



**FOR
LEASE**

RETAIL /
MEDICAL

THE TOWERS

612 N. INDIANA AVE, ENGLEWOOD, FL 34223

PROPERTY HIGHLIGHTS

- Excellent Visibility with Prominent Pylon Signage
- Ample On-Site Parking for Tenants and Visitors
- Located on a High-Traffic, Six-Lane Corridor
- Flexible Leasing Options Including Individual Suites and Larger Spaces for Salon, Medical, Wellness, Office, and Retail Users

LEASE RATE: \$13.00 PSF NNN

CAM: \$3.85 PSF

ZONING: CG

PARKING: 2.89/1,000 SF

AVAILABILITY

Suite #	Size (SF)	Unit Description
628	2,000-4,000	Former Massage and Medical Suites Can be leased as a whole or configured for individual salon, wellness, office or retail suites
634	1,500	Former Arcade Mostly Open Space, Office, Storage, 2 Restrooms
648	1,000	Mostly Open Space, 2 Offices, Restroom, Nice Faux Wood Flooring

CONTACT:

MICHAEL MAHAN

Vice President

239.230.2189

mmahan@lee-associates.com

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

YOUR LOCAL MARKET **EXPERT**

7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com





THE TOWERS

612 N. INDIANA AVE, ENGLEWOOD, FL 34223

- Prime location on highly traveled commercial corridor
- Surrounded by dense residential neighborhoods, schools, and national retailers
- Minutes from Manasota Key and Englewood Beach, a popular Gulf Coast destination

LOCATION DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2026 Population	4,646	18,247	44,082
2026 Households	2,585	9,797	23,458
Median Household Income	\$59,657	\$70,306	\$78,897
Avg. Household Income	\$83,969	\$107,848	\$111,606
Median Age	68.3	68.8	69.4

TRAFFIC COUNTS

VOLUME (AADT)	YEAR	STREET NAME
23,500	2025	Indiana Avenue North From CR 777 E. Dearborn Street to Manasota Beach Road