

# COMMERCIAL FLEX BUILDING & ADJACENT LAND ASSEMBLAGE

4275 S ACCESS RD + TWO VACANT LOTS | ENGLEWOOD, FL



Multi-parcel commercial offering featuring a highly adaptable freestanding building and two adjacent lots on a high-visibility corridor.

 Coastal Dreams

 ISLAND LIFE  
REAL ESTATE  
KELLERWILLIAMS, REALTY

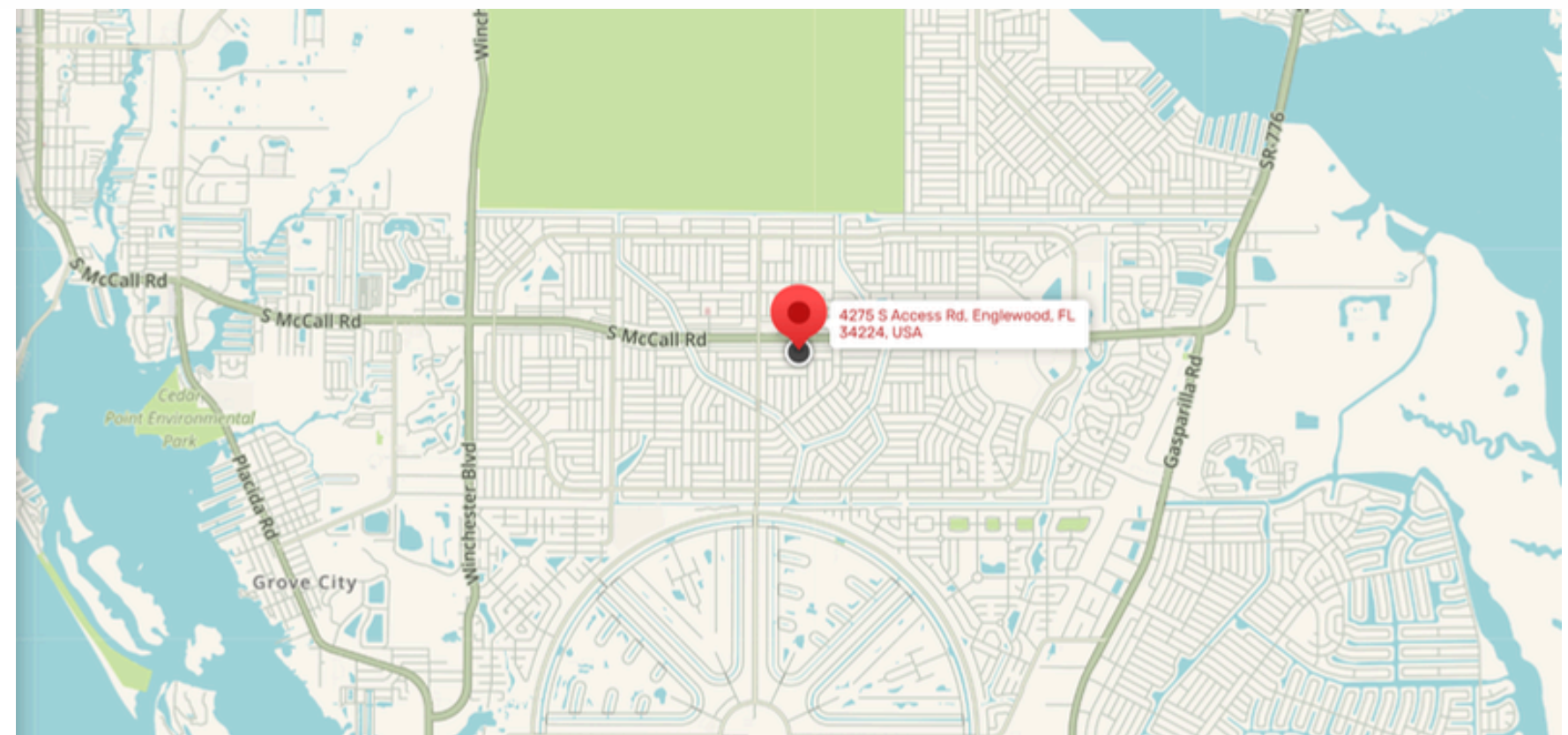
# EXECUTIVE SUMMARY

**PRICE \$1,195,000\*** | **BUILDING SIZE 3,671 SQ FT** | **LOT SIZE 0.69 ACRES** | **PRICE/SF (BLDG) \$271.04\***

Coastal Dreams Team at Keller Williams Island Life Real Estate is pleased to present a unique commercial value-add opportunity located at 4275 S Access Rd, Englewood, FL. This multi-parcel assemblage consists of a 3,671 SF modern industrial flex building and two contiguous vacant lots, totaling approximately 0.69 acres. Positioned along the high-growth SR-776 corridor, the site boasts 200 linear feet of direct frontage with exceptional visibility. The property benefits from robust traffic volume, with 2025 estimates placing daily counts between 28,000 and 30,000+ vehicles.

## INVESTMENT HIGHLIGHTS

- **PRO FORMA NOI:** \$60,204
- **CAP RATE (Building):** 6.11%
- **INVESTMENT TYPE:** Value-Add / Owner-User
- **CG ZONING (Commercial General):** The highest-flexibility commercial tier in the county, supporting retail, medical plazas, professional offices, or hospitality.
- **FLOOD ZONE X:** Preferred Flood Zone
- **TRAFFIC COUNTS:** 30,000+ AADT
- **YEAR BUILT:** 1985 / 2023 Renovated
- **PARKING:** Existing & Expandable (Vacant Lots)



- **Versatile Flex Space:** The primary building features brand-new finished concrete floors, architectural open-beam ceilings, and a layout easily divisible into two separate units for multi-tenant leasing income.
- **Infrastructure Ready:** Recent capital improvements include a new commercial roof (2020), upgraded HVAC units (2019), and a brand-new 200-amp electrical panel (2023).
- **Development Potential:** The included vacant lots provide immediate value-add potential for site expansion, additional structures, or premium parking ratios to support national retail or medical tenants.
- **Affluent Demographic:** The surrounding trade area is characterized by a stable, high-net-worth "Senior Styles" population, with over 81% of households falling into the 'Senior Escapes', 'The Elders' & 'Silver and Gold' tapestry segments.

*\*The offering price of \$1,195,000 includes the 3,671 SF primary building and lot (valued at \$995,000 / \$271.04 PSF) and two additional contiguous commercial lots (valued at \$100,000 each). This assembly provides immediate owner-user utility with significant long-term development upside.*

# EXTERIOR PHOTOS

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# INTERIOR PHOTOS

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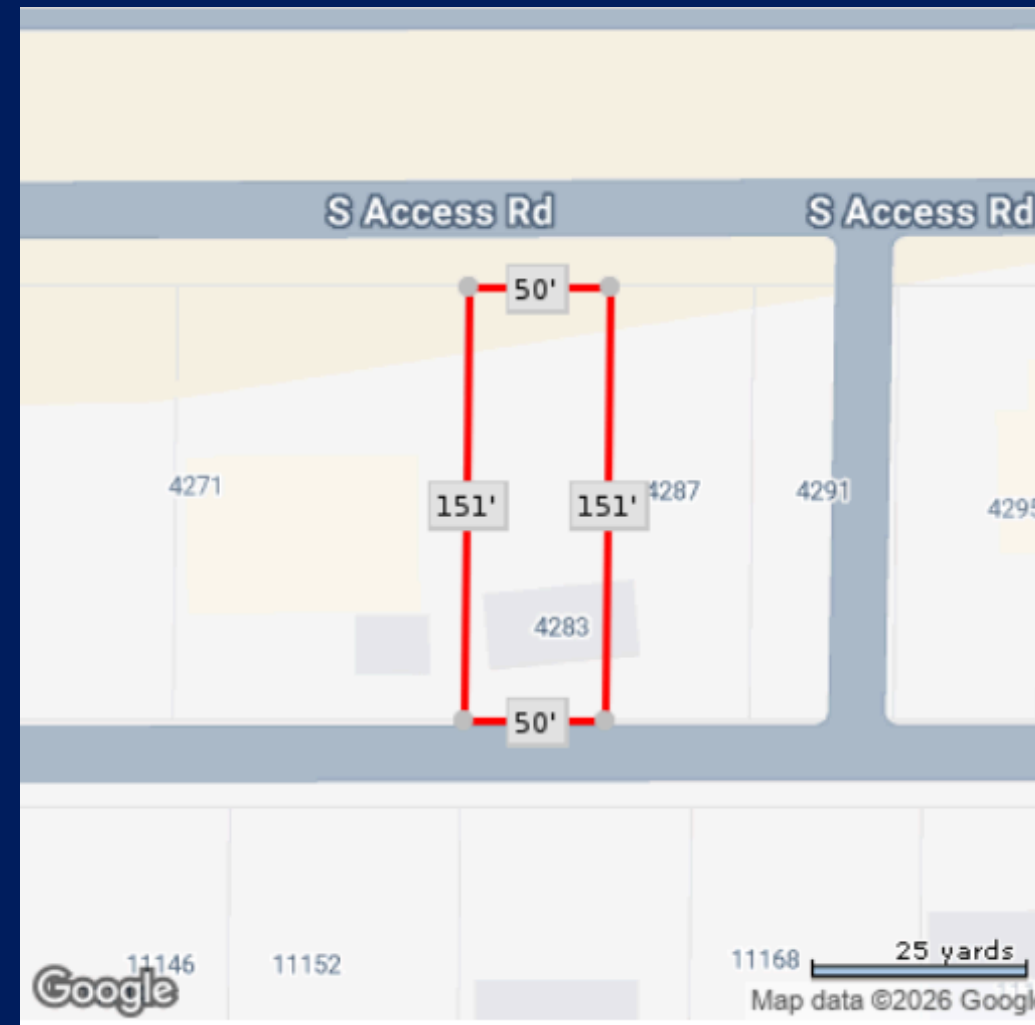
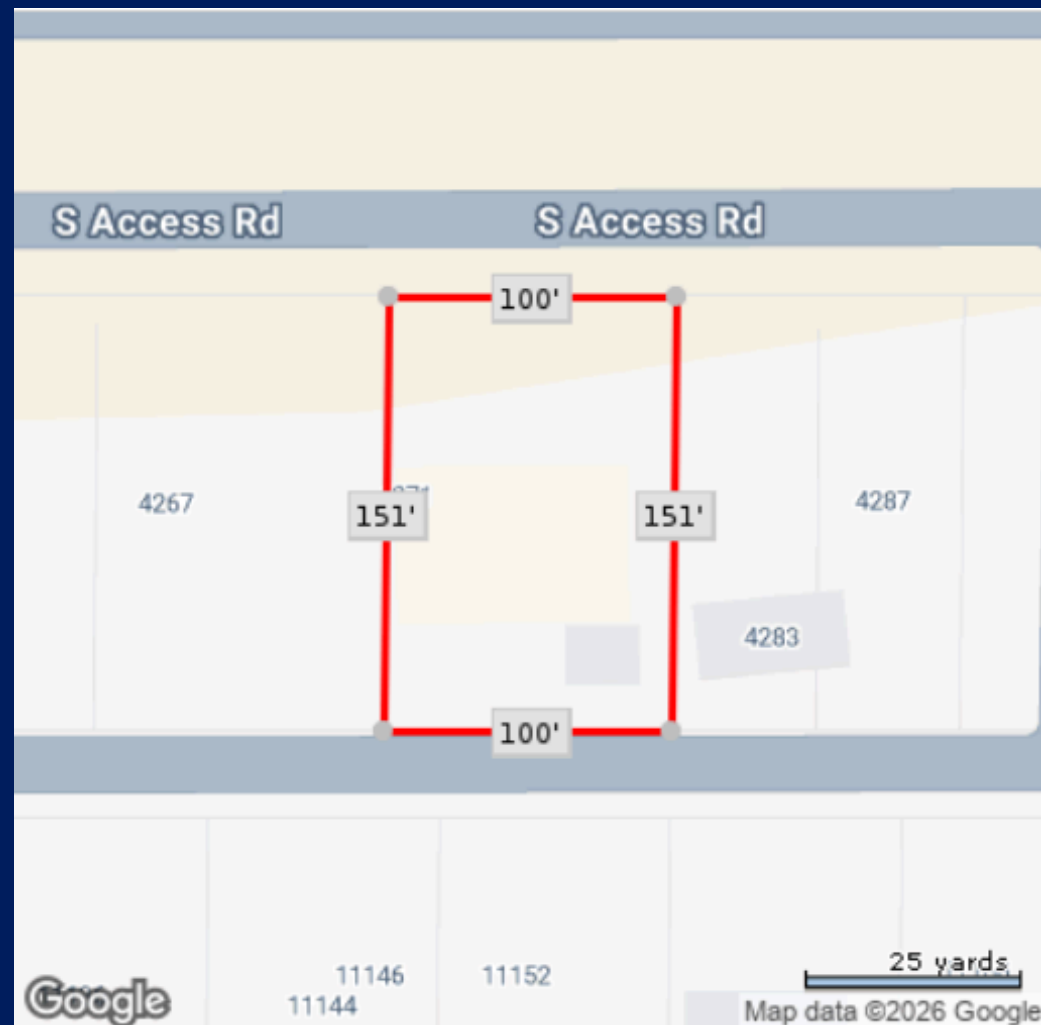




# INTERIOR HIGHLIGHTS

- **Total Climate-Controlled Area:** 3,671 sq. ft. of versatile commercial space (featuring a main area 3,571 sq. ft. plus a dedicated 100 sq. ft. private office).
- **Modern Industrial Interior:** Featuring brand-new finished concrete floors, architectural open-beam ceilings and fresh paint.
- **Subdivision Potential:** A wall running down the center allows the building to be easily sealed off and split into two separate units for multi-tenant leasing
- **10' x 10' Private Office:** A dedicated 10' x 10' (100 SF) interior office provides a professional sanctuary for private consultations, administrative work, or secure record storage.
- **Retail-Ready Command Center:** Features a built-in reception and checkout desk optimized for customer flow, point-of-sale operations, and total showroom visibility.
- **Bonus Storage On-Site:** Includes a separate 384 sq. ft. storage shed to maximize usable site square footage.

# SITE PLAN & PARCEL SPECIFICATIONS



**200' Frontage on S Access Rd | Total Depth: 151' | Total Site Area: approx 30,200 SF | 0.69 Acres**

- **Uniform Depth:** All three parcels maintain a consistent 151' depth, allowing for flexible site planning, parking optimization, or future expansion.
- **High Visibility:** Situated just off the heavily trafficked South McCall Road corridor, the site benefits from significant daily vehicle counts and a mature surrounding consumer base.
- **Strategic Layout:** The combined parcels create a substantial rectangular block, ideal for a variety of commercial, professional, or retail uses seeking a prominent Englewood presence.

## SITE INFRASTRUCTURE & VALUE-ADD POTENTIAL

- **Recent Roof Replacement:** New commercial roofing system installed in 2020.
- **Upgraded HVAC:** Two new mechanical A/C units installed in 2019.
- **Modernized Electrical System:** A brand-new 200-amp electrical panel was established in 2023.
- **Utility Readiness:** Property is currently on septic, but public sewer hookup is readily available right at the street.
- **Value-Add Assembly:** The two contiguous vacant lots offer instant site expansion for massive parking ratios, outdoor storage, or standalone secondary developments.
- **National Tenant Potential:** The combined 200' road frontage easily supports a corporate retail footprint, franchise pad, or multi-unit medical campus.
- **Existing Heavy-Duty Signage Structure:** Take advantage of an existing roadside pylon frame to save on installation and commercial permitting.

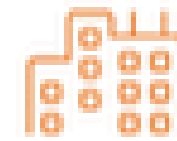
# STRATEGIC DEMOGRAPHIC ANALYSIS: 4275 S ACCESS RD TAPESTRY SEGMENTATION



## LIFE MODE

### Senior Styles ⓘ

Senior lifestyles reveal the effects of saving for retirement



## URBANIZATION

### Semirural ⓘ

The most affordable housing—in smaller towns and communities located throughout the country

Categories	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5
Top Tapestry Segments	Senior Escapes ⓘ	The Elders ⓘ	Silver and Gold ⓘ	Rooted Rural ⓘ	The Great Outdoors ⓘ
% of Households	3,274 (38.2%)	1,977 (23.1%)	1,696 (19.8%)	960 (11.2%)	659 (7.7%)
Lifestyle Group	Senior Styles ⓘ	Senior Styles ⓘ	Senior Styles ⓘ	Rustic Outposts ⓘ	Cozy Country Living ⓘ
Urbanization Group	Semirural ⓘ	Suburban Periphery ⓘ	Suburban Periphery ⓘ	Rural ⓘ	Rural ⓘ
Residence Type	Single Family, Mobile Homes or Seasonal	Single Family, High-Rise, Mobile Homes or Seasonal	Single Family/Seasonal	Single Family ; Mobile Homes	Single Family
Household Type	Married Couples w/No Kids	Married Couples w/No Kids	Married Couples w/No Kids	Married Couples	Married Couples
Average Household Size	2.19	1.72	2.01	2.41	2.4
Median Age	55	40.4	65.5	46.4	48.1

**This data identifies a high concentration of 'Senior Escapes', 'The Elders' & 'Silver and Gold' (over 81% combined), representing a stable, high-net-worth consumer base with significant discretionary income.**

# CONSUMER PROFILE: THE ENGLEWOOD OPPORTUNITY

The local trade area is dominated by three affluent demographic segments that represent over 81% of the total households within a 1-mile radius:

## SENIOR ESCAPES (41.4%) THE CORE CONSUMER

- **Profile:** Wealthy, active retirees who have moved to coastal communities for the lifestyle.
- **Economic Power:** High net worth with low or no mortgage debt. They spend significantly on home improvement, professional services, and high-quality retail.
- **Relevance:** This group values convenience and proximity, making 4275 S Access Rd an ideal location for professional offices or boutique retail.

## THE ELDERS (23.1%) THE ESTABLISHED RESIDENT

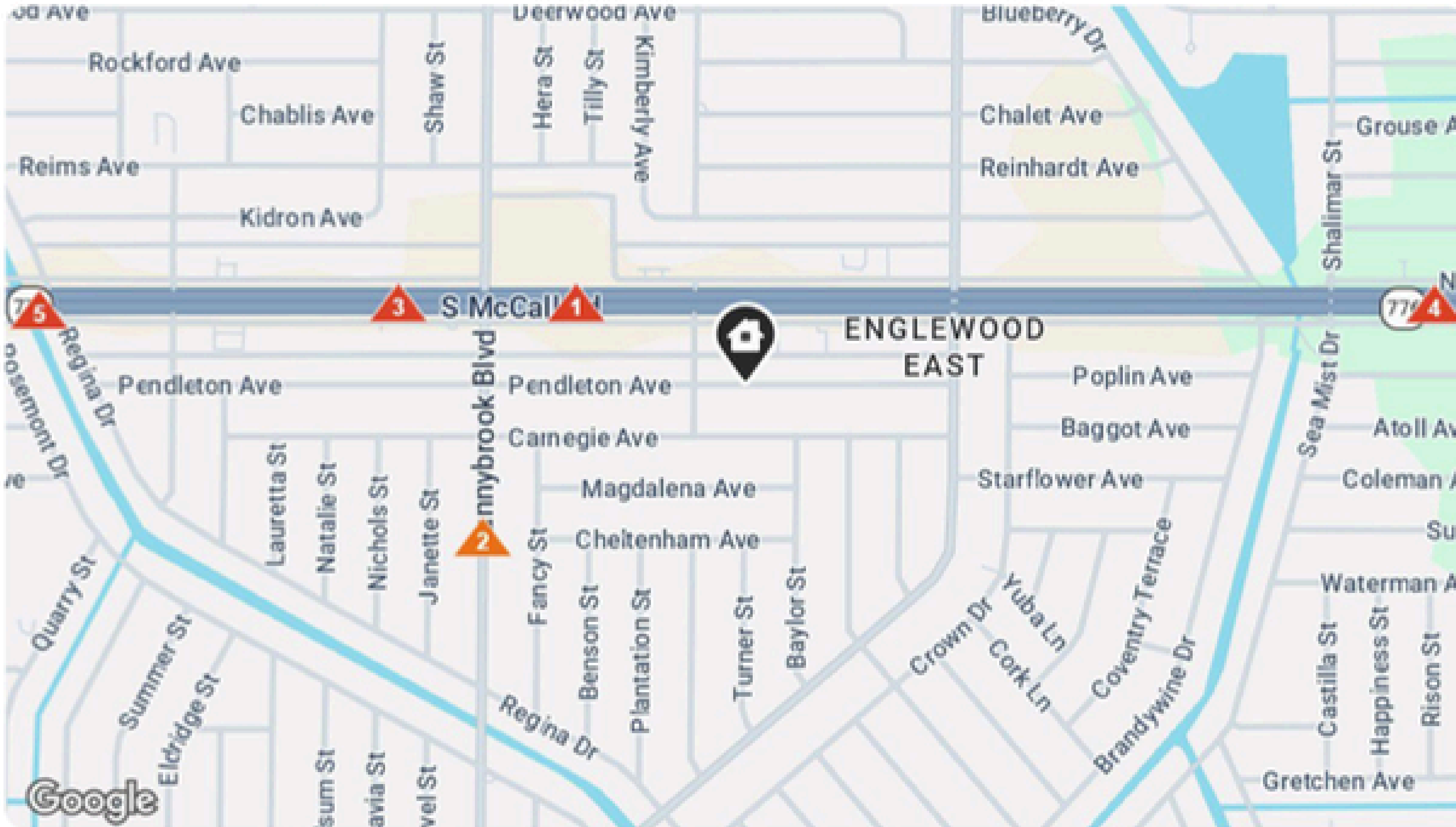
- **Profile:** Well-settled retirees who are deeply embedded in the community. Cautious spenders but have high loyalty to local businesses and professional services.
- **Economic Power:** They possess significant home equity and stable retirement assets. They represent a highly loyal customer base for essential services, insurance, and medical professionals.
- **Relevance:** Their presence indicates a very stable, low-turnover customer base that supports long-term commercial tenancy.

## SILVER AND GOLD (19.8%) THE WEALTHY ELITE

- **Profile:** One of the wealthiest senior segments in the U.S. These are well-educated, affluent seniors who are "aging in place."
- **Economic Power:** Highest discretionary income levels. They are key consumers for medical specialists, financial advisors, and upscale services.
- **Relevance:** The presence of this segment suggests the area can support higher-than-average price points and premium commercial tenants.

**Strategic Advantage:** With a Median Age of 66.4 and an 81.1% concentration in these segments, this location offers an investor a "recession-resistant" consumer base. These residents are primarily supported by fixed assets and long-term investments rather than the fluctuating job market, ensuring consistent and predictable economic activity for the corridor.

# Traffic Counts



## Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

# 4275 S Access Rd, Englewood, FL 34224

## Traffic Counts within 1 mile by Proximity

**▲1 20,163**

S McCall Rd

2025 Est. daily traffic counts

Cross: Sunnybrook Blvd

Cross Dir: W

Distance: 0.1 miles

Historical counts

Year	▲	Count	Type
2005	▲	19,800	AADT
2001	▲	14,000	AADT
1999	▲	12,600	AADT

**▲2 6,322**

Sunnybrook Boulevard

2025 Est. daily traffic counts

Cross: Cheltenham Ave

Cross Dir: E

Distance: 0.06 miles

Historical counts

Year	▲	Count	Type
2022	▲	6,600	AADT
2021	▲	6,300	AADT
2020	▲	6,000	AADT
2019	▲	6,400	AADT
2018	▲	6,200	AADT

**▲3 22,912**

S McCall Rd

2025 Est. daily traffic counts

Cross: Sunnybrook Blvd

Cross Dir: E

Distance: 0.1 miles

Historical counts

Year	▲	Count	Type
2005	▲	22,500	AADT
2001	▲	16,100	AADT
1999	▲	16,000	AADT
1997	▲	14,600	AADT

**▲4 24,152**

McCall Rd

2025 Est. daily traffic counts

Cross: S McCall Rd

Cross Dir: W

Distance: 0.19 miles

Historical counts

Year	▲	Count	Type
2018	▲	24,000	AADT
1997	▲	12,600	AADT

**▲5 28,225**

South McCall Road

2025 Est. daily traffic counts

Cross: Pennell St

Cross Dir: NE

Distance: 0.06 miles

Historical counts

Year	▲	Count	Type
2022	▲	29,000	AADT
2021	▲	28,000	AADT
2020	▲	27,500	AADT
2019	▲	27,500	AADT
2018	▲	28,000	AADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

# DEVELOPMENT / VALUE-ADD POTENTIAL



## Immediate Site Expansion

The two contiguous 50' x 151' lots provide a "blank canvas" for a secondary structure. Under the flexible CG (Commercial General) zoning, this footprint could accommodate an additional 3,000–5,000 SF building, ideal for:

- Climate-controlled storage or warehouse-flex space.
- A secondary retail storefront or professional office suite.
- Specialized medical suites to serve the high-density senior demographic.

## Optimized Parking & Accessibility

For medical or high-volume retail users, the additional land can be converted into a high-capacity paved parking lot. This allows for:

- Meeting/exceeding parking ratios required for medical or restaurant use.
- Enhanced ingress/egress for large delivery vehicles or client traffic.

## Strategic Flexibility & Exit Strategy

Because the three lots (the building lot and the two vacant lots) are on separate legal descriptions, a future owner has a unique "de-risking" opportunity:

- Recoup Capital: Sell off one or both vacant lots individually if the full site area is not required for the primary operation.
- Land Banking: Hold the additional frontage as the SR-776 corridor continues to appreciate, securing a rare 200' presence in a high-demand coastal market.

# READY TO DISCUSS THIS OPPORTUNITY?



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