

FOR SALE

2110 PLACIDA RD

2110 PLACIDA RD, ENGLEWOOD, FL 34224



PROPERTY DESCRIPTION

Former Dairy Queen located on the southbound side of Placida Rd in the Englewood market. Located at a signalized intersection across from Lemon Bay High School offering great exposure and access to the students and residents in the area. Just south of a major retail market corridor consisting of a Publix and Winn-Dixie anchored shopping centers.

PROPERTY HIGHLIGHTS

- 2,611 SF vacant freestanding QSR
- Drive through equipped
- Signalized intersection across from Lemon Bay High School
- 20 parking spaces
- Located on 1.04 AC
- Traffic Counts: 18,300 AADT

OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size:	1.04 Acres
Building Size:	2,611 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,259	8,649	18,528
Total Population	2,445	17,152	36,978
Average HH Income	\$93,760	\$89,518	\$89,513

BRYAN COHEN

561.471.0212

info@cohencommercial.com



FOR SALE

2110 PLACIDA RD

2110 PLACIDA RD, ENGLEWOOD, FL 34224



BRYAN COHEN

561.471.0212

info@cohencommercial.com



533 NORTHLAKE BOULEVARD | NORTH PALM BEACH, FL 33408 | 561.471.0212 | COHENCOMMERCIAL.COM

FOR SALE

2110 PLACIDA RD

2110 PLACIDA RD, ENGLEWOOD, FL 34224



BRYAN COHEN

561.471.0212

info@cohencommercial.com



533 NORTHLAKE BOULEVARD | NORTH PALM BEACH, FL 33408 | 561.471.0212 | COHENCOMMERCIAL.COM

FOR SALE

2110 PLACIDA RD

2110 PLACIDA RD, ENGLEWOOD, FL 34224



BRYAN COHEN

561.471.0212

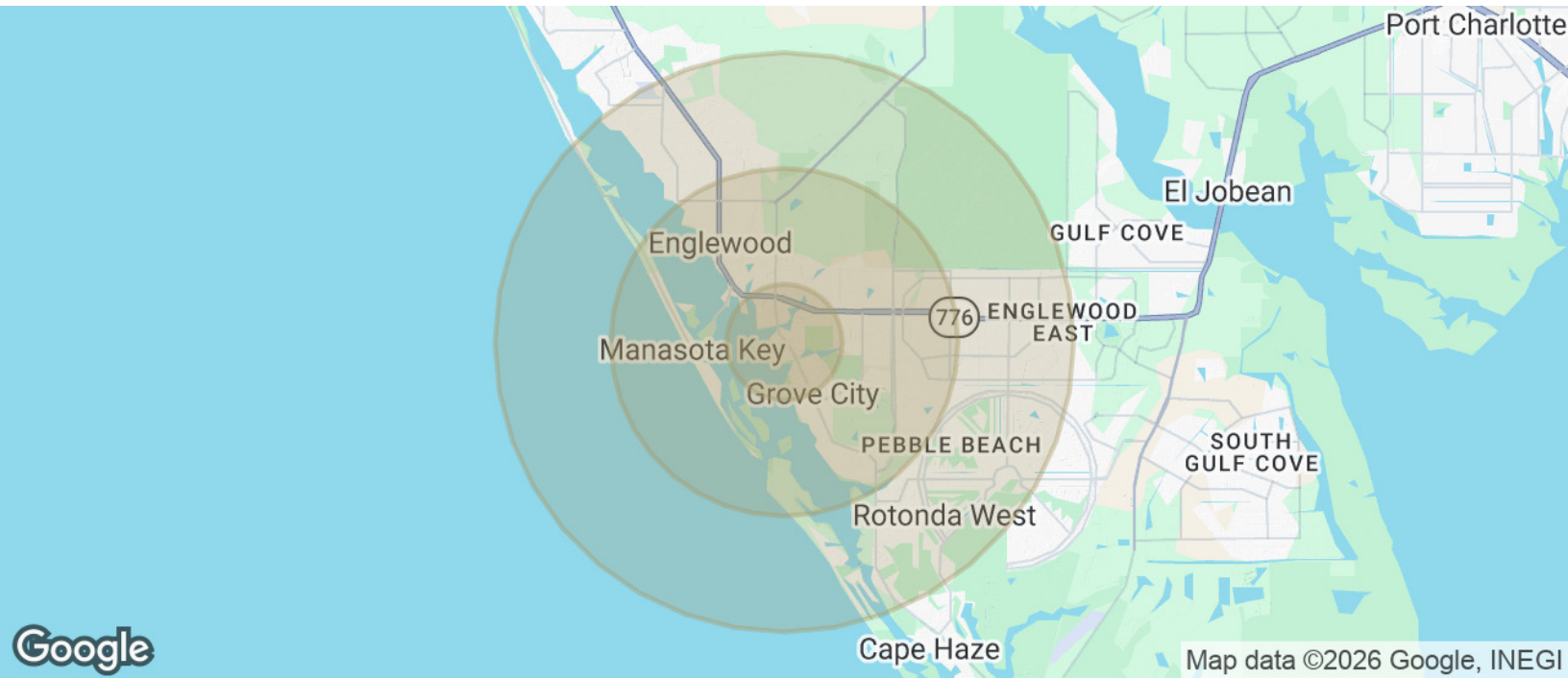
info@cohencommercial.com



FOR SALE

2110 PLACIDA RD

2110 PLACIDA RD, ENGLEWOOD, FL 34224



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,445	17,152	36,978
Average Age	67.1	64.6	64.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,259	8,649	18,528
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$93,760	\$89,518	\$89,513
Average House Value	\$394,760	\$360,406	\$353,690

2023 American Community Survey (ACS)

BRYAN COHEN

561.471.0212
info@cohencommercial.com

