a partner in the development company responsible for creating a 6,000-acre community known as Apollo Beach, Florida. This included the development, management and operation of infrastructure, utilities and 55 miles of interconnecting waterways with direct access to Tampa Bay. Corr Commercial Advisors, LLC is committed to delivering unparalleled service, knowledge, and experience to SWFL. If you are looking to conduct a real estate transaction or need property management, choosing CCA will be one of the most important decisions you will make. Thank you for entrusting us with your real estate needs!



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MISSION STATEMENT

The mission of Corr Commercial Advisors is to provide custom-designed commercial real estate solutions which exceed the expectations of our clients.

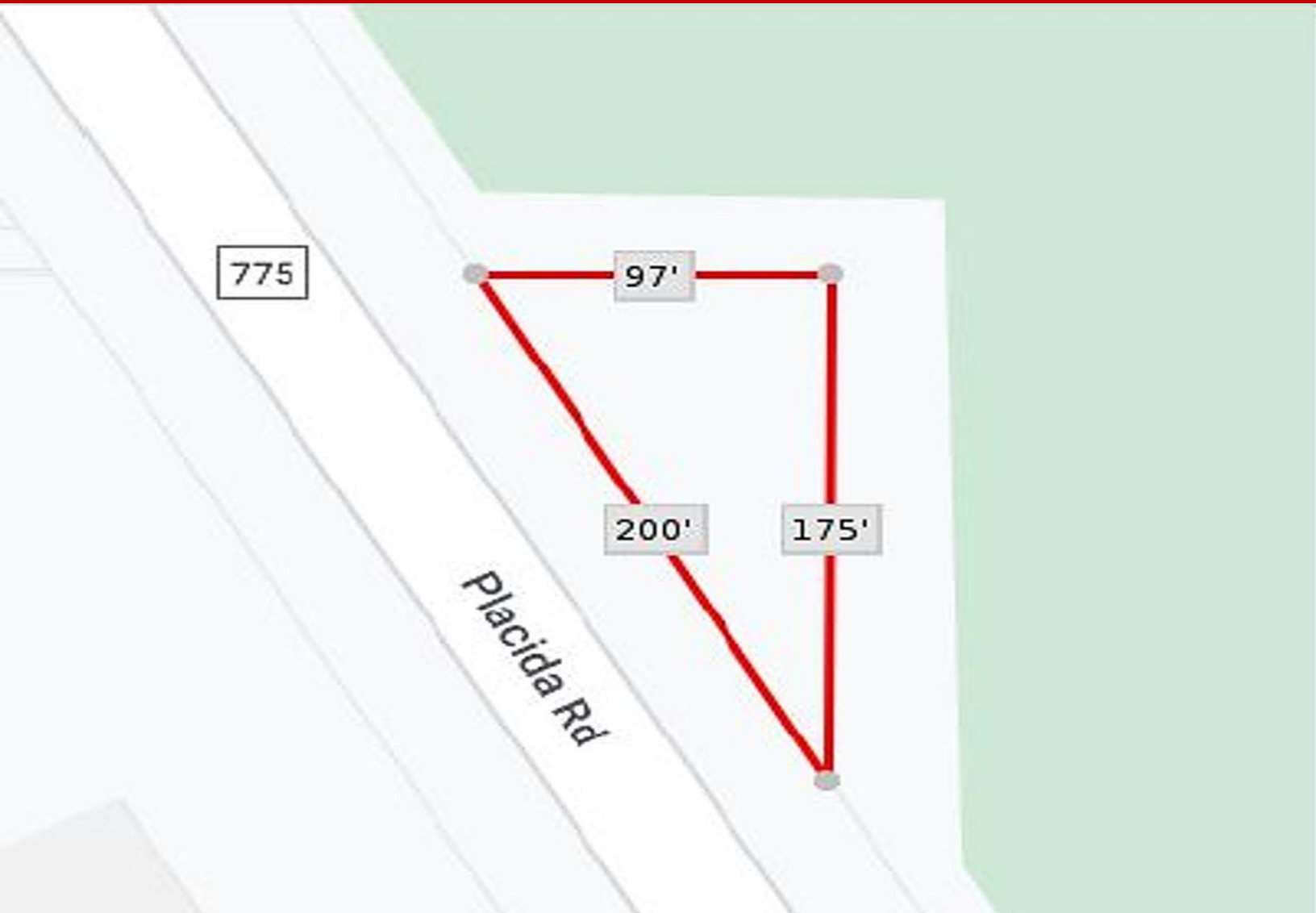
EXPECTATIONS

Today's transactions involve specific skills for managing and solving multifaceted real estate challenges. We meet these challenges head on by remaining current and knowledgeable of the markets we serve. We commit ourselves and resources to provide professional quality service to address the specific needs of our clients.

CERTIFICATIONS

Howard Corr attained his CCIM designation in 1985. A CCIM, Certified Commercial Investment Member, is a recognized expert in the commercial and investment real estate industry. CCIMs have completed a designation curriculum that covers essential skill sets including ethics, interest-based negotiation, financial analysis, market analysis, user decision analysis, and investment analysis for commercial investment real estate. CCIMs have completed a portfolio demonstrating the depth of their commercial real estate experience. Finally, they have demonstrated their proficiency in the CCIM skill sets by successfully completing a comprehensive examination. Only then is the designated candidate awarded the coveted CCIM pin.





CONFIDENTIALITY & DISCLAIMER STATEMENT

The information contained in this document is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Corr Commercial Advisors LLC and should not be made available to any other person or entity without the written consent of Corr Commercial Advisors LLC. This document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Corr Commercial Advisors LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition of the business prospects of any tenants, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Corr Commercial Advisors, LLC has not verified, and will not verify, any of the information contained herein, nor has Corr Commercial Advisors LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Some or all the photographs contained within may have been altered from their original format. All potential buyers must take appropriate measures to verify all the information set forth herein.

