



WATERFRONT FREESTANDING BUILDING

2 BUCHANS LANDING
ENGLEWOOD, FLORIDA 34223

PROPERTY HIGHLIGHTS

- Waterfront freestanding building
- 4,156 SF on approximately half a lot
- Ample parking
- Excellent visibility and accessibility



Google

Imagery ©2025 Airbus, Maxar Technologies

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	168	513	1,534
Total Population	307	956	2,878
Average HH Income	\$72,579	\$70,371	\$71,717

For More Information

BRIAN SEIDEL

CCIM - Broker Associate

941 544 2970

brian@americanpropertygroup.com

WATERFRONT FREESTANDING BUILDING



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	4,156 SF
Lot Size:	23,084 SF
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 2 Buchans Landing, Englewood, FL

Property Type: Freestanding Waterfront Building

Available Size: 4,156 SF

Positioned along the scenic waterfront of Englewood, this freestanding 4,156 SF building offers a rare opportunity for a retail business seeking a high-visibility coastal location. The property sits on approximately half a lot and is zoned CG, providing flexibility for a variety of commercial uses.

No bars, no restaurants.

Visit us online at AmericanPropertyGroup.com to view all our listings.

BRIAN SEIDEL

CCIM - Broker Associate
941.544.2970
brian@americanpropertygroup.com



WATERFRONT FREESTANDING BUILDING

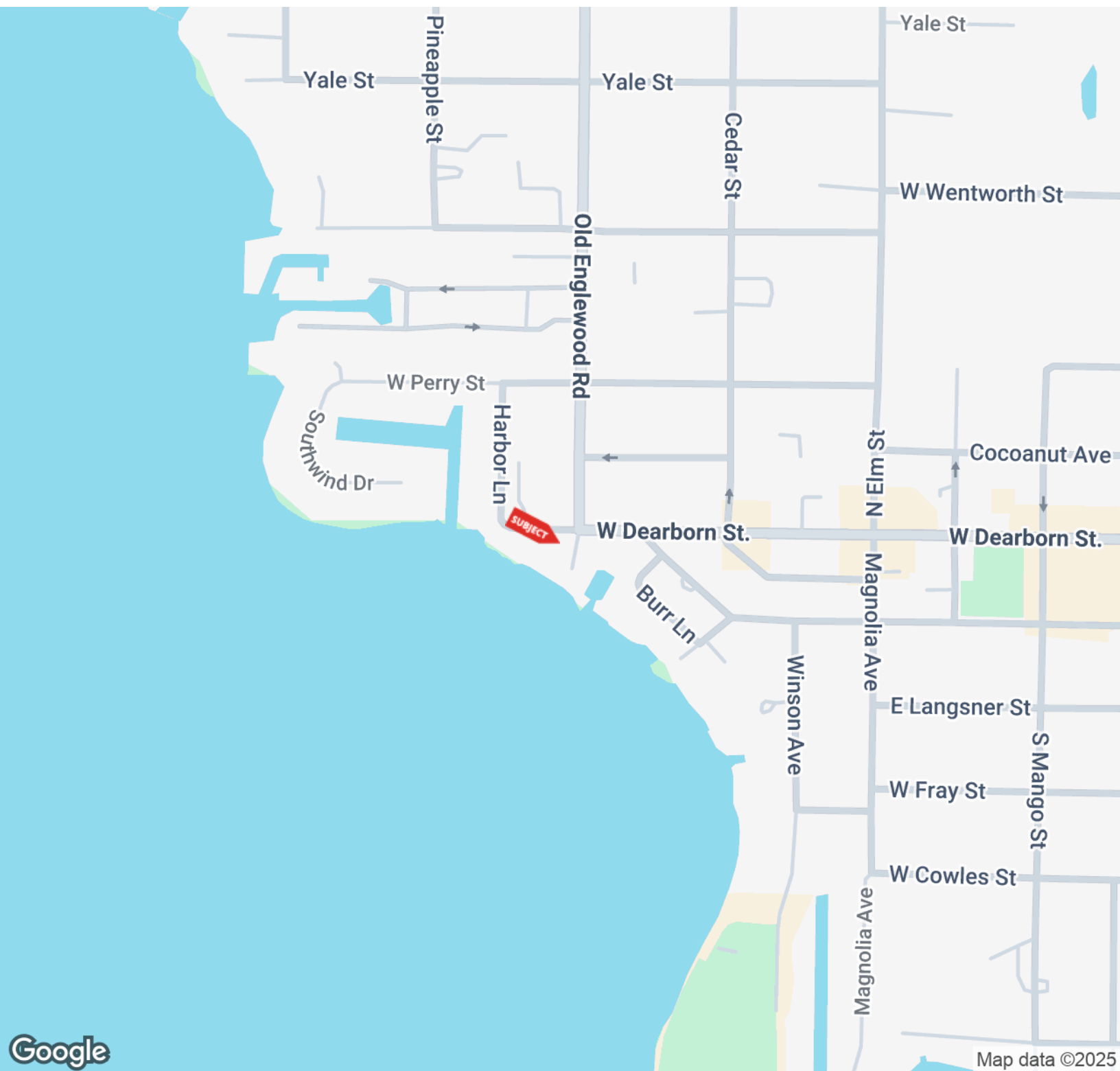


BRIAN SEIDEL

CCIM - Broker Associate
941.544.2970
brian@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

WATERFRONT FREESTANDING BUILDING

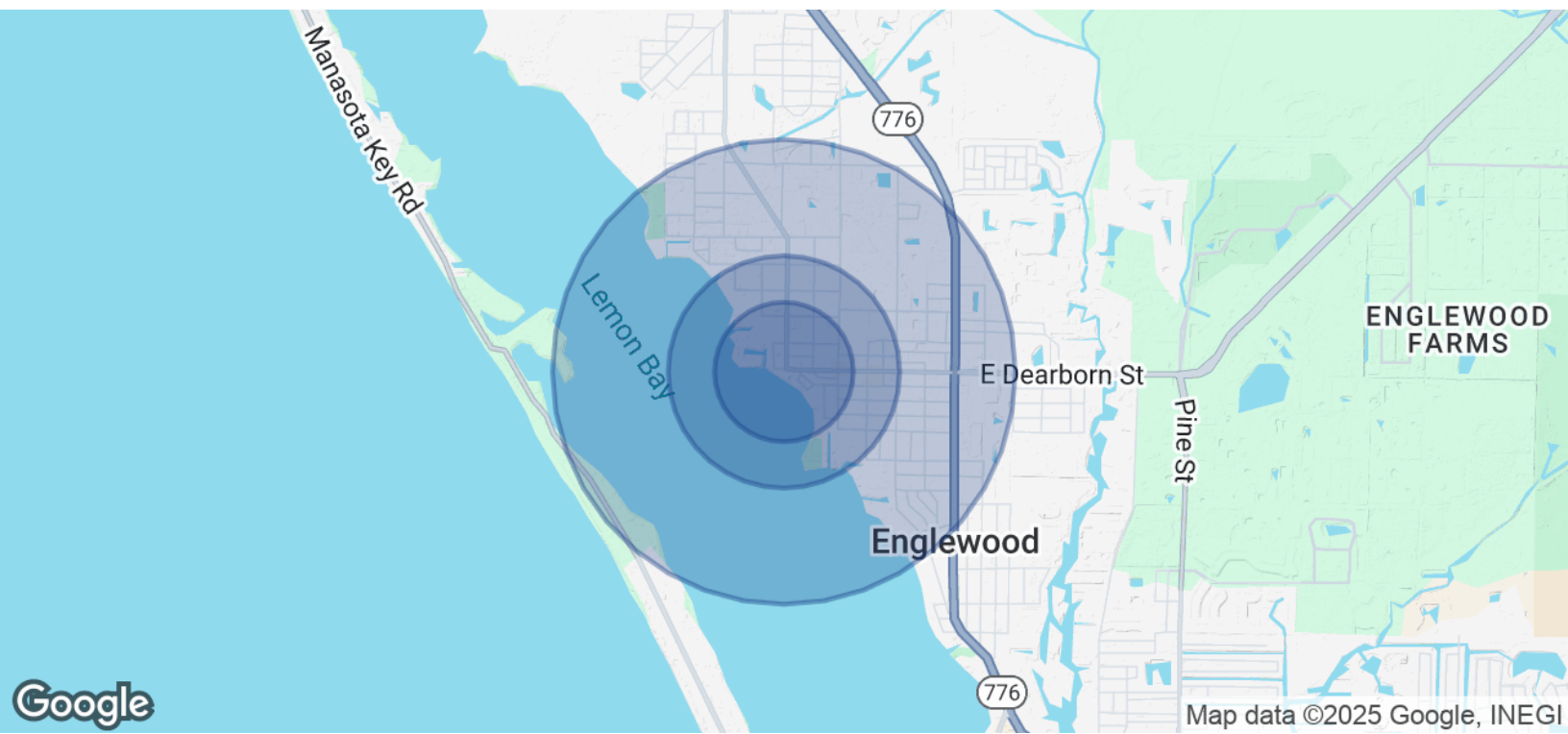


BRIAN SEIDEL

CCIM - Broker Associate
941.544.2970
brian@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

WATERFRONT FREESTANDING BUILDING



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	307	956	2,878
Average Age	61	59	57
Average Age (Male)	60	58	56
Average Age (Female)	62	59	58

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	168	513	1,534
# of Persons per HH	1.8	1.9	1.9
Average HH Income	\$72,579	\$70,371	\$71,717
Average House Value	\$518,330	\$453,818	\$415,520

Demographics data derived from AlphaMap

BRIAN SEIDEL
CCIM - Broker Associate
941.544.2970
brian@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.