

Englewood Commercial Land Development Opportunity

Land For
Sale

402 N Indiana Ave, Englewood, FL 34223



Property Description

Commercial outparcel development opportunity off North Indiana Avenue (SR 776) — the gateway to Englewood’s dynamic growth corridor. This 1.25 +/- acre parcel, zoned CG, offers outstanding visibility on one of Southwest Florida’s most traveled routes, with a daily traffic count exceeding 23,000 vehicles. Positioned adjacent to Dollar General and other national retailers, medical offices, and thriving local businesses, the site provides direct access to major shopping and dining destinations. Ideal for Medical, Retail, or Professional Offices. Just minutes from Manasota Key, Englewood Beach, and a short drive to Wellen Park—ranked among the nation’s top-selling master-planned communities—this property sits in the epicenter of coastal growth and affluence. Whether you’re envisioning a signature retail, medical, or professional complex, this location delivers the fundamentals every developer seeks: visibility, accessibility, and long-term appreciation potential.

Property Highlights

- Prime Commercial Parcel on High-Traffic SR 776
- Commercial General Zoning = Wide Array of Development Uses
- Surrounded Upscale Residential Communities
- Easy Ingress & Egress
- Utilities Available Nearby

OFFERING SUMMARY

Sale Price:	\$329,000
Lot Size:	1.25 Acres 51,233 Sq Ft
Zoning:	CG - Commercial General
Possible Usages:	Retail, Office, Industrial & More

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,060	17,033	72,637
Total Population	3,758	33,297	150,370
Average HH Income	\$72,032	\$99,289	\$98,936



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com



3580 S. Tuttle Ave
Sarasota FL 34239

www.rerobbins.com

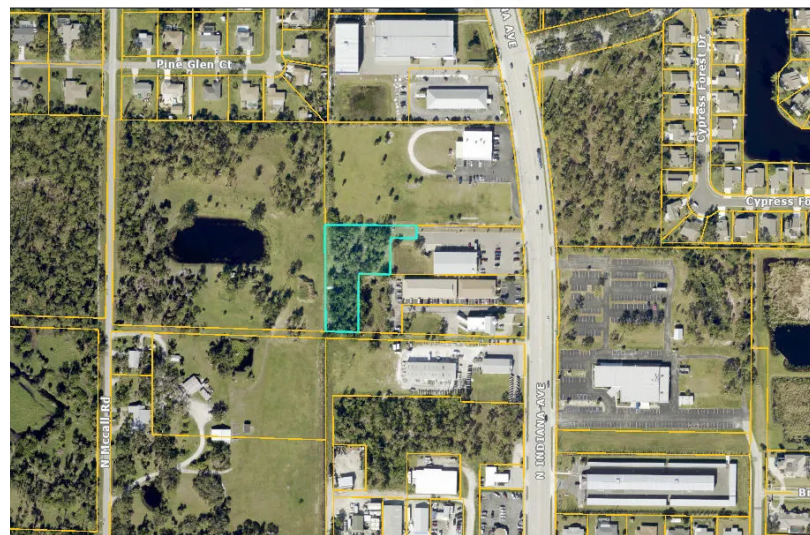
1.25 Acres +/- Premium Commercial Lot

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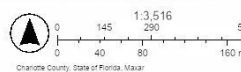
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Sarasota County Property Appraiser



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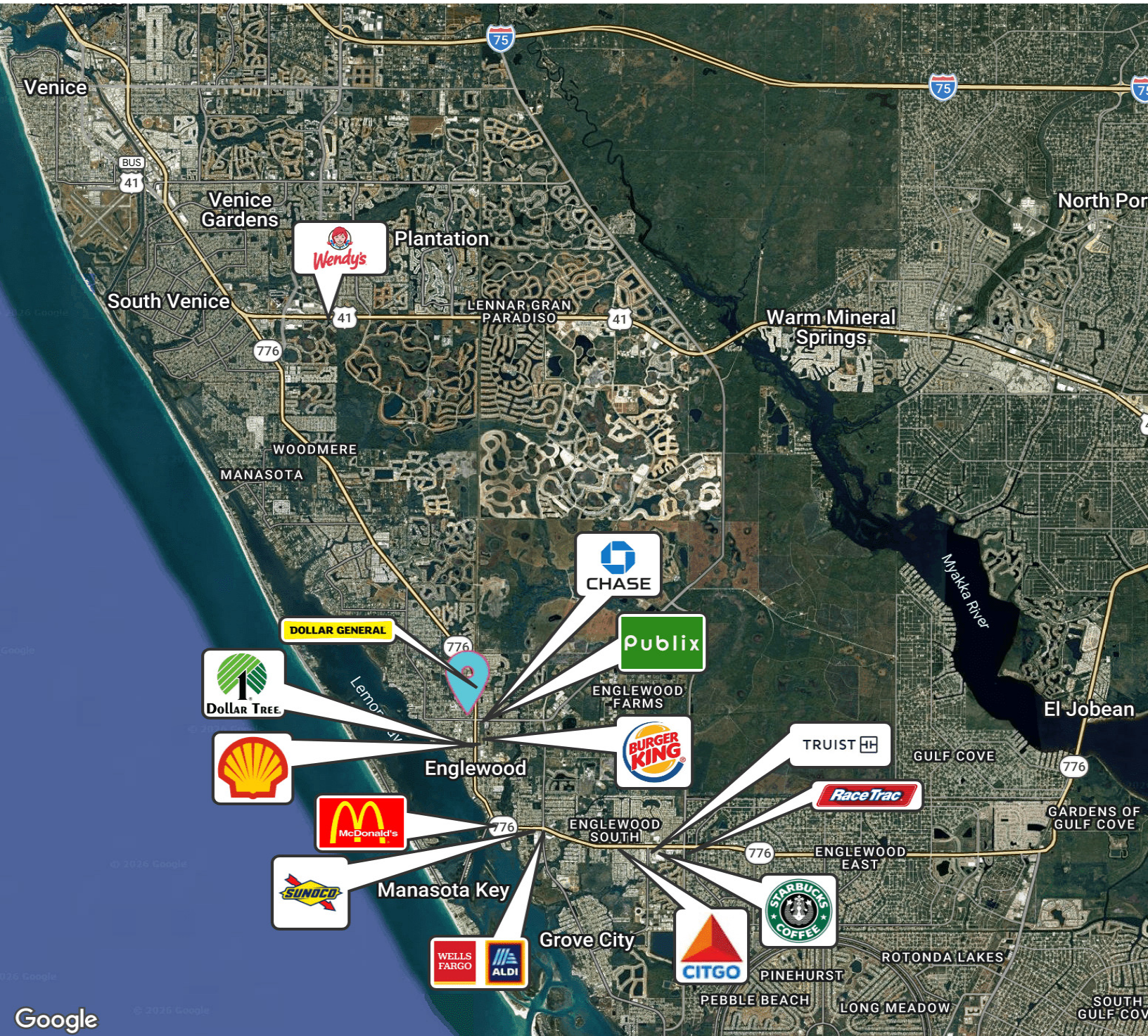
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Strategically Located

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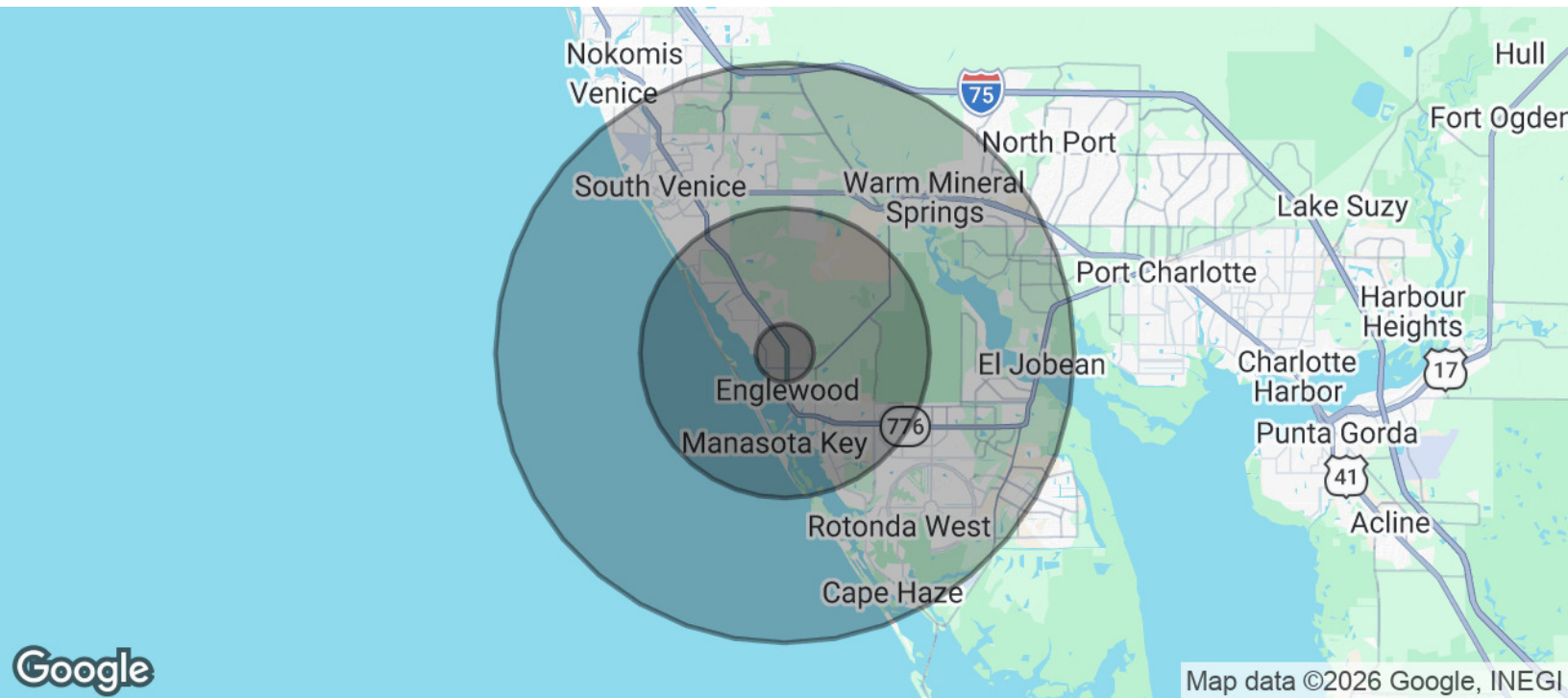


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Consistent Growth Area

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,758	33,297	150,370
Average Age	68.3	66.1	61.2
Average Age (Male)	70.3	66.5	60.9
Average Age (Female)	66.8	65.6	61.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,060	17,033	72,637
# of Persons per HH	1.8	2.0	2.1
Average HH Income	\$72,032	\$99,289	\$98,936
Average House Value	\$281,421	\$406,440	\$368,962

2023 American Community Survey (ACS)



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