

# Commercial Real Estate Advisors

*A marketing company licensed to broker real estate*



## 5 CG-Zoned Lots For Sale

**3258-3274 N. Access Road  
Englewood, Florida 34224**

**\$148,500**



**Howard J. Corr CCIM**  
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OFFICE | MEDICAL OFFICE | INDUSTRIAL | RETAIL | LAND | MULTIFAMILY

# 3258-3274 N. Access Rd., Englewood



**Offered For Sale at \$148,500**

**Zoned CG– Charlotte County**

Investment opportunity to purchase 5 contiguous lots giving just under 1 acre on the N Access Road - highly visible from SR-776 and close to all the major retailers on busy McCall Road. (Walmart, Burger King, New Medical Centre and close to Winchester Blvd with direct access to I-75). Ideal location with an access road from the rear of the property for deliveries. The front offers high visibility from the main road for free advertising with traffic movement to downtown Englewood/Venice/Port Charlotte. Ideal for flex unit development because of the rear access to the property. Owner is retiring and is looking at \$148,500 which is a highly competitive price for this area.

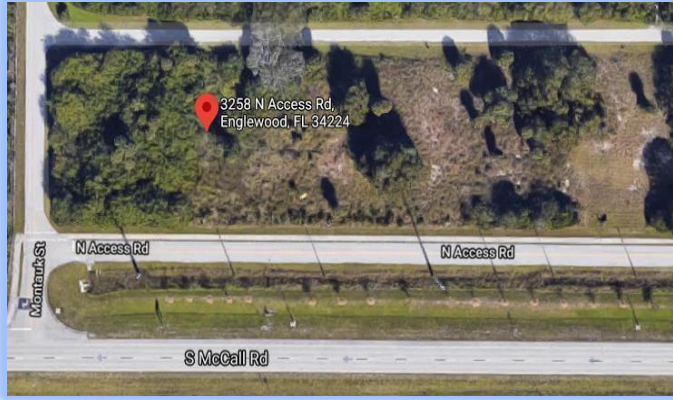


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# Executive Summary



## PROPERTY DETAILS

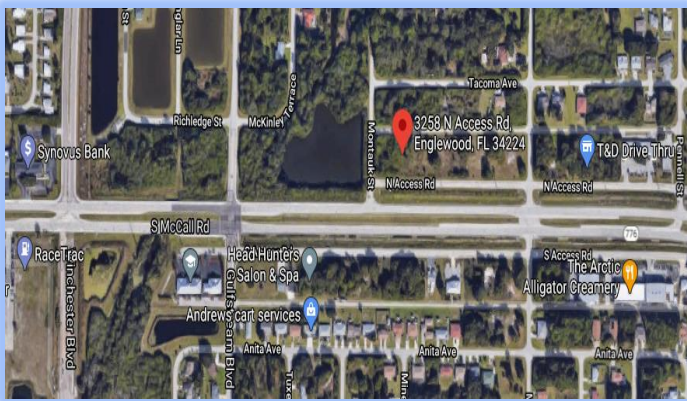
Address:	3258-3274 N. Access Road, Englewood, Florida 34224
Land Area:	39,400 SF (.904 A)
Sale Price:	\$148,500
Zoning:	CG – Commercial General

## SITE SUMMARY

Investment opportunity to purchase 5 contiguous lots giving just under 1 acre on the N Access Road - highly visible from SR-776 and close to all the major retailers on busy McCall Road. Ideal for flex unit development because of the rear access to the property.

## Demographic Statistics

Proximity:	1 mile	3 miles	5 miles
Total Population:	24,231	45,940	122,999
Median Age:	62.5	63.1	63.1
Households:	11,626	22,557	58,866
Median Home Income:	\$51,894	\$52,123	\$56,333
Per Capita Income:	\$32,441	\$33,552	\$38,126



## Traffic Volume

Collection Street	Cross Street	Traffic Volume	Year	Mile Radius
S. McCall Rd	Close to Gulfstream Blvd.	29000	2020	at the site
S. McCall Rd	Winchester Blvd.	34000	2020	within 1 mi



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# Aerial Map



Englewood overlooks beautiful Lemon Bay, straddling the unincorporated areas of Sarasota and Charlotte counties. Englewood is harbored by several small islands and offers outstanding beaches. The Englewood Community Redevelopment Area (CRA) includes the Sarasota County part of Englewood. Englewood offers a variety of cultural events, nature parks, beaches, fishing and boating, while retaining its small-town atmosphere.

Englewood is more than 100 years old. Artifacts found at the Indian Mound Park date back as far as 400 B.C., and the Englewood area may have been inhabited by the Calusa Indians.

Today, Englewood's permanent population is approaching 50,000. During season, the number is closer to 75,000.

<https://www.scgov.net/government/planning-and-development-services/englewood-cra>



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# About Corr Commercial Advisors



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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The Corr name has a heritage of Entrepreneurship, Integrity, Creativity and Excellence in Florida and Michigan real estate.

In the 1950's, my father developed one of the first Midwest Regional Shopping Centers in Lansing, Michigan. Today, it remains a thriving center of commerce and a business model for re-invention and market adaption. His next venture was designing and building a small community on Tampa Bay known as Apollo Beach, FL.

As I began my real estate career in the mid 1970's in Sarasota, Florida, my mission, vision and values were clearly influenced by my father's work ethic and dedication to excellence. To this day, I believe ethical and creative out-of-the-box thinking is a must for success in commercial real estate.

Over the past 40 years, I have owned and operated Florida real estate brokerages from Tampa to the Florida Keys. My portfolio includes development and management of shopping centers, office parks and residential communities in Michigan and Florida.

My passion for creative out-of-the-box thinking can be experienced with a visit to Port Charlotte Town Center, the home of Recreational Warehouse. In a 22,000/sf space, you can see hot tubs and full-size above-ground pools filled with water and fully functioning. This project is an example of repurposing vacated space in the ever-changing retail arena. Working on putting the pieces together for the mutual benefit of all parties was exciting.

My promise to clients of Corr Commercial Advisors: we will always be knowledgeable, accountable and collaborative when working on your project. Our team of licensed real estate advisors are committed to meeting and exceeding your expectations.

One final salute to my father, Francis J. Corr...thank you for your guiding light.



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