



655 N INDIANA AVE

655 N INDIANA AVE, ENGLEWOOD FL 34223

655 N Indiana Ave

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Exclusively Marketed by:

Brad Meinck

Asset and Key
Broker
(727) 366-2606
brad@assetandkey.com
SL3299864



Brokerage License No.: CQ1071007
www.assetandkey.com

655 N INDIANA AVE

01 **Executive Summary**

Investment Summary

OFFERING SUMMARY

ADDRESS	655 N Indiana Ave Englewood FL 34223
COUNTY	Sarasota
MARKET	Office
SUBMARKET	Medical
BUILDING SF	9,698 SF
NET RENTABLE AREA (SF)	6,600
LAND ACRES	0.95
LAND SF	41,460 SF
YEAR BUILT	1991

FINANCIAL SUMMARY

PRICE	\$0
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	4,442	18,071	39,549
2025 Median HH Income	\$59,432	\$67,894	\$75,024
2025 Average HH Income	\$81,615	\$104,295	\$104,311

- For Sale: Prime Owner-User Medical Complex / Professional Office Center – 9,698 SF on 0.95 Acres

Excellent opportunity to own this versatile medical/professional office compound in a high-visibility location with strong daily traffic of 23,000 vehicles. Perfect for an owner-user seeking to occupy part or all of the property, or for an investor looking to lease up the space.

Property Highlights:

Total Building Area: 9,698 SF

Rentable Office Space: 6,600 SF

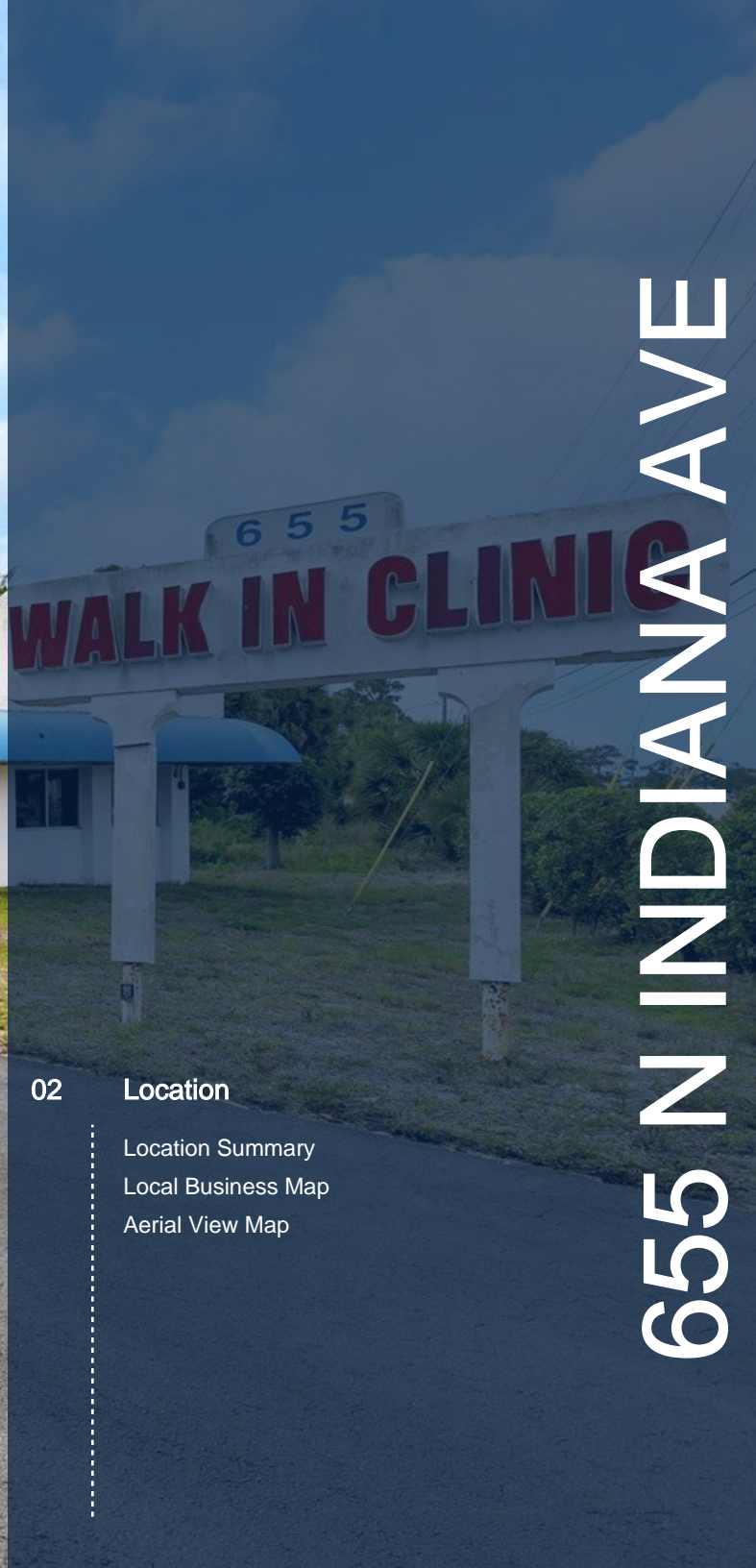
Lot Size: 0.95 Acres

Zoning: OPI (Office, Professional, Institutional) – Highly flexible zoning that supports medical offices, professional services, institutional uses, and mixed-use potential

Current Status: Fully vacant – immediate occupancy available for an owner-user

New Roof: Completely replaced on both buildings in 2025

The complex includes a dedicated garage located behind the main medical office building. This additional structure offers excellent flexibility — it can be used for owner parking/storage, expanded operations,



02

Location

- Location Summary
- Local Business Map
- Aerial View Map

- Strategic Location & Visibility

This high-visibility medical/professional office compound sits along N Indiana Avenue in Englewood, offering excellent exposure with approximately 23,000 vehicles per day passing by. The site provides strong curb appeal and easy access for patients, staff, and visitors in a well-established professional corridor.

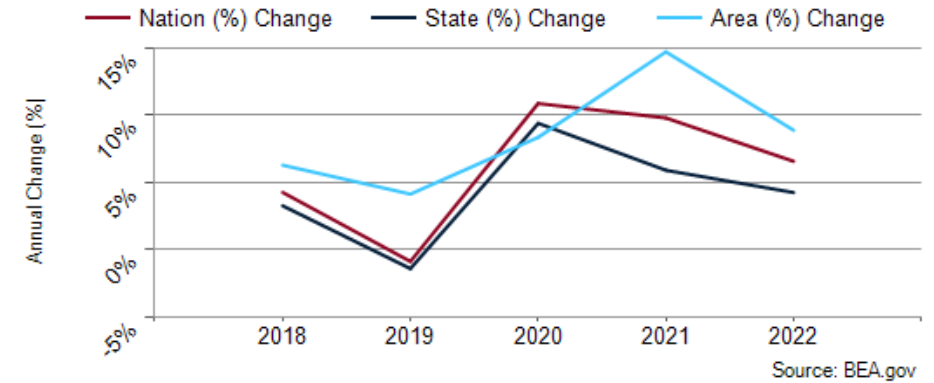
- Demographics & Market Demand

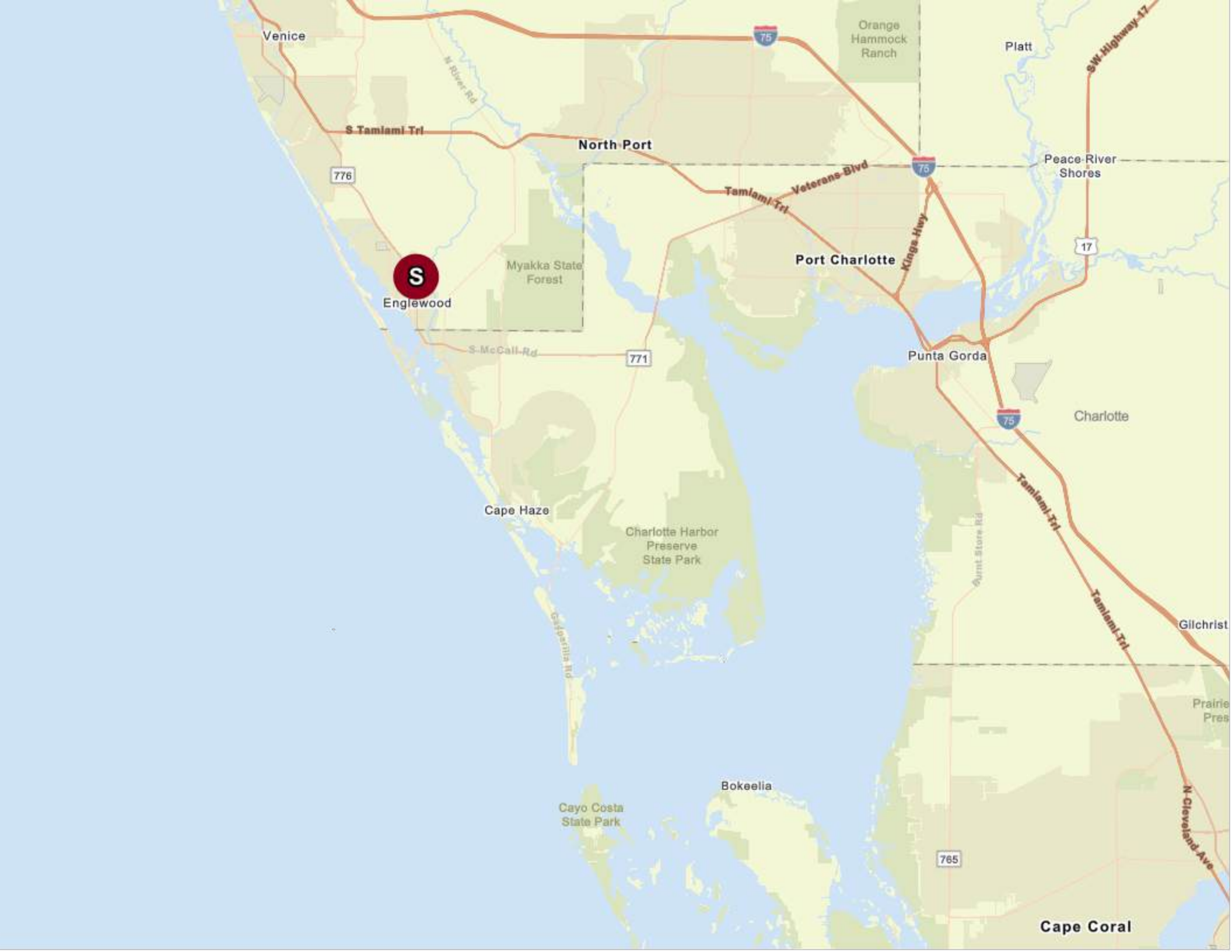
Englewood is a desirable Gulf Coast community in Charlotte and Sarasota counties, with a population of approximately 20,000–23,500 residents. It features a mature, affluent demographic highly favorable for healthcare services: median age around 65–69, with over 50–60% of residents aged 65+. High insurance coverage rates (91.8%) and a concentration of Medicare-eligible patients support steady demand for medical offices, family practices, specialists, and related services.

Largest Employers

HCA Florida Englewood Hospital	100
Walmart Supercenter Englewood	
Publix Super Market at Merchants Crossing	
Englewood Medical Center, Inc.	
Advanced Hearing Aid Systems, Inc.	
EPIC Community Resource Center, Inc.	
AnnaliTh, LLC	
CUCMBER LLC	

Sarasota County GDP Trend





Venice

S Tamiami Trl

776

S

Englewood

North Port

Myakka State Forest

S McCall Rd

771

Cape Haze

Charlotte Harbor Preserve State Park

Cayo Costa State Park

Bokeelia

Veterans Blvd

Port Charlotte

Punta Gorda

Charlotte

75

Tamiami Trl

Tamiami Trl

Tamiami Trl

Tamiami Trl

Tamiami Trl

Tamiami Trl

Tamiami Trl

Tamiami Trl

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Kings Hwy

17

Peace River Shores

Platt

SW Highway 17

75

75

Burnt Store Rd

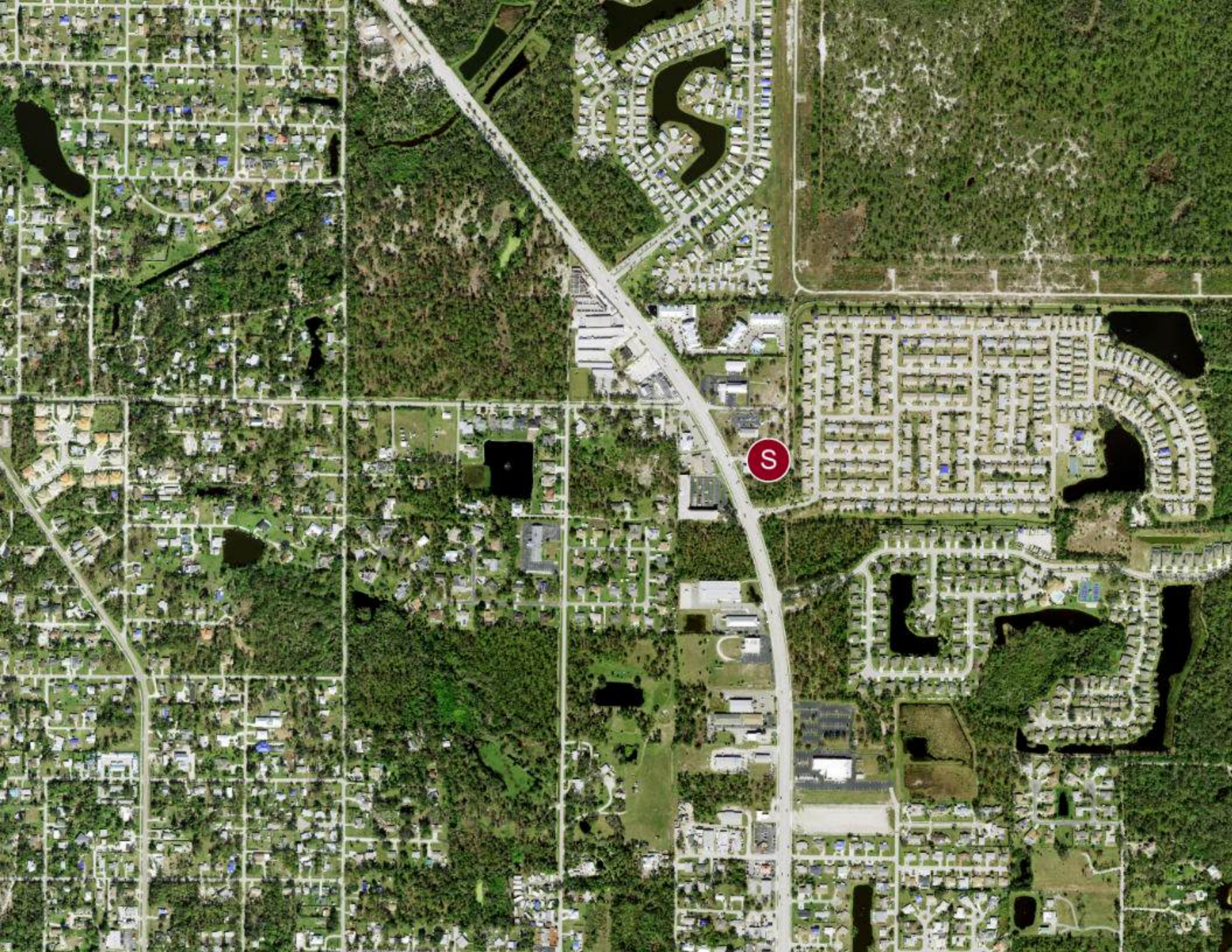
Gilchrist

Prairie Pres

N Cleveland Ave

765

Cape Coral





03

Property Description

Property Features

Property Images

PROPERTY FEATURES

BUILDING SF	9,698
NET RENTABLE AREA (SF)	6,600
LAND SF	41,460
LAND ACRES	0.95
YEAR BUILT	1991
# OF PARCELS	4
ZONING TYPE	OPI- Office, Professional, Institutional
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	4 (2 Office Buildings, 1 Utility Building, and detached garage)
LOT DIMENSION	0.95 acres
NUMBER OF PARKING SPACES	15
PARKING RATIO	1.55 Spaces per 1,000 SF Leased
TYPICAL FLOOR SF	9,698
BUILDING FAR	0.23





Exterior Building 2



Exterior Building 2



Exterior Building 1



Exterior Building 1



Interior Photo



Interior Photo



Interior Photo



Interior Photo

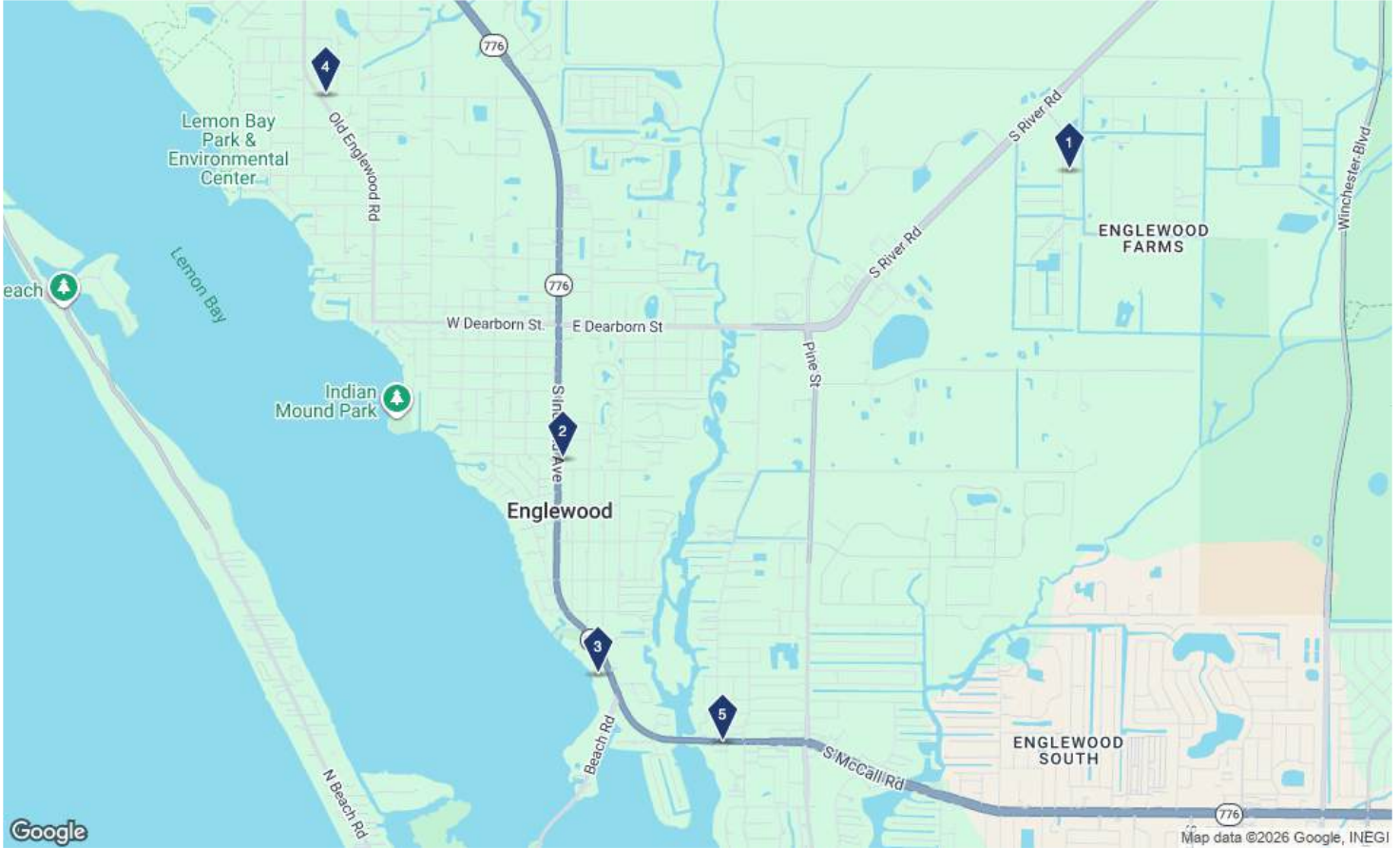
655 N INDIANA AVE

04 Sale Comps

Sales Comps

04

Sale Comps Map & List



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	\$419,000	\$1,005,400	\$1,125,000	\$1,850,000
Sale Price Per SF	\$141	\$180	\$183	\$318
Cap Rate	-	-	-	-
Land Price Per AC	\$1,051,707	\$1,616,659	\$1,868,687	\$2,517,778
Property Attributes	Low	Average	Median	High
Building SF	2,538 SF	5,594 SF	3,561 SF	13,093 SF
Year Built	1978	1983	1982	1992
Stories	1	1	1	2
Typical Floor SF	2,538 SF	4,175 SF	3,561 SF	6,546 SF
% Leased At Sale	100%	100%	100%	100%
Star Rating	★☆☆☆☆ 2	★☆☆☆☆ 2	★☆☆☆☆ 2	★☆☆☆☆ 2

Summary Statistics exclude For Sale and Under Contract listings

Sale Comps List

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1	509 Paul Morris Dr Englewood, FL 34223	Office ★ ★ ☆ ☆ ☆	1992	6,162 SF (100%)	2/17/2026	\$1,125,000 (\$182.57/SF)	-
2	Englewood Square 473 S Indiana Ave Englewood, FL 34223	Office ★ ★ ☆ ☆ ☆	1983	3,561 SF	9/29/2025	\$1,133,000 (\$318.17/SF)	-
3	1160 S McCall Rd Englewood, FL 34223	Office ★ ★ ☆ ☆ ☆	1982	13,093 SF	9/5/2025	\$1,850,000 (\$141.30/SF)	-
4	697 Old Englewood Rd Englewood, FL 34223	Office ★ ★ ☆ ☆ ☆	1978	2,617 SF (100%)	6/24/2025	\$419,000 (\$160.11/SF)	-
5	1505 S McCall Rd Englewood, FL 34223	Office ★ ★ ☆ ☆ ☆	1978	2,538 SF (100%)	12/20/2024	\$500,000 (\$197.01/SF)	-

655 N INDIANA AVE

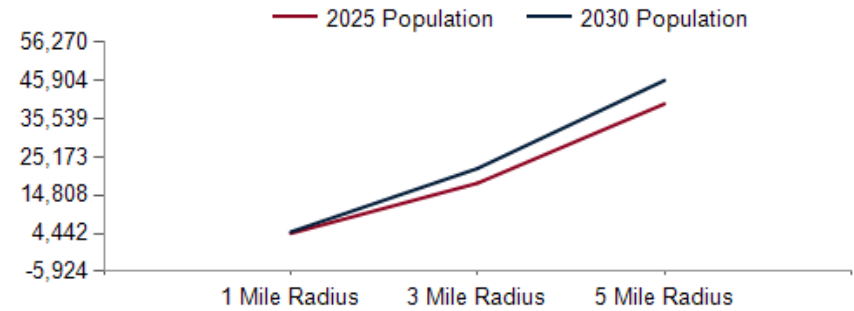
05 Demographics

General Demographics

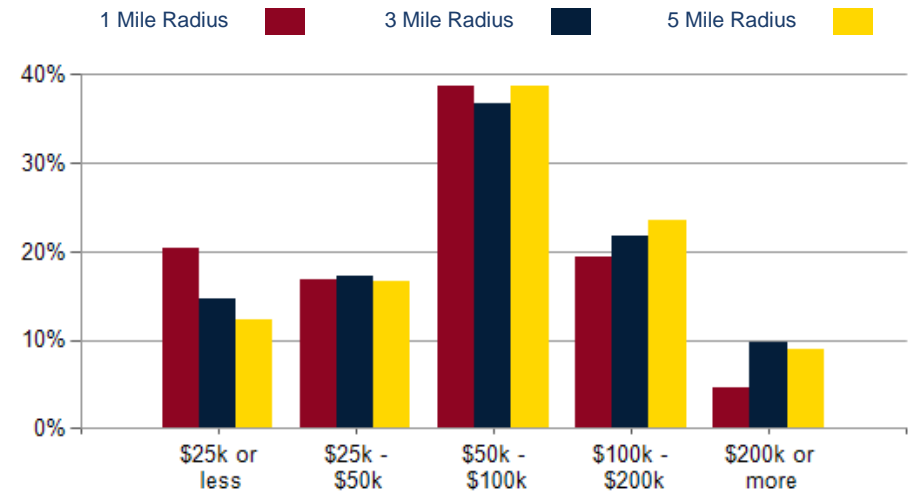
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,140	15,421	27,945
2010 Population	3,777	14,653	27,893
2025 Population	4,442	18,071	39,549
2030 Population	4,836	22,052	45,904
2025 African American	21	58	154
2025 American Indian	14	43	86
2025 Asian	44	170	414
2025 Hispanic	189	693	1,491
2025 Other Race	71	193	394
2025 White	4,109	16,843	36,883
2025 Multiracial	182	760	1,605
2025-2030: Population: Growth Rate	8.55%	20.30%	15.15%

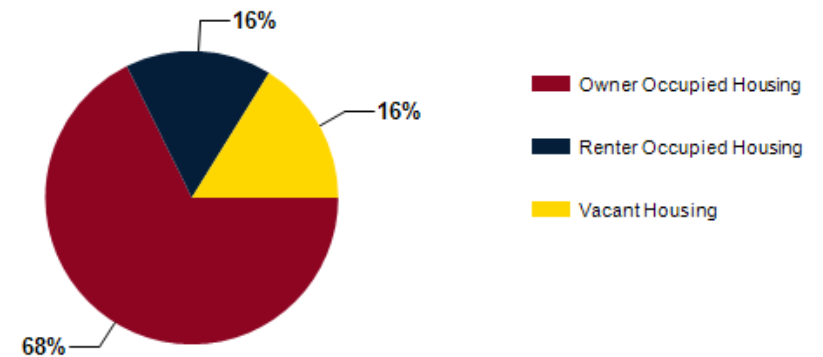
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	200	664	1,245
\$15,000-\$24,999	301	739	1,304
\$25,000-\$34,999	158	690	1,609
\$35,000-\$49,999	252	973	1,830
\$50,000-\$74,999	638	2,196	4,364
\$75,000-\$99,999	312	1,331	3,638
\$100,000-\$149,999	369	1,454	3,652
\$150,000-\$199,999	106	632	1,232
\$200,000 or greater	114	927	1,840
Median HH Income	\$59,432	\$67,894	\$75,024
Average HH Income	\$81,615	\$104,295	\$104,311



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

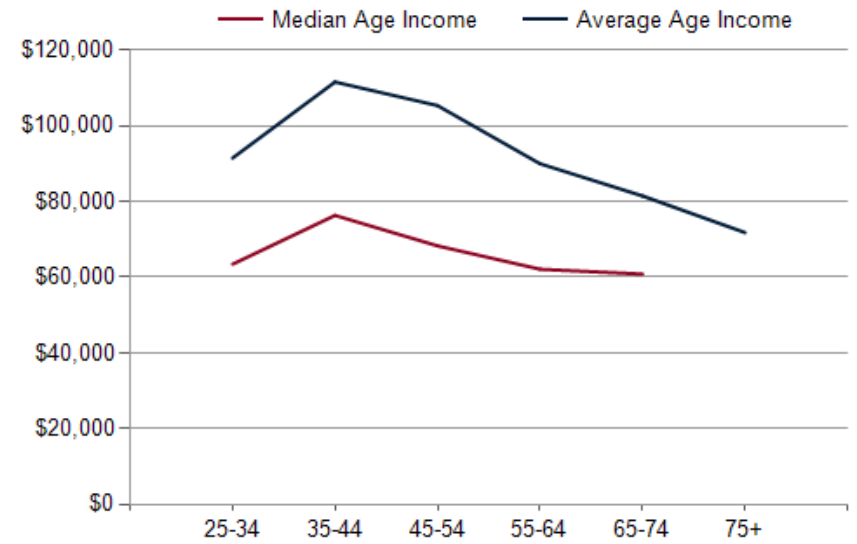
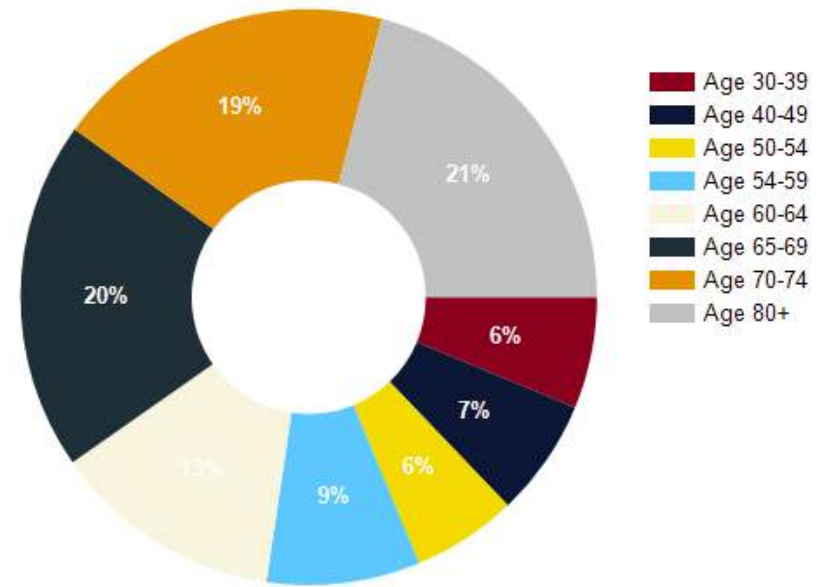


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	103	419	848
2025 Population Age 35-39	97	408	869
2025 Population Age 40-44	101	384	864
2025 Population Age 45-49	110	467	994
2025 Population Age 50-54	188	744	1,541
2025 Population Age 55-59	275	1,112	2,472
2025 Population Age 60-64	413	1,852	4,099
2025 Population Age 65-69	627	2,640	6,028
2025 Population Age 70-74	613	2,783	6,384
2025 Population Age 75-79	668	2,692	5,791
2025 Population Age 80-84	411	1,455	3,127
2025 Population Age 85+	337	1,149	2,339
2025 Population Age 18+	4,154	16,952	37,146
2025 Median Age	69	68	68
2030 Median Age	71	71	70

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$63,426	\$73,007	\$77,395
Average Household Income 25-34	\$91,475	\$115,740	\$108,750
Median Household Income 35-44	\$76,324	\$89,275	\$93,725
Average Household Income 35-44	\$111,588	\$130,141	\$131,956
Median Household Income 45-54	\$68,272	\$87,276	\$90,372
Average Household Income 45-54	\$105,347	\$134,681	\$128,281
Median Household Income 55-64	\$62,096	\$77,077	\$85,416
Average Household Income 55-64	\$89,982	\$118,262	\$121,063
Median Household Income 65-74	\$60,810	\$71,846	\$77,779
Average Household Income 65-74	\$81,465	\$109,338	\$108,417
Average Household Income 75+	\$71,785	\$84,658	\$84,196

Population By Age



655 N INDIANA AVE

06 Company Profile

Advisor Profile

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Brad Meinck
Broker

Bradley “Brad” Meinck is the Founder and Managing Broker for Asset and Key. He has more than ten years of experience in the Tampa Bay area representing buyers and sellers in residential and commercial transactions. Companies under Brad’s leadership have earned the Inc 5000 award and the Tampa Bay Business Journal “Fast Fifty” award.

He is actively involved in the Real Estate profession having served on the Florida Association of Realtors Board of Directors. In addition, Brad has served as Chairman of the Public Policy Committee for Pinellas County Association of Realtors and Vice-Chairman of the Stellar MLS Commercial Advisory Group.

In his community, he serves as Chairman of the Board of Trustees for St. Paul’s Independent School. Brad serves on the Board of Directors for the Community Dental Clinic. He has served as a Director for the Morton Plant Mease Foundation. Brad has also served as Commodore of the Carlouel Yacht Club.

Brad has facilitated transactions in residential, office, retail, multi-family, industrial, land and investment asset classes.

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Broker
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brad@assetandkey.com
SL3299864



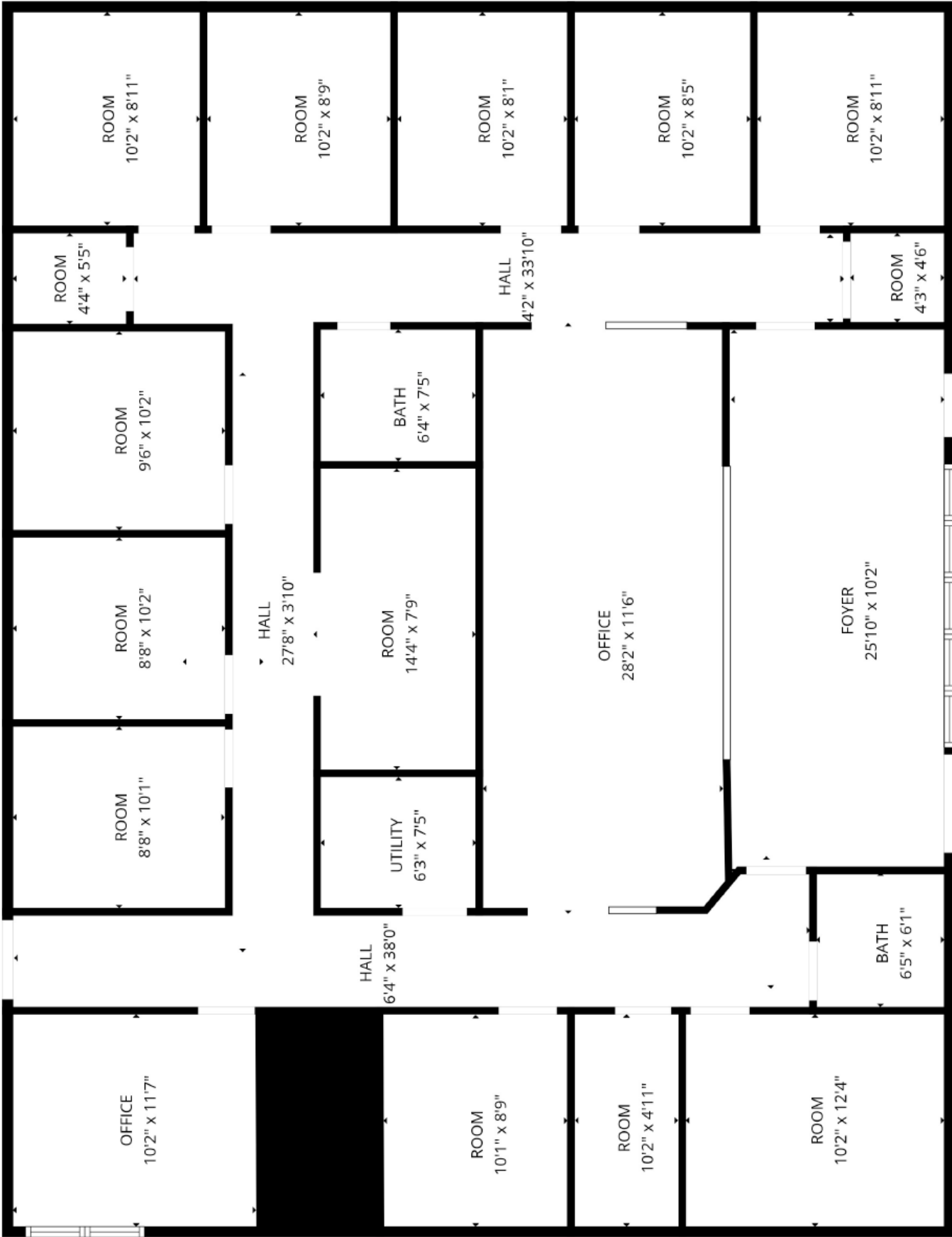
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07 Additional Information

Floorplan



655 N Indiana Ave, Englewood - Total Area 2681 Sqft. - Real Estate Photography NOW