



FOR LEASE BROCHURE

For Lease | Office Space

Medical Office Space

2650 S McCall Rd., Englewood, FL 34224



100 SOUTH WASHINGTON BLVD | SARASOTA, FL | 941.957.3730

PRESENTED BY:

LARRY SCHAPER

Agent

941.586.6840

LarrySchaper@MichaelSaunders.com

MEDICAL OFFICE SPACE

2650 S MCCALL RD., ENGLEWOOD, FL 34224



OFFERING SUMMARY

Available SF:	1,216 SF
Lease Rate:	\$14.00 SF/yr (MG)
Lot Size:	0 Acres
Building Size:	8,439
Zoning:	CG
Market:	Charlotte County

PROPERTY OVERVIEW

The unit is 1,216 SF with a waiting room, receptionist area, four exam rooms, storage room kitchenette and restroom.

PROPERTY HIGHLIGHTS

- Great visibility from McCall Rd.
- Prominent Pylon sign
- Built-out for medical use
- Four exam rooms



MEDICAL OFFICE SPACE

2650 S MCCALL RD., ENGLEWOOD, FL 34224



MEDICAL OFFICE SPACE

2650 S MCCALL RD., ENGLEWOOD, FL 34224



Customer wait area



Pylon Sign



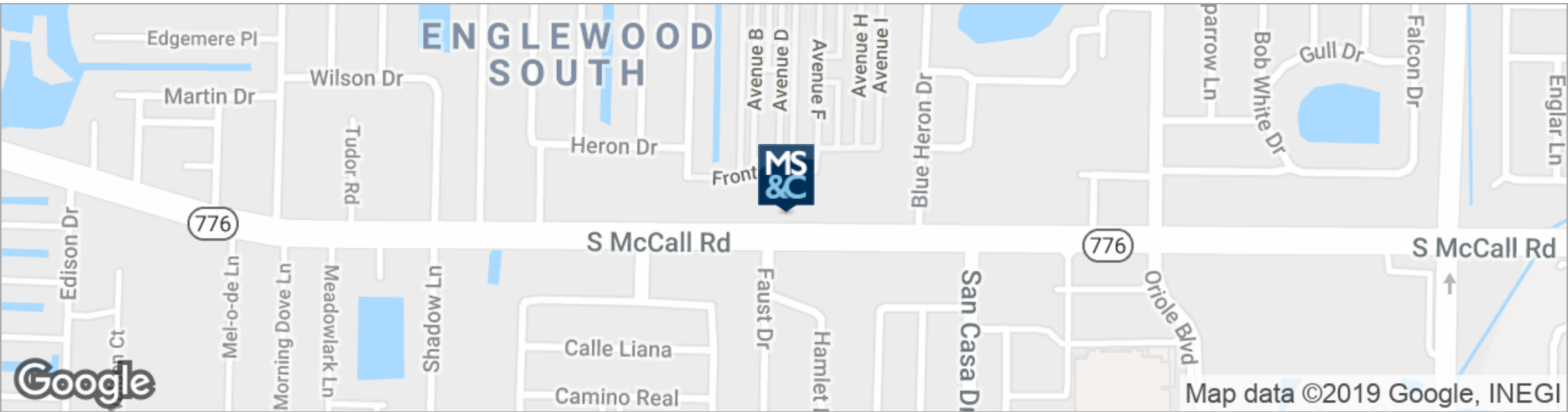
Exam room cabinet & sink



Receptionist room

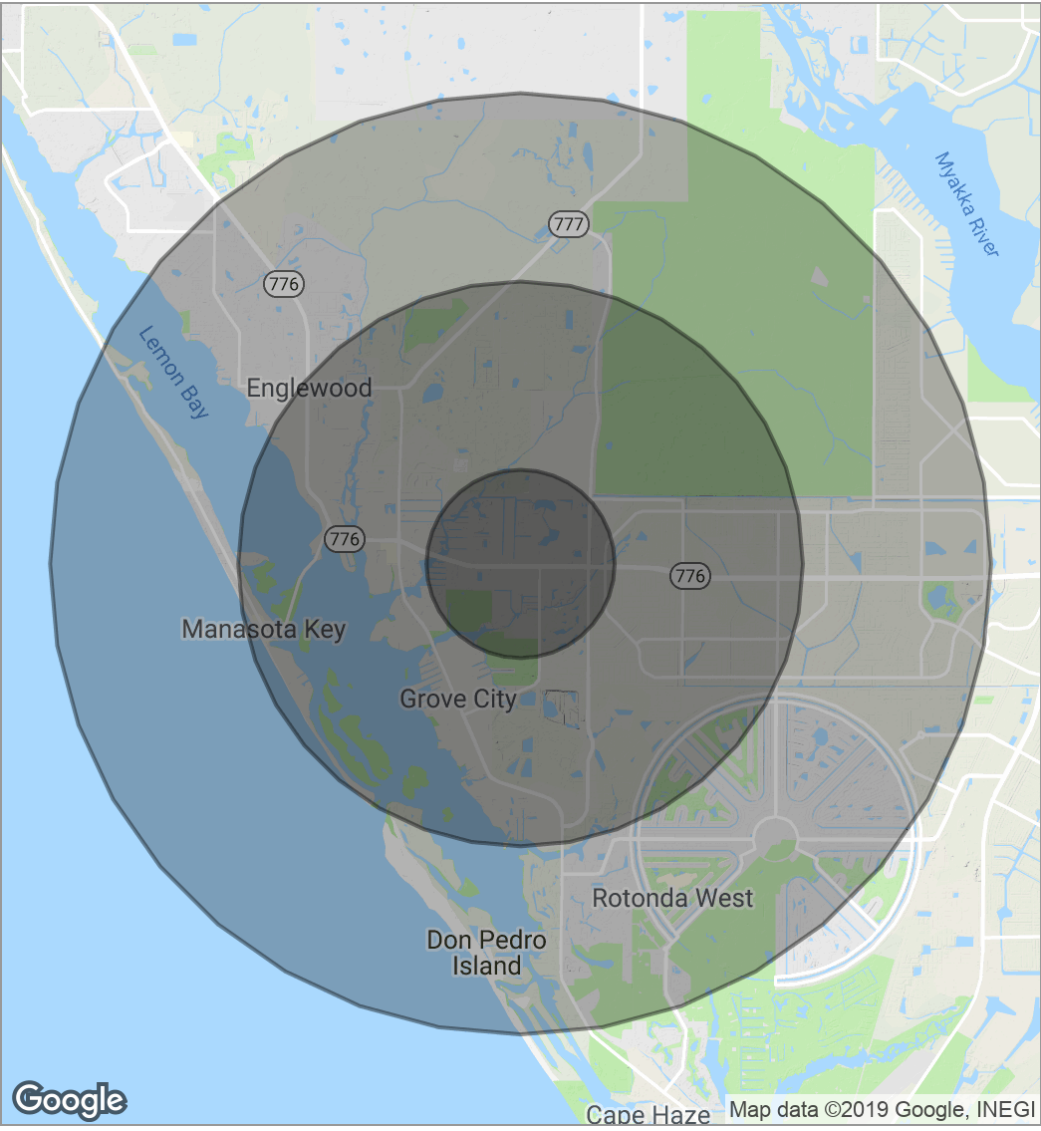
MEDICAL OFFICE SPACE

2650 S MCCALL RD., ENGLEWOOD, FL 34224



MEDICAL OFFICE SPACE

2650 S MCCALL RD., ENGLEWOOD, FL 34224



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,454	21,257	38,594
Median age	66.1	59.5	59.6
Median age (male)	66.5	59.0	59.0
Median age (Female)	66.1	60.8	60.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,262	10,422	18,709
# of persons per HH	2.0	2.0	2.1
Average HH income	\$47,010	\$54,247	\$55,605
Average house value	\$147,071	\$235,038	\$259,707

** Demographic data derived from 2010 US Census*