

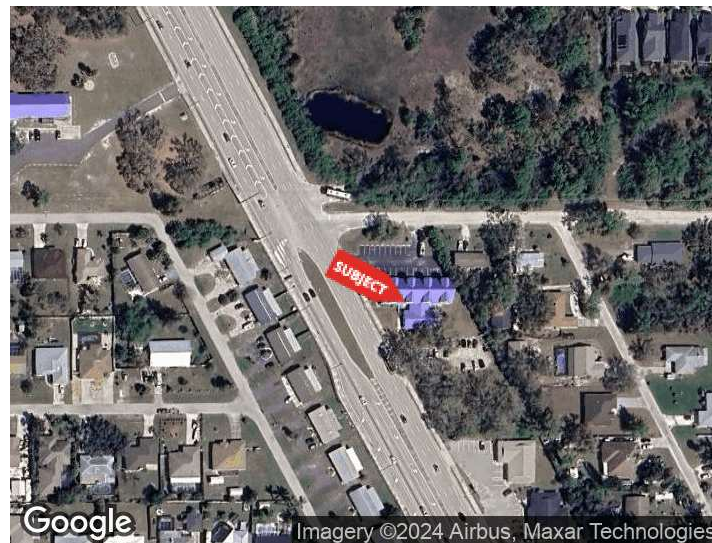


2061 ENGLEWOOD RD

ENGLEWOOD, FLORIDA 34223

PROPERTY HIGHLIGHTS

- 9,164 SF professional center with 5 total units
- 1 unit leased until 12/1/2026, 4 units vacant and ready for occupancy
- Perfectly suited for medical and professional office lessees
- Excellent owner/investor opportunity



DEMOGRAPHICS 1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
Total Households	1,719	32,749	99,023
Total Population	2,086	52,287	152,946
Average HH Income	\$57,153	\$68,532	\$64,233

For More Information

BRIAN SEIDEL

CCIM - Broker Associate

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ENGLEWOOD, FL 34223



OFFERING SUMMARY

Sale Price:	\$1,825,000
Building Size:	9,164 SF
Lot Size:	29,433 SF
Number of Units:	5
Price / SF:	\$199.15
Year Built:	2006
Renovated:	2023
Zoning:	OPI

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents Gulf Professional Center at 2061 Englewood Rd

Property Type: Professional/Medical Office Center

Property Size: 9,164 SF

Gulf Professional Center is an exceptional investment opportunity for owners and investors seeking a newly renovated professional center in an ideal location. This property includes a total of 5 units, with 1 currently leased through 12/1/2026 and 4 vacant units ready for immediate occupancy. Ideal for medical or professional office use, this flexible property is perfectly positioned to meet the needs of discerning tenants seeking a modern, well-appointed space.

Visit us online at AmericanPropertyGroup.com to see all our listings or call (941) 923-0535 at your convenience.

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OF SARASOTA, INC.

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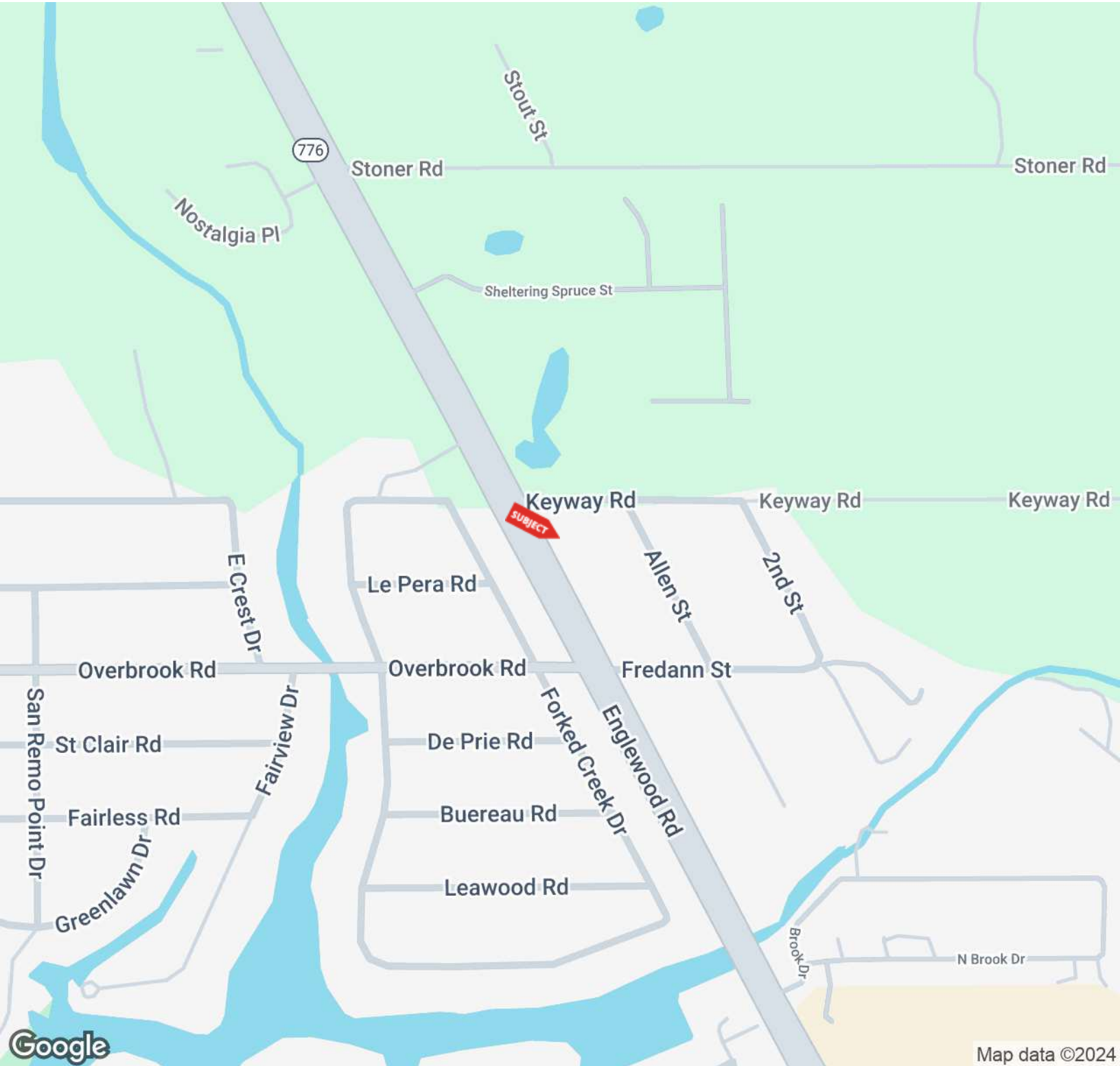
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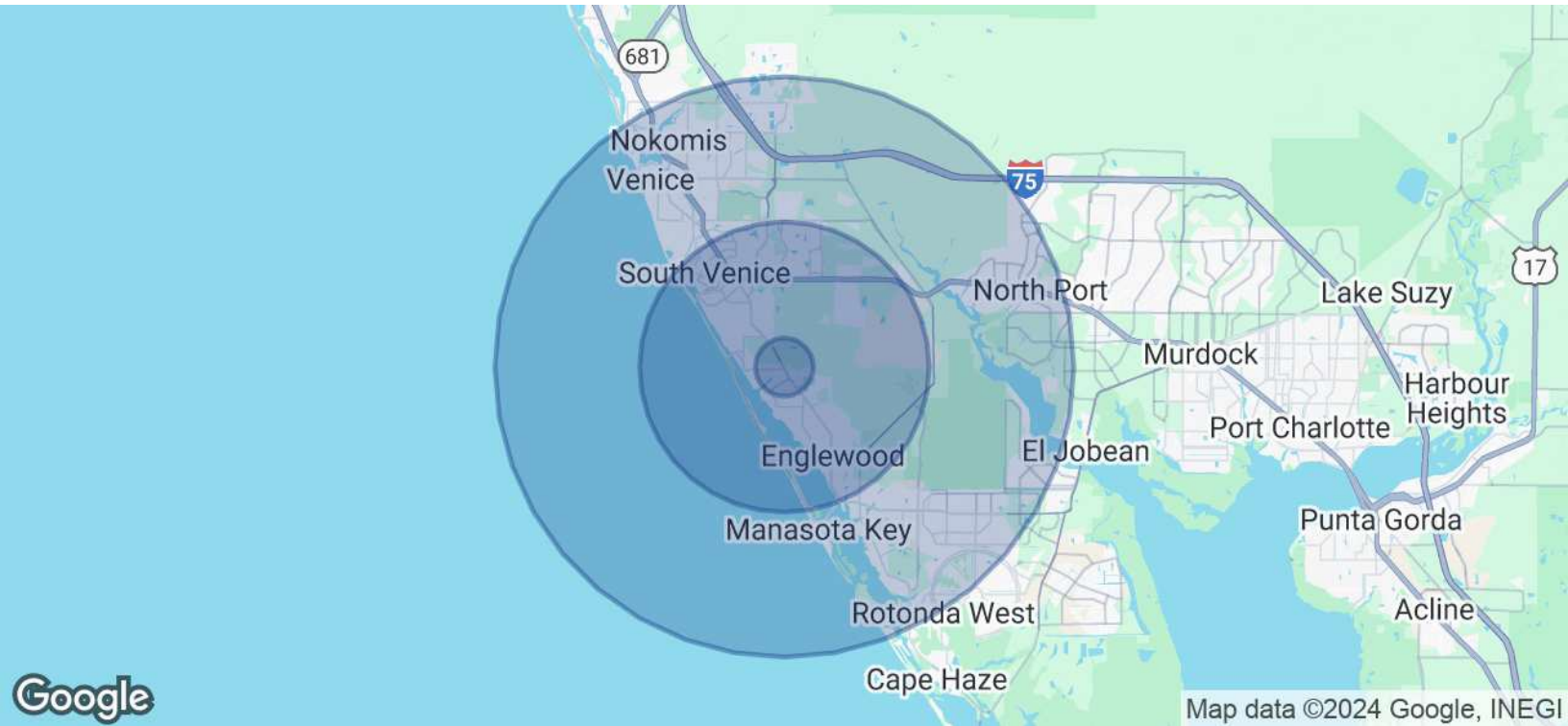
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,086	52,287	152,946
Average Age	69.5	61.5	61.1
Average Age (Male)	69.3	61.0	60.6
Average Age (Female)	69.7	61.6	61.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,719	32,749	99,023
# of Persons per HH	1.2	1.6	1.5
Average HH Income	\$57,153	\$68,532	\$64,233
Average House Value	\$318,191	\$281,969	\$279,863

2020 American Community Survey (ACS)

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