

FOR LEASE | GROUND LEASE

±1,551 SF FREESTANDING QSR ON ±0.56 ACRES

1725 McCall Road, Englewood, FL 34223



OUTPARCEL TO PUBLIX WITH FULL ACCESS

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

HIGHLIGHTS

- ±1,551 SF building with drive-thru on ±0.56 acres
- For lease or ground lease
- Outparcel to **Publix** and **bealls**
- Signalized full access
- Intersection with approximately 50,000 cars per day
- Area retailers include: **Publix bealls Winn/Dixie**.



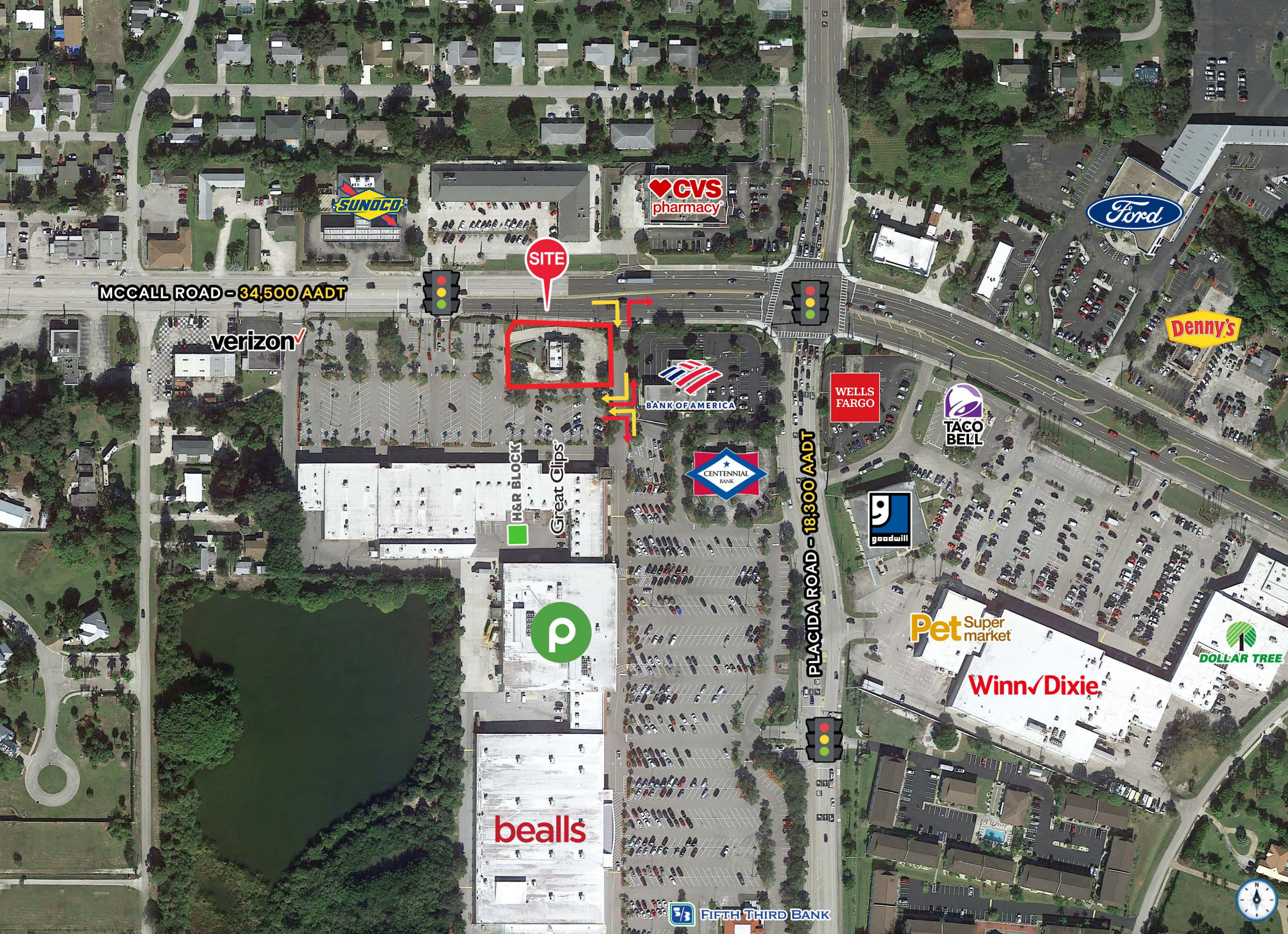
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	3,520	19,099	41,176
HOUSEHOLDS	1,792	9,948	21,020
EMPLOYEES	3,284	17,766	38,146
AVERAGE HH INCOME	\$79,813	\$81,600	\$85,353

DEMOGRAPHICS

	5 MINS	10 MINS	15 MINS
POPULATION	8,285	25,936	50,896
HOUSEHOLDS	4,440	13,258	25,603
EMPLOYEES	7,759	23,924	46,996
AVERAGE HH INCOME	\$77,028	\$80,239	\$86,167





MCCALL ROAD - 34,500 AADT

PLACIDA ROAD - 18,300 AADT

SITE

verizon

CVS pharmacy

Ford

Denny's

BANK OF AMERICA

WELLS FARGO

TACO BELL

H&R BLOCK
Great Clips

CENTENNIAL BANK

goodwill

p

Pet Super market

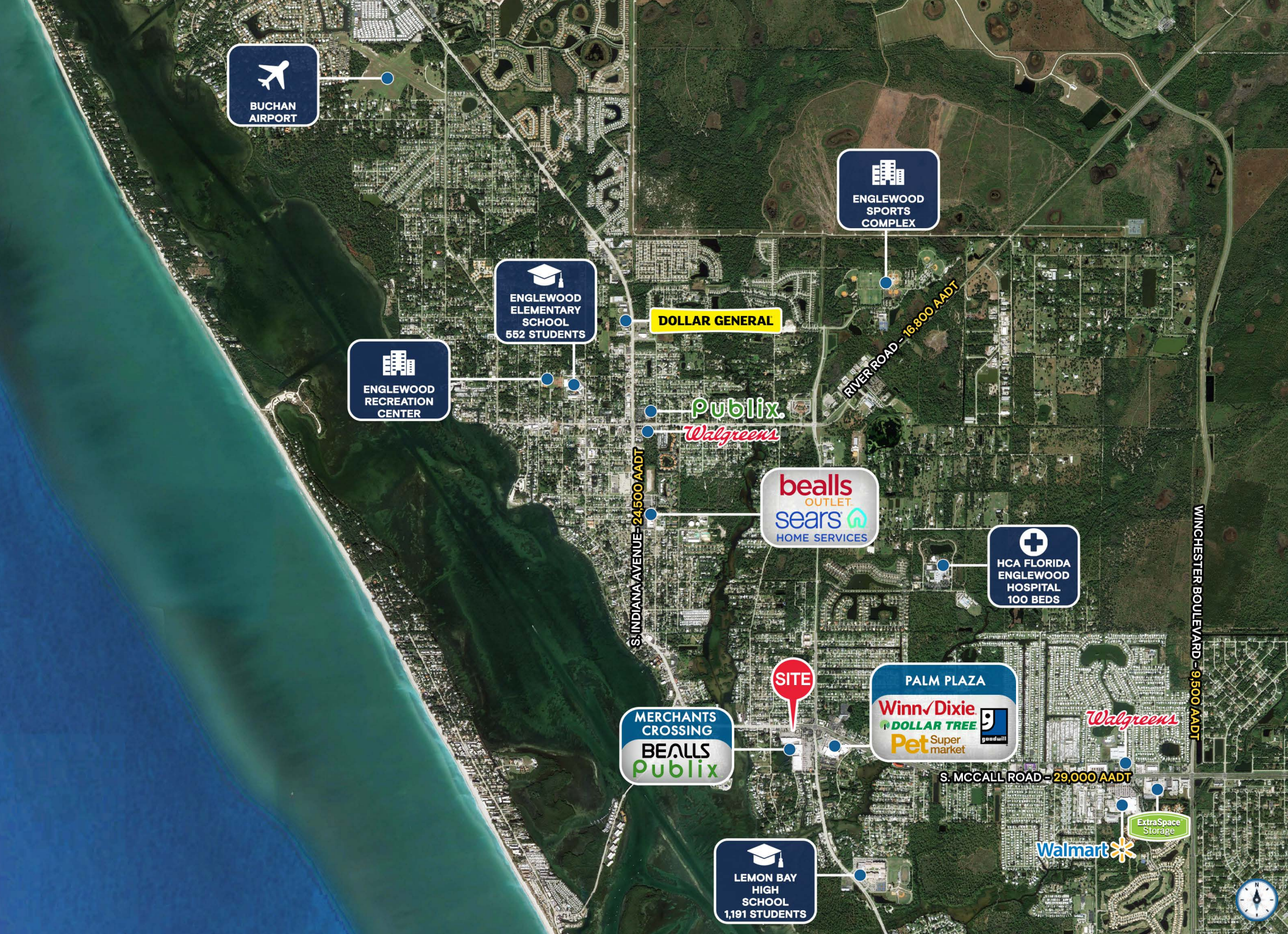
Winn-Dixie

DOLLAR TREE

bealls

FIFTH THIRD BANK





BUCHAN AIRPORT

ENGLEWOOD SPORTS COMPLEX

ENGLEWOOD ELEMENTARY SCHOOL
562 STUDENTS

ENGLEWOOD RECREATION CENTER

DOLLAR GENERAL

Publix
Walgreens

RIVER ROAD - 16,800 AADT

bealls
OUTLET
sears
HOME SERVICES

HCA FLORIDA
ENGLEWOOD
HOSPITAL
100 BEDS

S INDIANA AVENUE - 24,500 AADT

SITE

PALM PLAZA
Winn-Dixie
DOLLAR TREE
Pet Super market
goodwill

MERCHANTS CROSSING
BEALLS
Publix

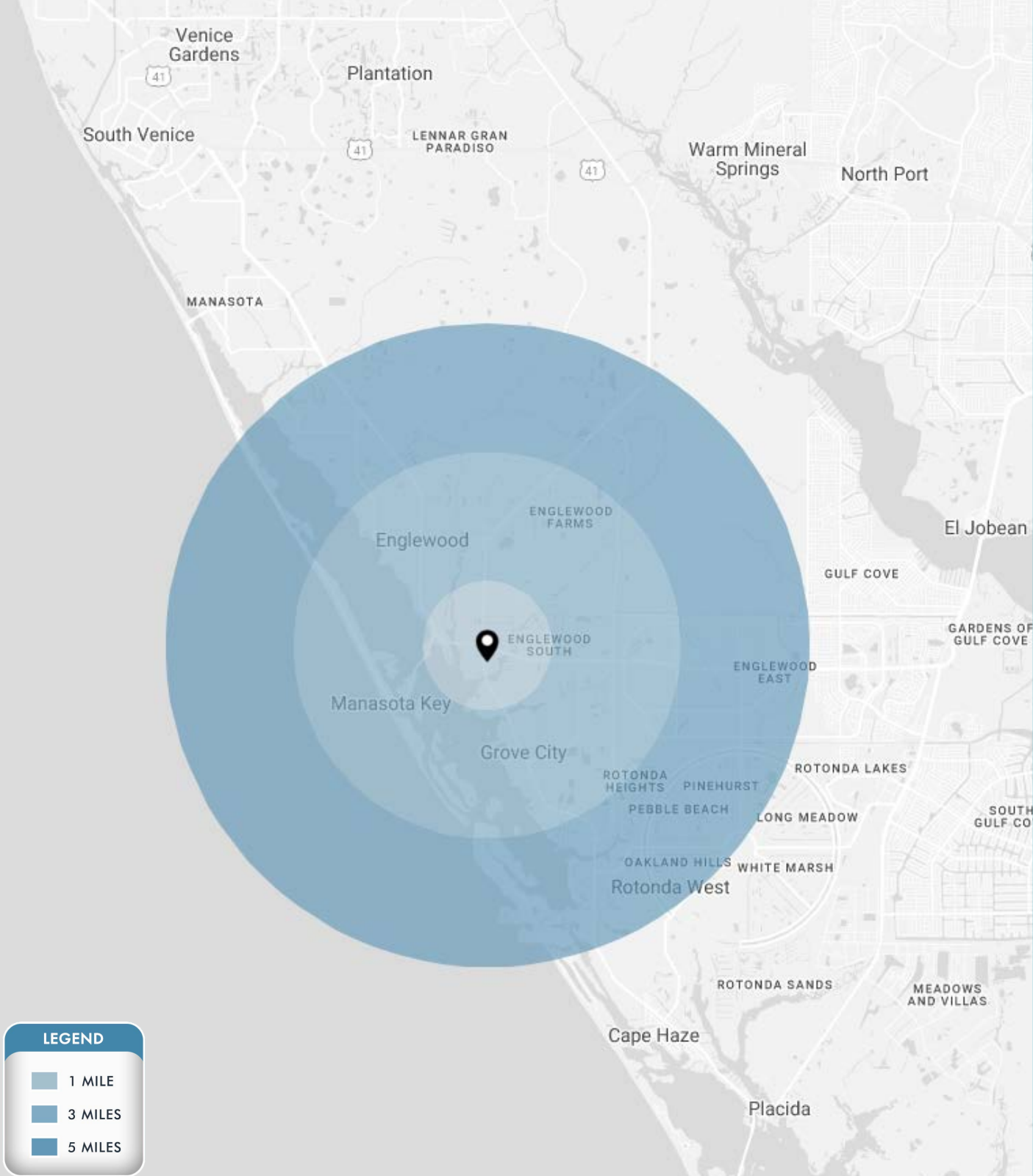
S. MCCALL ROAD - 29,000 AADT

WINCHESTER BOULEVARD - 9,500 AADT

LEMON BAY HIGH SCHOOL
1,191 STUDENTS

Walmart
ExtraSpace Storage





LEGEND

- 1 MILE
- 3 MILES
- 5 MILES

Contact Brokers

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