

For Lease

HUGE OPPORTUNITIES IN ENGLEWOOD SQUARE

455 S Indiana Ave, Englewood, FL 34223



Lease Rate

\$12.00 SF/YR

OFFERING SUMMARY

Building Size:	28,130 SF
Available SF:	10,080 - 26,000 SF
Year Built:	1982
Renovated:	2000
Zoning:	CG - Commercial, General

PROPERTY OVERVIEW

Well-maintained shopping center on main Englewood thoroughfare. Expansive 10,080 SF and 26,000 SF spaces are perfect for national or local retail or other businesses. Lease rate is \$12 PSF NNN and pass-thru expenses are \$3.09 PSF annually.

South Sarasota County is growing rapidly - the Landlord is motivated to lease this space so please contact us to discuss your options in these desirable spaces!

PROPERTY HIGHLIGHTS

- Busy Englewood thoroughfare with great visibility
- Size: 10,080 SF and 26,000 SF
- Price: \$12 per SF NNN
- CAM charges: \$3.09 PSF annually
- Attractive, well-maintained shopping center
- Perfect location for a national tenant

JOE C. HEMBREE, CCIM

941.951.1776

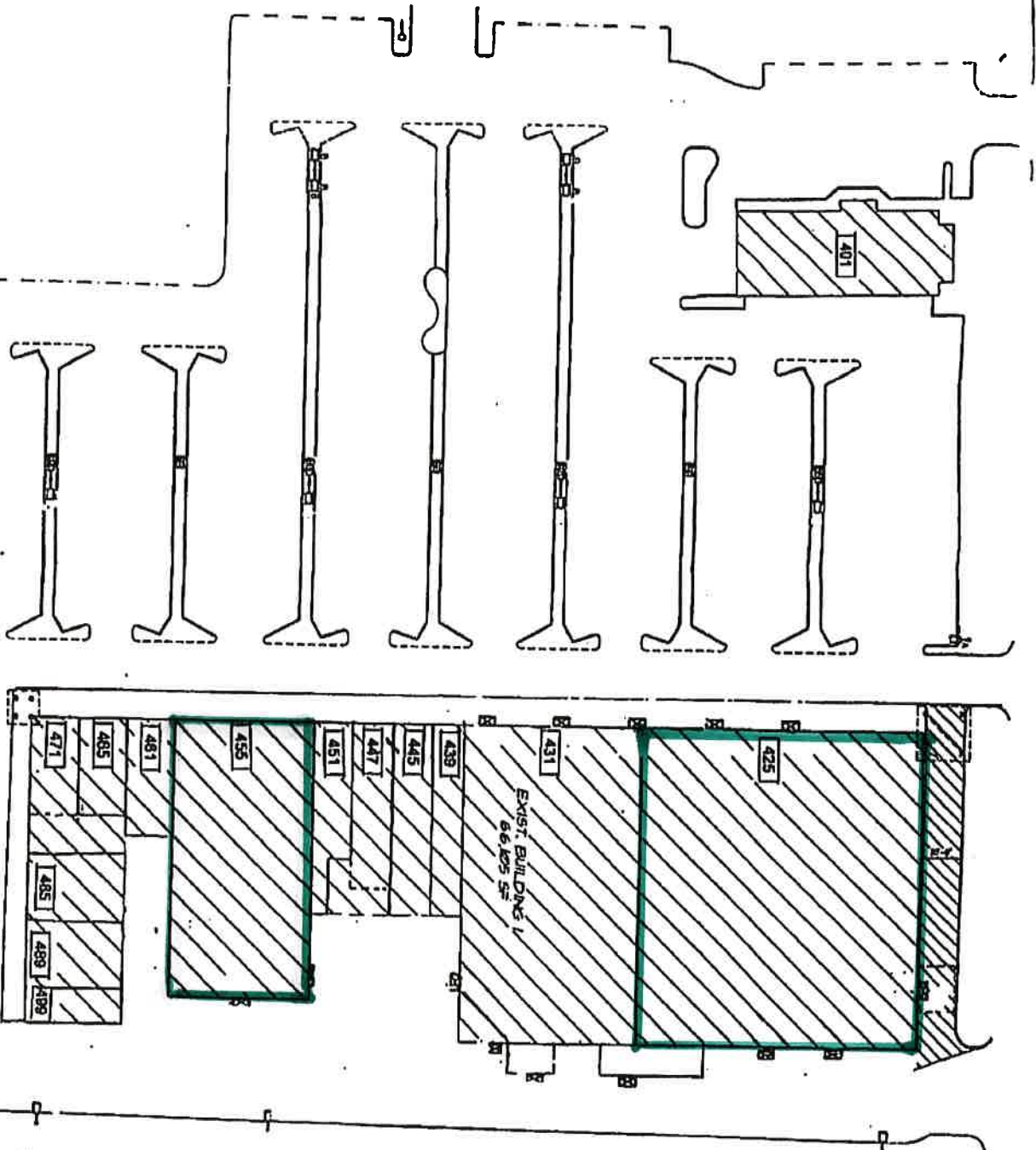
jchembree@hembreeco.com



S. INDIANA AVE. / SR 778

VINCENNA CT.

SELMA AVE.



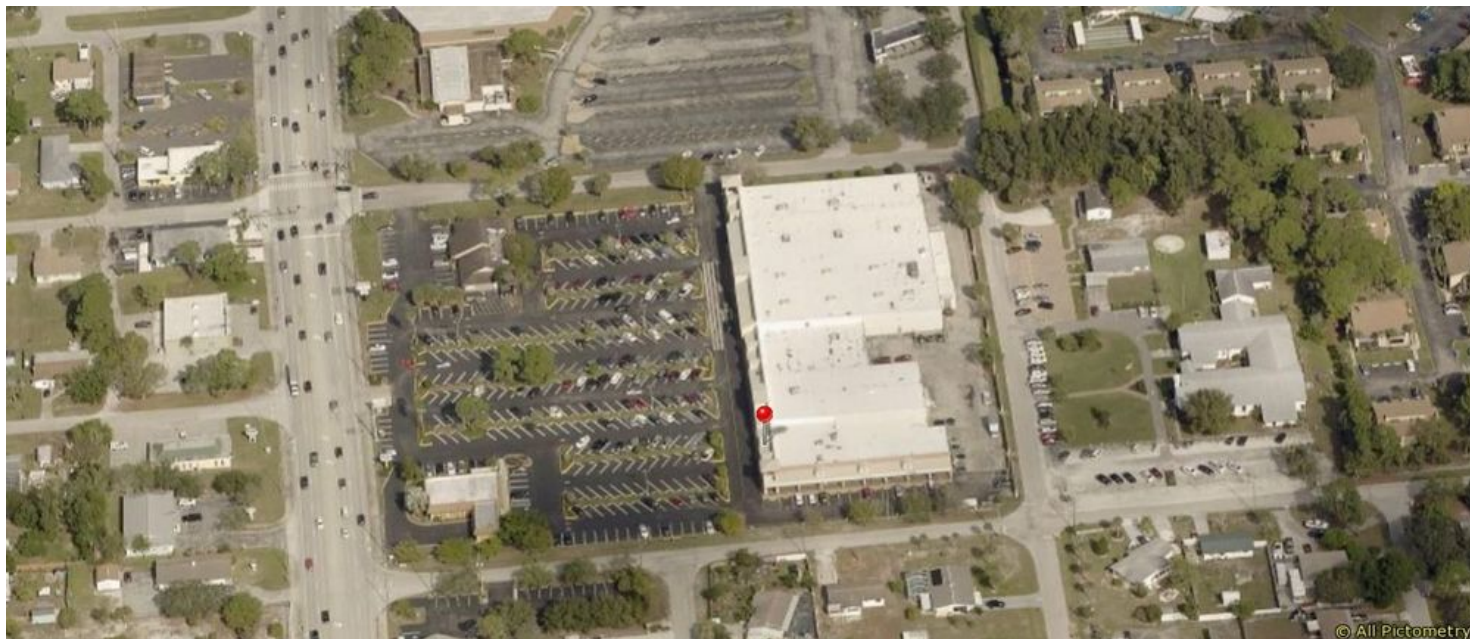
**Englewood Square
Shopping Center**
401-499 S. Indiana Ave.
Englewood, FL 34223

Street#	Tenant	Area (SF)
425	Beall's Outlet	26,000
431	Save-A-Lot	16,976
439	Cribs-To-Go	1,500
445	Real Bikes	2,600
447	Trendy Nails	1,800
451	Wink's	2,150
455	Sears	10,080
461	Vacant	1,500
465	Vacant	1,250
471	Richard's Foodporium	2,000
485	St. David's Thrift Shop	1,750
499	Old Farts Golf Carts	3,000
401	Stefano's Restaurant	4,824
Total:		75,430

For Lease

HUGE OPPORTUNITIES IN ENGLEWOOD SQUARE

455 S Indiana Ave, Englewood, FL 34223



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	10,080 - 26,000 SF	Lease Rate:	\$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
455 S Indiana Ave	Available	10,080 SF	NNN	\$12.00 SF/yr	Available November 1, 2022
425 S Indiana Ave	Available	26,000 SF	NNN	\$12.00 SF/yr	Presently occupied by Beall's Outlet. Available May 2023.

JOE C. HEMBREE, CCIM

941.951.1776

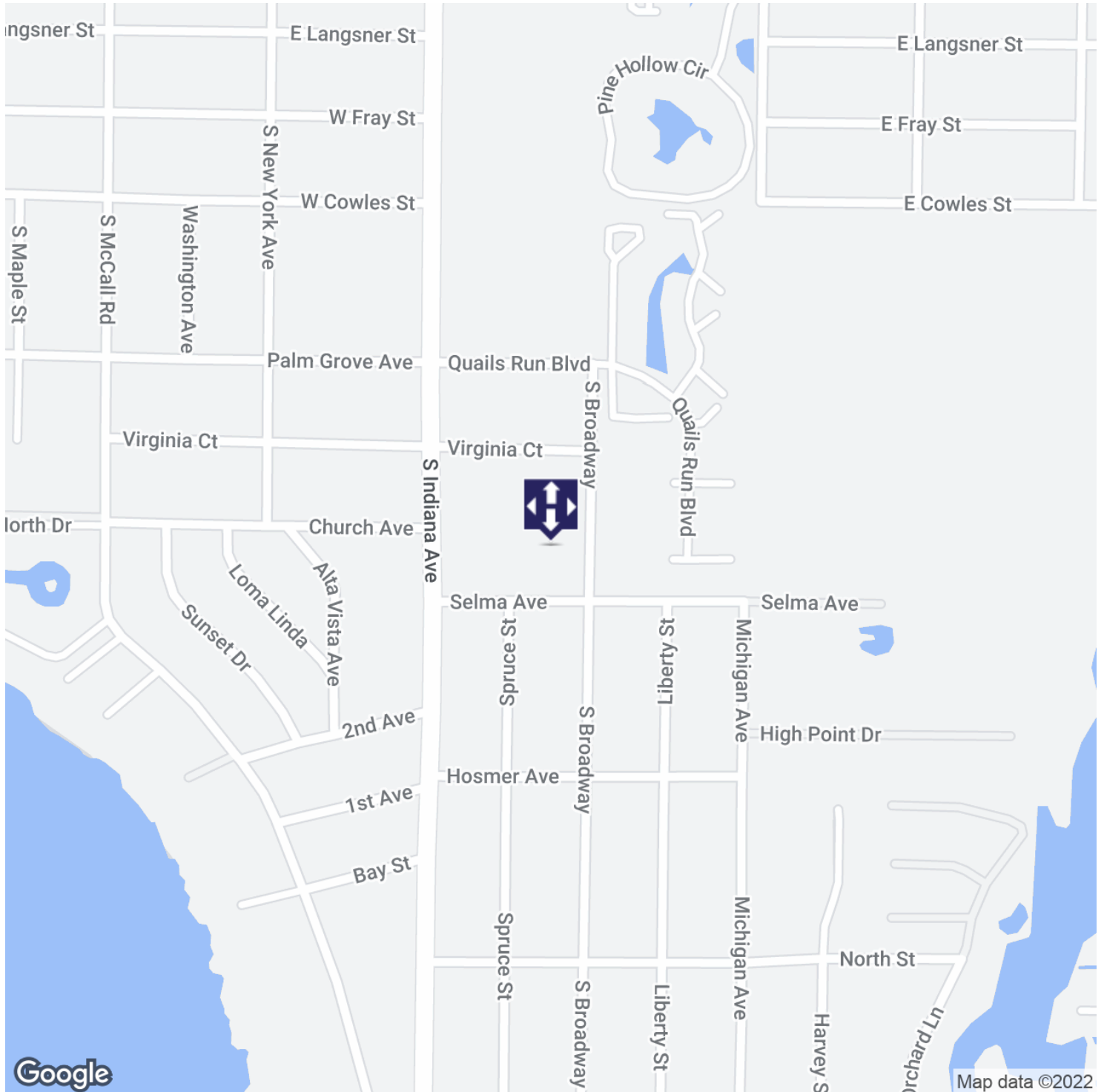
jchembree@hembreeco.com



For Lease

HUGE OPPORTUNITIES IN ENGLEWOOD SQUARE

455 S Indiana Ave, Englewood, FL 34223



JOE C. HEMBREE, CCIM

941.951.1776

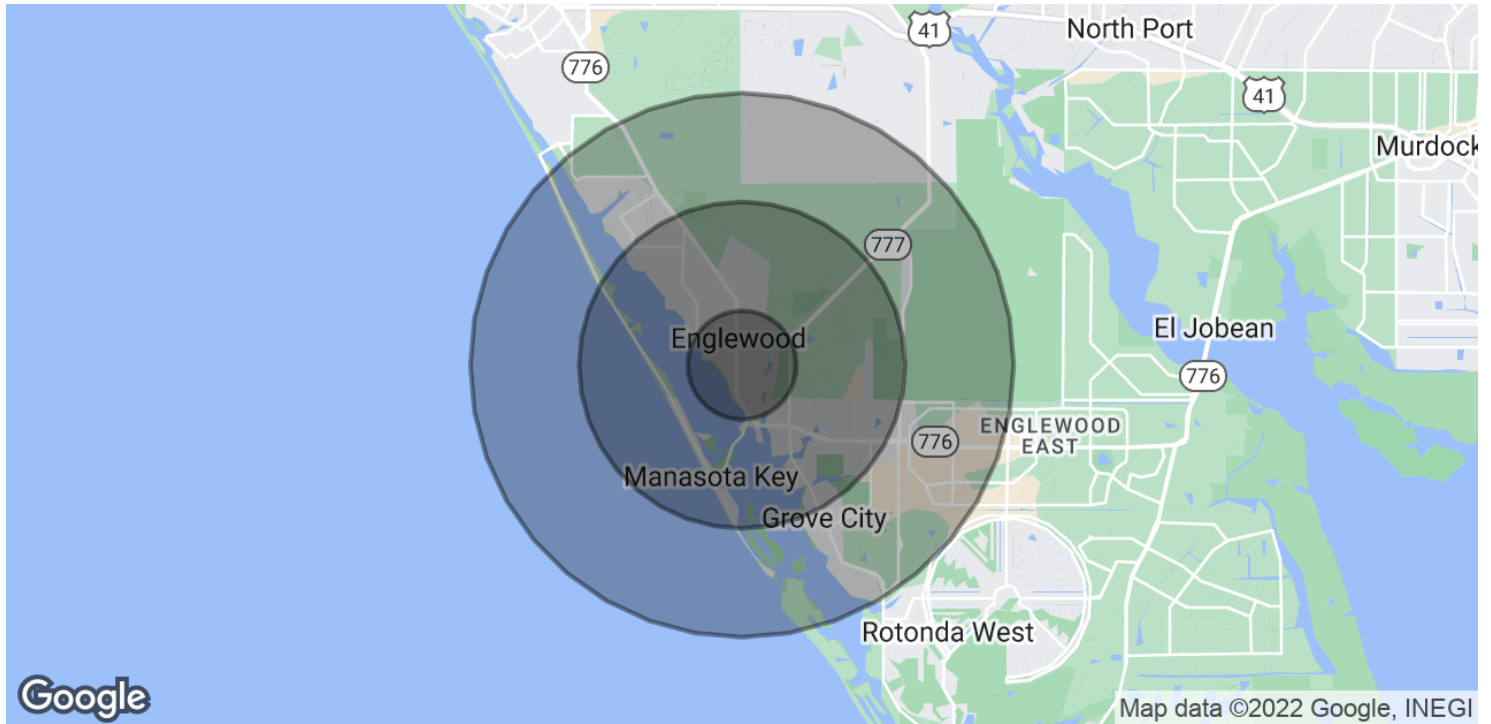
jchembree@hembreeco.com



For Lease

HUGE OPPORTUNITIES IN ENGLEWOOD SQUARE

455 S Indiana Ave, Englewood, FL 34223



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,622	15,669	30,297
Average age	64.5	66.7	64.1
Average age (Male)	64.9	67.0	64.7
Average age (Female)	62.4	66.4	62.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,606	12,514	22,051
# of persons per HH	1.4	1.3	1.4
Average HH income	\$43,925	\$46,923	\$51,716
Average house value	\$311,411	\$255,694	\$296,482

* Demographic data derived from 2020 ACS - US Census

JOE C. HEMBREE, CCIM

941.951.1776

jchembree@hembreeco.com

