



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$800.00 - 1,600.00 per month [MG]
<b>BUILDING SIZE:</b>	7,200 SF
<b>AVAILABLE SF:</b>	600 - 1,200 SF
<b>LOT SIZE:</b>	0.68 Acres
<b>YEAR BUILT:</b>	1986
<b>ZONING:</b>	CG
<b>MARKET:</b>	Southwest Florida
<b>SUBMARKET:</b>	Charlotte County
<b>TRAFFIC COUNT:</b>	15,885
<b>APN:</b>	412021130013

## PROPERTY OVERVIEW

Great visibility and access for your clients in this neighborhood retail center. There is parking in front of the units and on the side of the building. There is access to the property on either side of the building. There is signage for your business above your unit and on the marquee in the front of the property.

## LOCATION OVERVIEW

Great neighborhood retail plaza in south Englewood. Street visibility to 15,000 cars that travel in front of the plaza daily. The plaza is located 1 mile from Rotonda West 5 miles south of Englewood

SPACES	LEASE RATE	SPACE SIZE
<b>OLD COFFEE SHOP</b>	\$1,600 per month	600 - 1,200 SF
<b>OLD SALON</b>	\$800 per month	600 SF
<b>RETAIL/OFFICE SPACE</b>	\$800 per month	600 SF

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