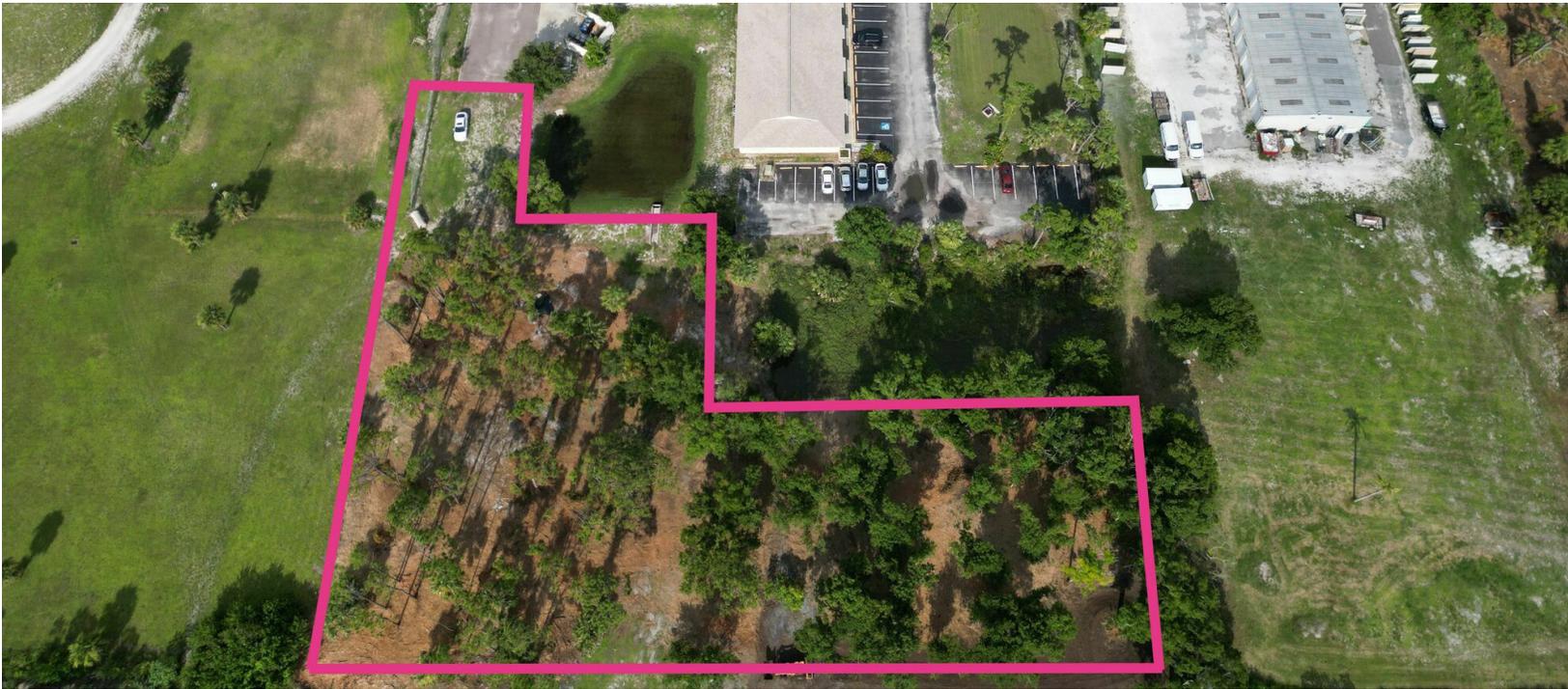


Englewood Commercial Land Development Opportunity

Land For Sale

402 N Indiana Ave, Englewood, FL 34223



Property Description

Commercial 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 among national retailers, medical offices, and thriving local businesses, the site provides direct access to major shopping and dining destinations. 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:	\$678,900
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	2,807	20,000	79,540
Total Population	5,164	38,629	161,619
Average HH Income	\$72,775	\$95,249	\$95,528



Loyd Robbins

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



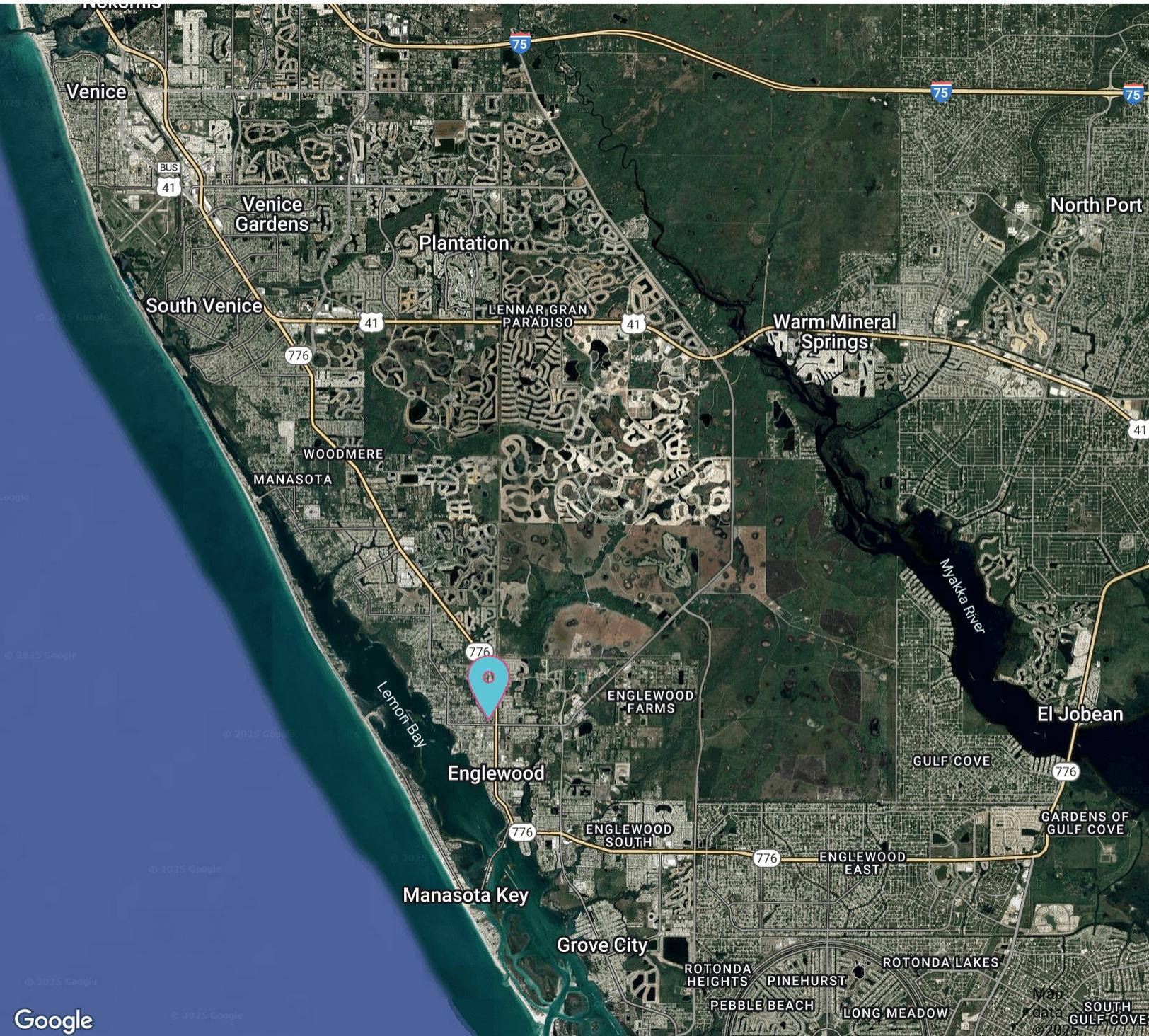
3580 S. Tuttle Ave
Sarasota FL 34239

www.rerobbins.com

Strategically Located

Land For
Sale

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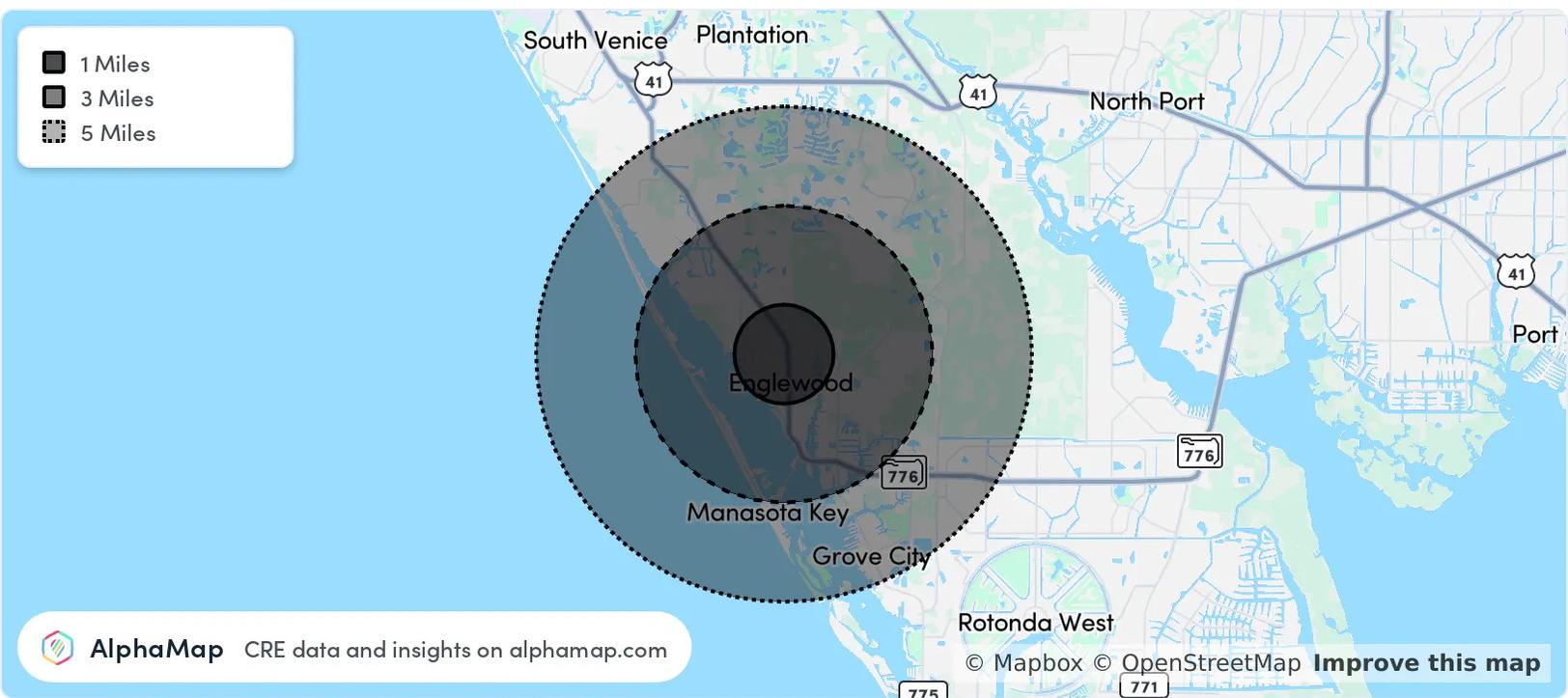
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Strong Demographics

Land For
Sale

402 N Indiana Ave, Englewood, FL 34223



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,164	17,173	38,629
Average Age	62	63	63
Average Age (Male)	61	62	63
Average Age (Female)	62	63	63
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,807	9,015	20,000
Persons per HH	1.8	1.9	1.9
Average HH Income	\$72,775	\$91,780	\$95,249
Average House Value	\$386,430	\$479,727	\$456,287
Per Capita Income	\$40,430	\$48,305	\$50,131

Map and demographics data derived from AlphaMap



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