

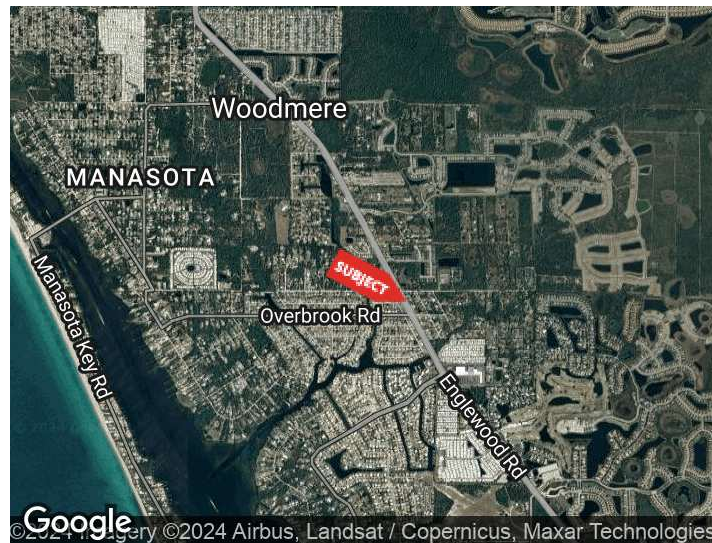


2061 ENGLEWOOD RD

ENGLEWOOD, FLORIDA 34223

PROPERTY HIGHLIGHTS

- 3 units available
- Ideally situated for medical lessees
- Newly renovated
- T.I. available for specific medical build-out needs



DEMOGRAPHICS 1 MILE 5 MILES 10 MILES

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,719	32,749	99,023
Total Population	2,086	52,287	152,946
Average HH Income	\$57,153	\$68,532	\$64,233

For More Information

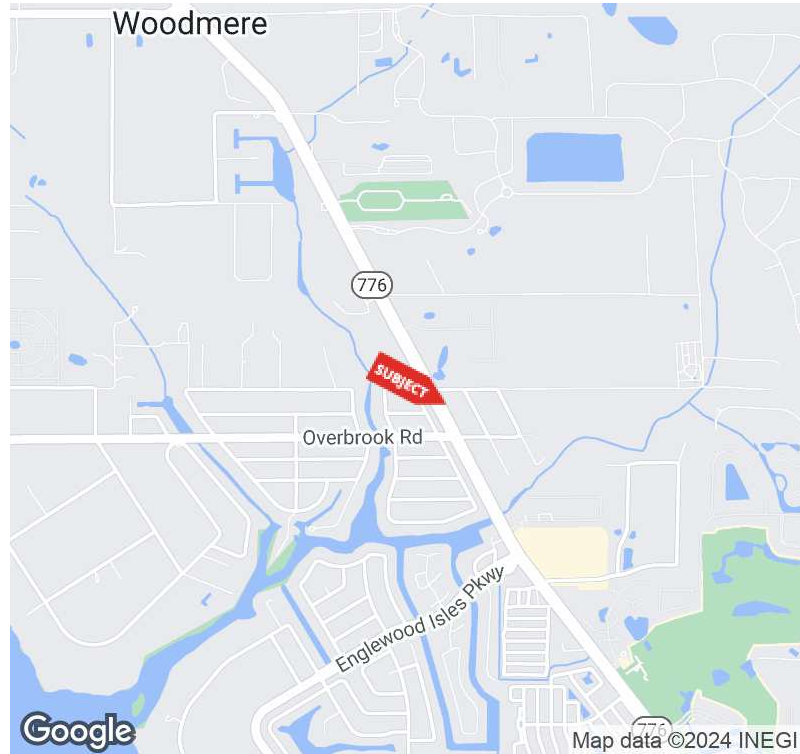
BRIAN SEIDEL

CCIM - Broker Associate

941 544 2970

brian@americanpropertygroup.com

GULF PROFESSIONAL CENTER



OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (NNN)
Building Size:	9,164 SF
Available SF:	1,898 - 2,342 SF
Year Built:	2006
Renovated:	2023
Zoning:	OPI

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc presents, Gulf Professional Center

Property type: Medical Office, Office

Size:

Unit 1: 1st Floor 1118 SF and 2nd Floor 780 SF. Total 1,898 SF;
Unit 2: 1st Floor 1003 SF and 2nd Floor 1000 SF. Total 2,003 SF;
Unit 3: 1st Floor 1342 SF and 2nd Floor 1000 SF. Total 2342SF.

Zoning: OPI

Highlights: 3 units available. Ideally situated for medical Lessees. Newly renovated with T.I. available for specific medical build out needs.

Visit us online at www.AmericanPropertyGroup.com to see all our listings or call (941)923-0535 Ext 305 at your convenience.

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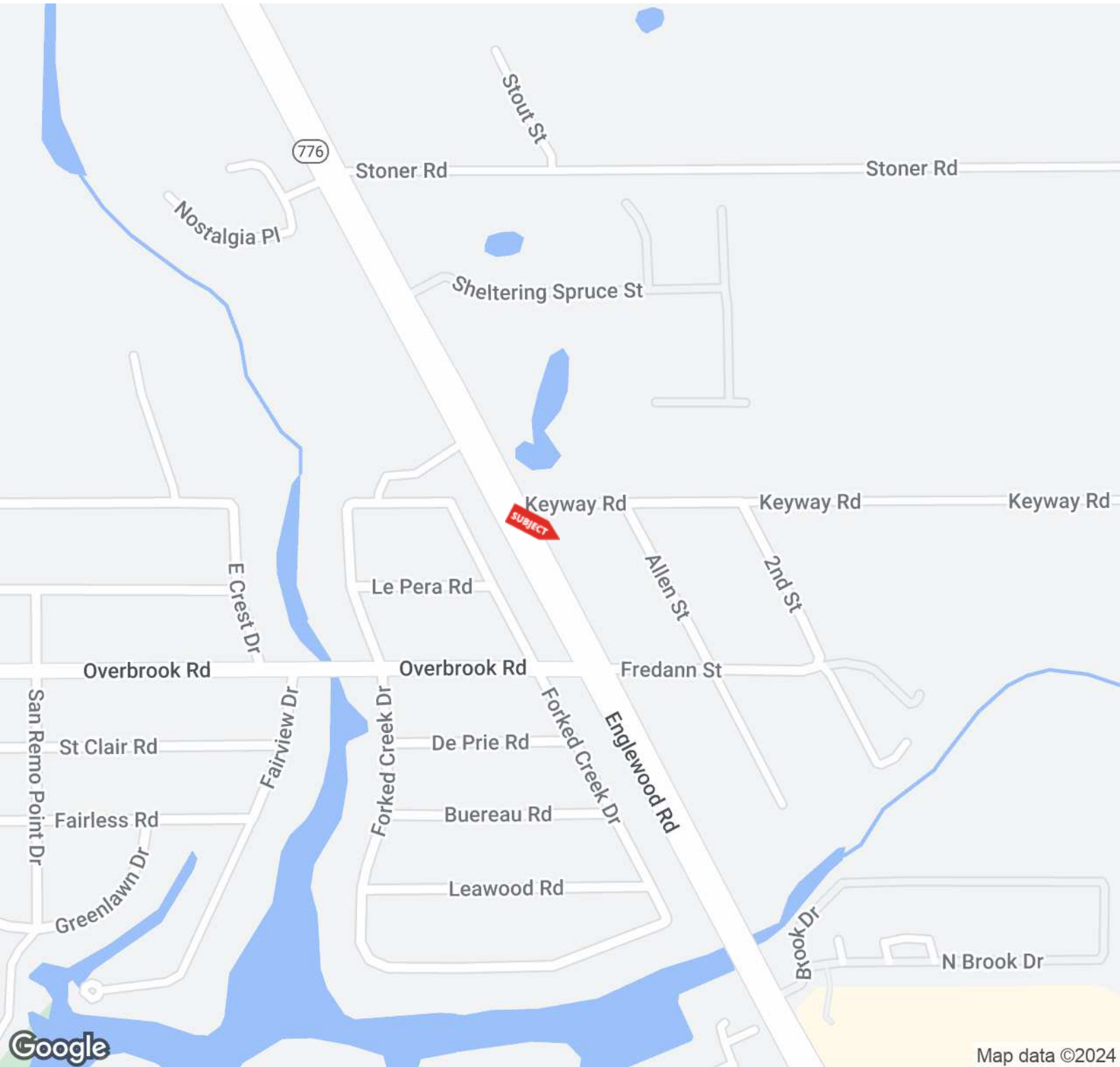


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AMERICAN PROPERTY GROUP
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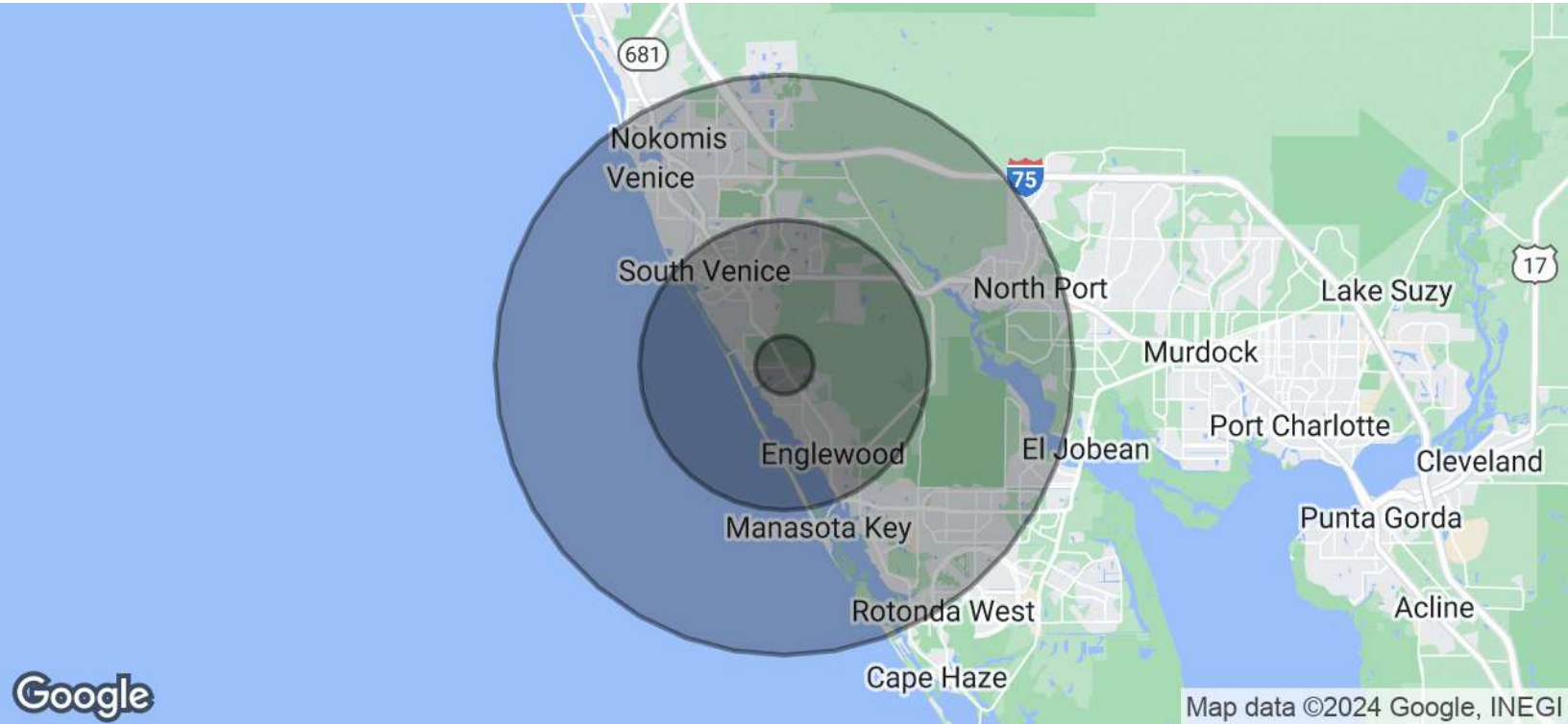


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**AMERICAN
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,086	52,287	152,946
Average Age	69.5	61.5	61.1
Average Age (Male)	69.3	61.0	60.6
Average Age (Female)	69.7	61.6	61.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,719	32,749	99,023
# of Persons per HH	1.2	1.6	1.5
Average HH Income	\$57,153	\$68,532	\$64,233
Average House Value	\$318,191	\$281,969	\$279,863

2020 American Community Survey (ACS)

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