

# THE TOWERS

612 N. INDIANA AVE, ENGLEWOOD, FL 34223

**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



**FOR LEASE**  
RETAIL SPACE

## AVAILABILITY

Suite #	Size (SF)	Unit Description
628	2,000-4,000	Former Massage and Medical Suites Corner Unit with Reception, Ample Storage, 2 Restrooms with 2 Showers
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

**RATE: \$13.00 PSF NNN + \$3.85 PSF CAM**

## PROPERTY HIGHLIGHTS

- Excellent Visibility with Prominent Pylon Signage
- Ample On-Site Parking for Tenants and Visitors
- Located on a High-Traffic, Six-Lane Corridor
- Ideal for Salon Suites, Spa, Medical Offices, or Multi-Vendor Retail (e.g., Thrift or Booth-Based Store)

CONTACT:

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YOUR LOCAL MARKET **EXPERT**

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LEASE**

RETAIL  
SPACE



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- 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



UNIT 628

## LOCATION DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population	4,700	18,474	42,603
2025 Households	2,625	9,924	22,595
Median Household Income	\$58,207	\$67,336	\$75,051
Avg. Household Income	\$79,089	\$100,916	\$101,974
Median Age	68.2	68.7	68.4

## TRAFFIC COUNTS

VOLUME (AADT)	YEAR	STREET NAME
23,500	2024	Indiana Avenue North From CR 777 E. Dearborn Street to Manasota Beach Road