



**FREESTANDING
OFFICE/RETAIL ON 1/2 ACRE**
155 W DEARBORN ST
ENGLEWOOD, FLORIDA 34223

PROPERTY HIGHLIGHTS

- Freestanding office/retail building
- 2,213 SF building size
- Approximately 1/2 acre site
- Fenced land for storage or outdoor use
- Frontage on W Dearborn Street
- Excellent visibility and accessibility

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	289	810	2,581
Total Population	533	1,499	4,731
Average HH Income	\$62,397	\$65,320	\$70,792



For More Information

BRIAN SEIDEL
CCIM - Broker Associate
941 544 2970
brian@americanpropertygroup.com

FREESTANDING OFFICE/RETAIL ON 1/2 ACRE



OFFERING SUMMARY

Lease Rate:	\$4,000 per month (NNN)
Building Size:	2,213 SF
Available SF:	2,213 SF
Lot Size:	22,153 SF
Year Built:	1944
Renovated:	2025
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 155 W Dearborn St, Englewood, FL

Property Type: Freestanding Office/Retail Building
Property Size: 2,213 SF Building on Approximately 1/2 Acre

Position your business in the heart of Downtown Englewood with this freestanding office/retail opportunity located along highly traveled W Dearborn Street. Situated on approximately half an acre, the property offers a rare combination of building space, fenced land, visibility, and accessibility in one of Englewood's most active commercial corridors.

Zoned CG (Commercial General), the property offers flexibility for a variety of office, retail, showroom, service-based, or mixed-use business operations. Surrounded by local shops, restaurants, and ongoing downtown activity, this location benefits from strong exposure and convenient access throughout the Englewood market.

Available July 1st, 2026

BRIAN SEIDEL

CCIM - Broker Associate
941.544.2970
brian@americanpropertygroup.com



155 W Dearborn St

FREESTANDING OFFICE/RETAIL ON 1/2 ACRE

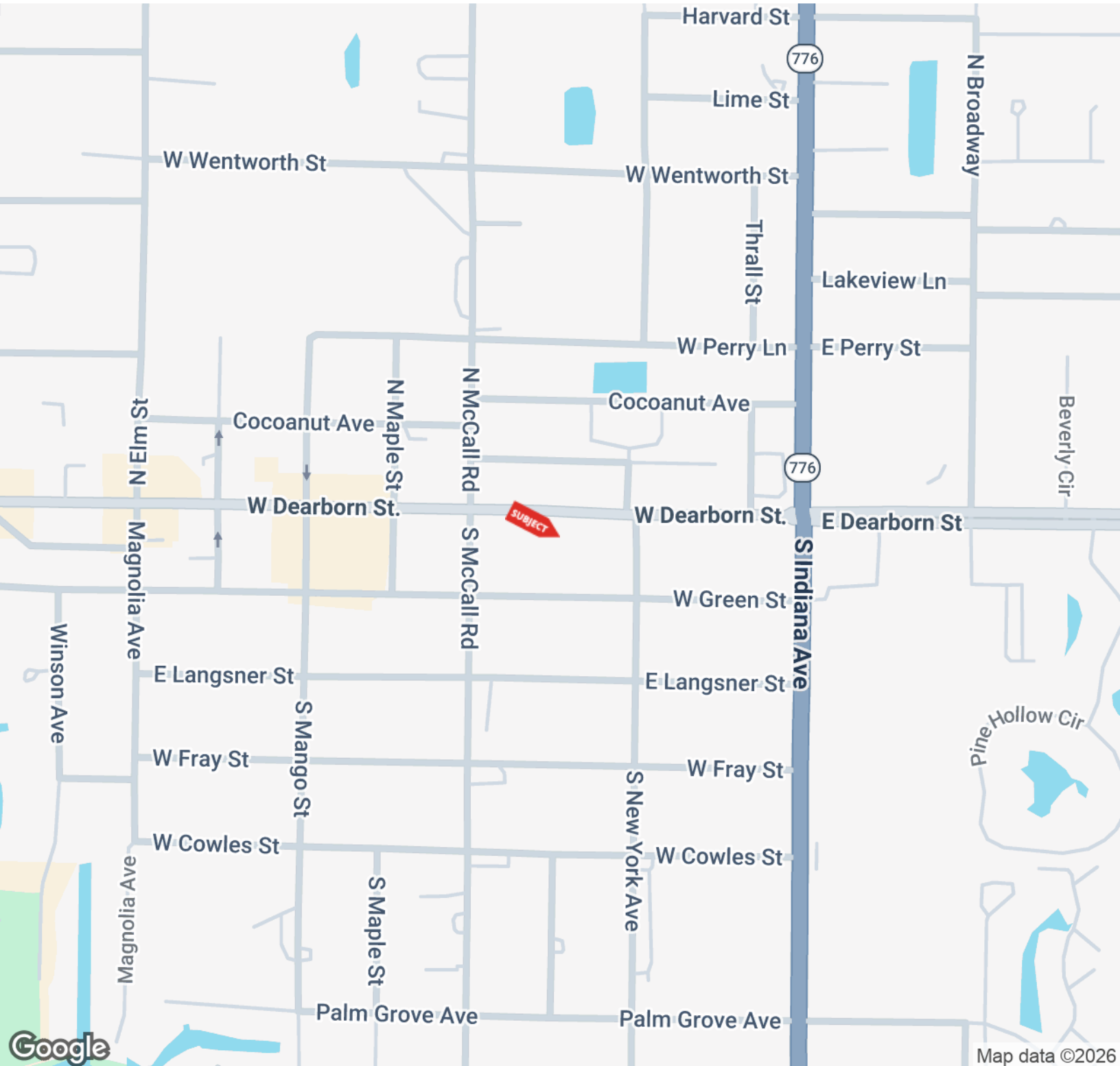


BRIAN SEIDEL

CCIM - Broker Associate
941.544.2970
brian@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

FREESTANDING OFFICE/RETAIL ON 1/2 ACRE

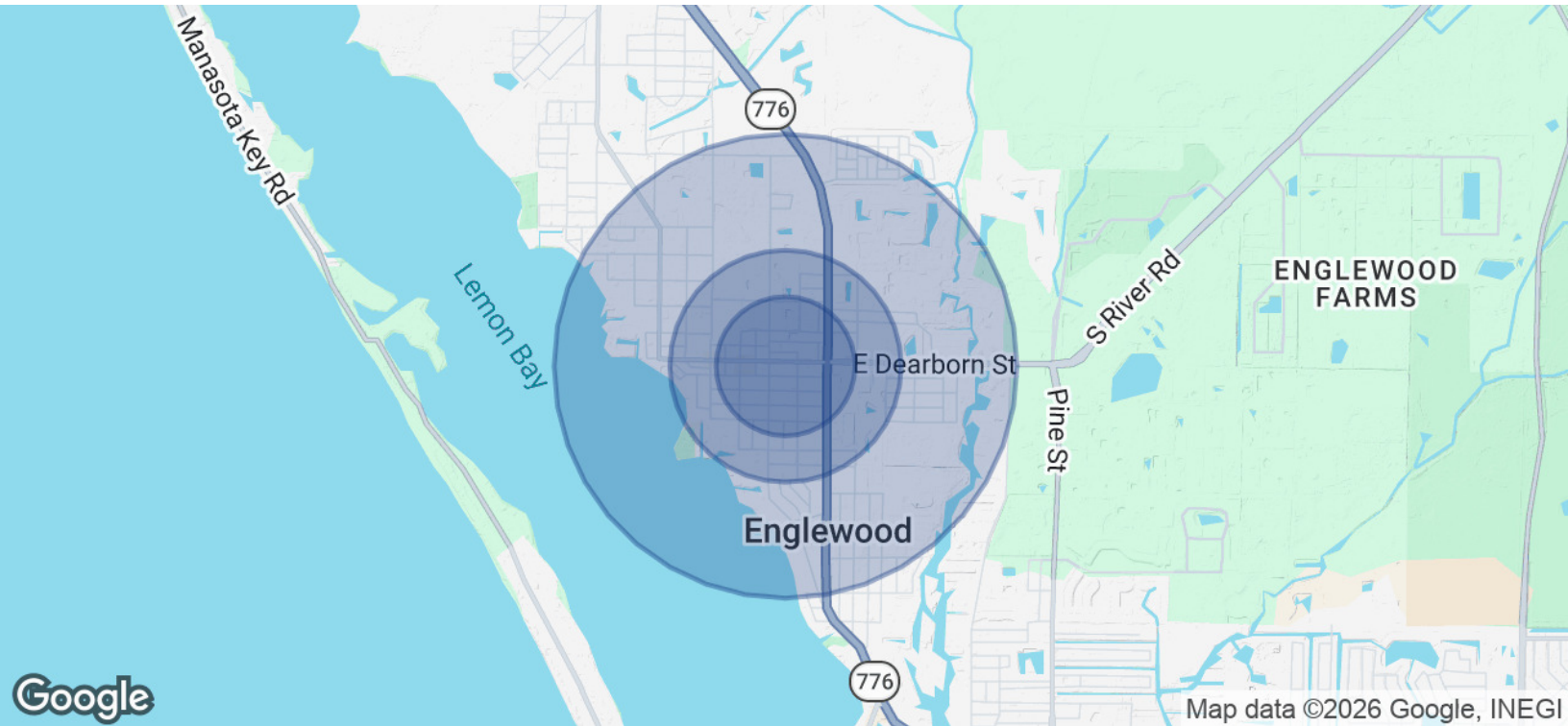


BRIAN SEIDEL

CCIM - Broker Associate
941.544.2970
brian@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

FREESTANDING OFFICE/RETAIL ON 1/2 ACRE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	533	1,499	4,731
Average Age	55	56	59
Average Age (Male)	54	56	58
Average Age (Female)	56	57	60
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	289	810	2,581
# of Persons per HH	1.8	1.9	1.8
Average HH Income	\$62,397	\$65,320	\$70,792
Average House Value	\$342,910	\$360,877	\$367,923

2020 American Community Survey (ACS)

BRIAN SEIDEL

CCIM - Broker Associate
 941.544.2970
 brian@americanpropertygroup.com

