

OFFERING MEMORANDUM



655 N INDIANA AVE

655 N Indiana Ave

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Executive Summary



01

Executive Summary
Investment Summary



OFFERING SUMMARY

ADDRESS COUNTY	655 N Indiana Ave Englewood FL 34223
MARKET	Sarasota
SUBMARKET	Office
BUILDING SF	Medical
LAND ACRES	9,698 SF
LAND SF	0.95
YEAR BUILT	41,460 SF
	1991

FINANCIAL SUMMARY

PRICE	\$1,600,000
PRICE PSF	\$164.98

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	4,442	18,071	39,549
2025 Median HH Income	\$59,432	\$67,894	\$75,024
2025 Average HH Income	\$81,615	\$104,295	\$104,311



- For sale owner-user medical complex with income opportunity. This compound features a total square footage of 9,698 square feet of building space on .95 of an acre. The site features OPI zoning or Office, Professional, or Institutional, allowing for various uses, including mixed-use. Currently, the owner occupies 3,472 square feet of medical office and will be vacating at close. There is an existing tenant in the 5,266-square-foot building, and the revenue from either space can be used to offset the owner's carry. There is a garage behind the medical office, which could be used for the owner-user or perhaps as additional income on the site. New roof on both buildings completed in 2025. Traffic counts of 23,000 per day.

Location

02

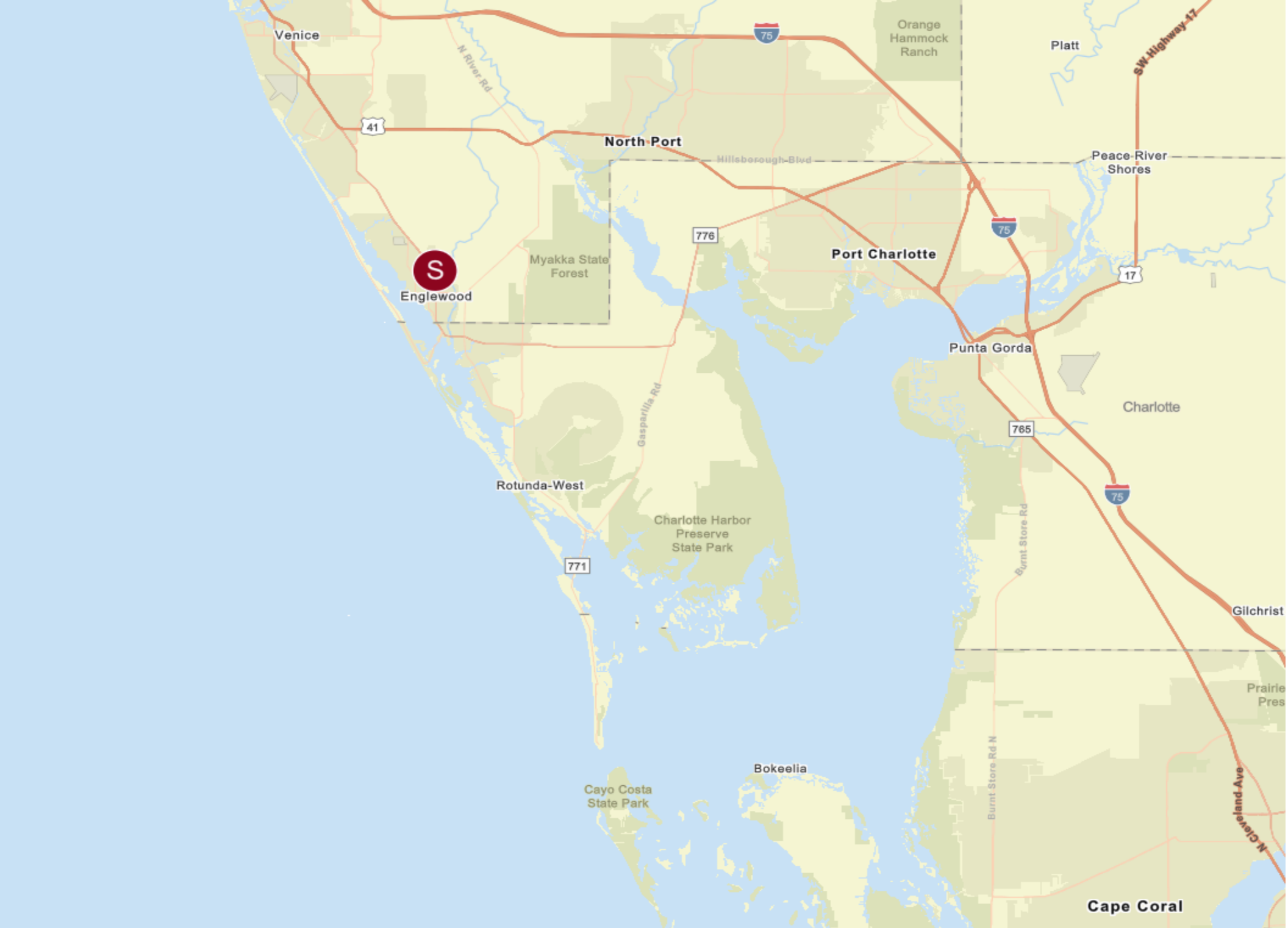
Location

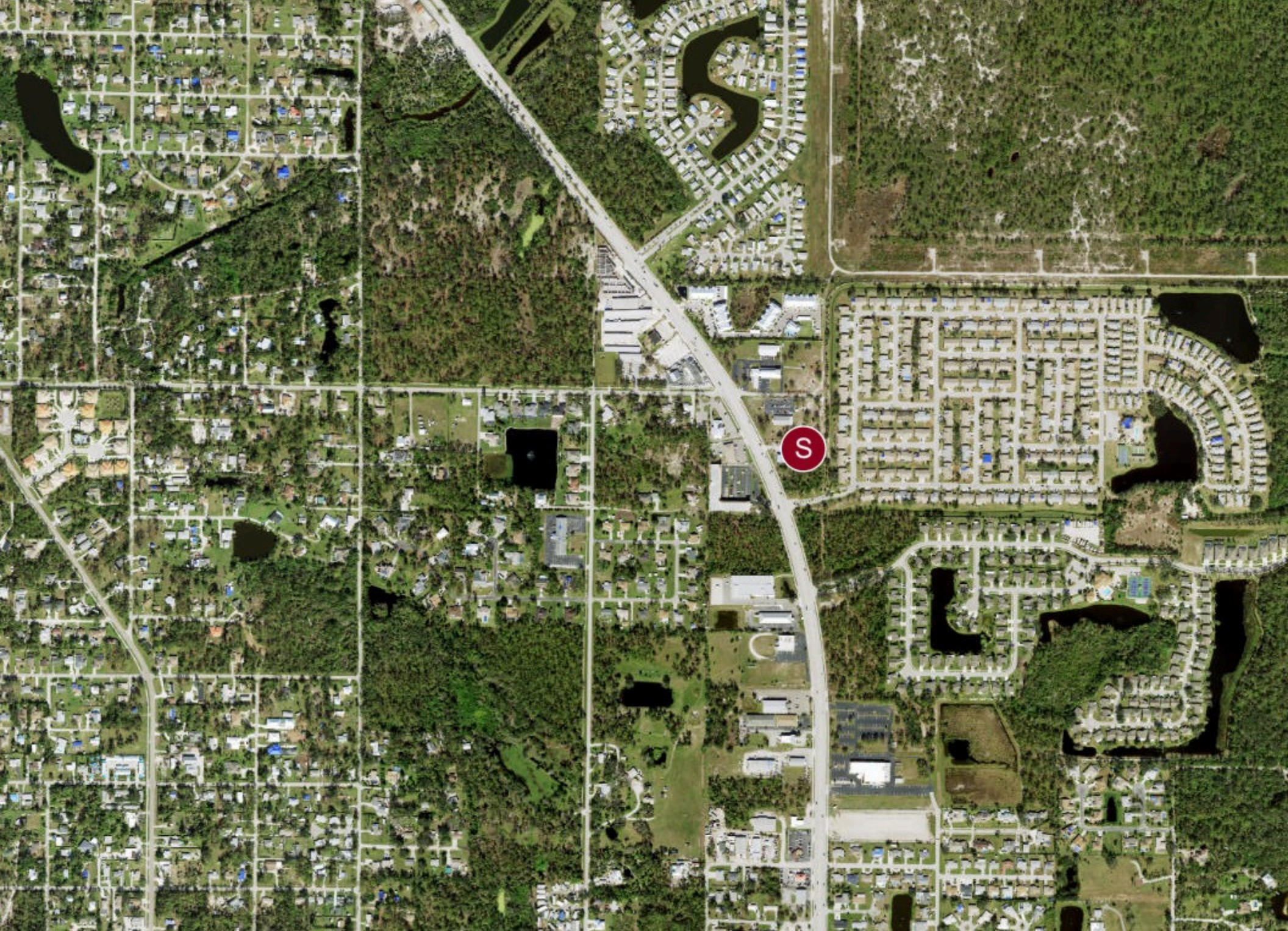
Location Summary

Local Business Map

Aerial View Map

655 N INDIANA AVE







02

Property Description
Property Features
Property Images

PROPERTY FEATURES

BUILDING SF	9,698
LAND SF	41,460
LAND ACRES	0.95
YEAR BUILT	1991
# OF PARCELS	4
ZONING TYPE	OPI- Office, Professional, Institutional
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	4 (2 Office Buildings, 1 Utility Building, and detached garage)
LOT DIMENSION	0.95 acres
NUMBER OF PARKING SPACES	15
PARKING RATIO	1.55 Spaces per 1,000 SF Leased
TYPICAL FLOOR SF	9,698
BUILDING FAR	0.23





Demographics



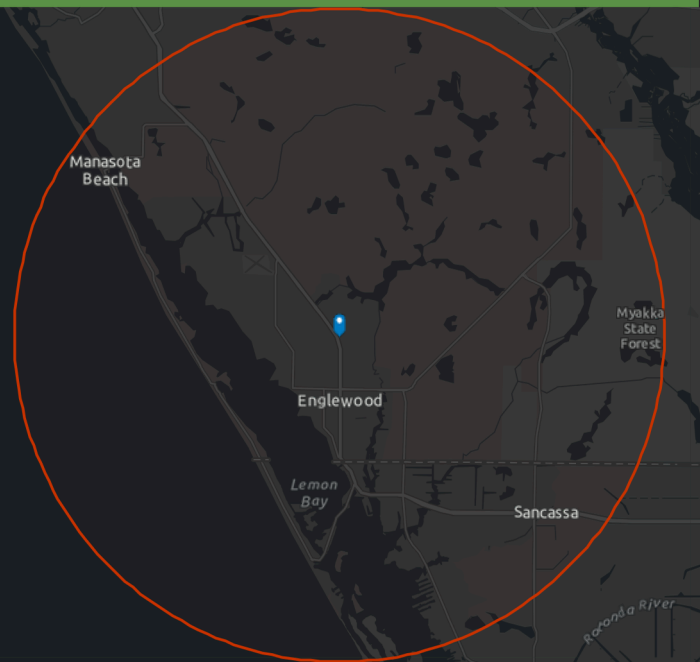
03

Demographics
Demographics

DEMOGRAPHIC PROFILE

655 N Indiana Ave, Englewood, Florida, 34223

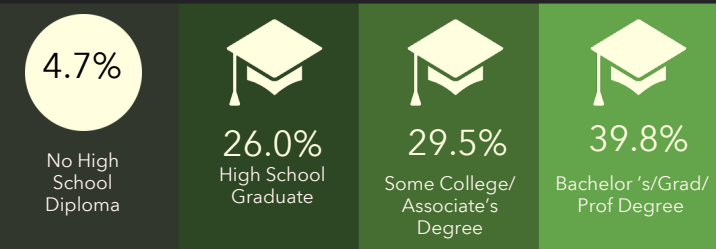
Ring of 5 miles



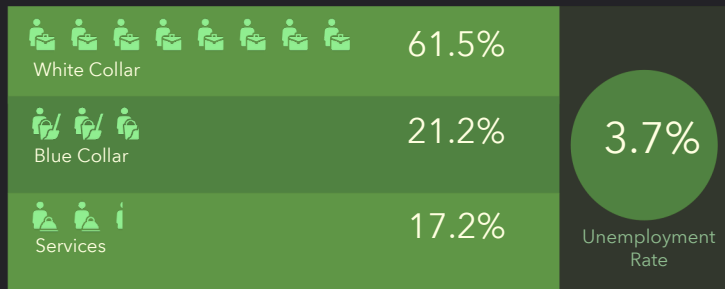
Source: This infographic contains data provided by Esri (2025, 2030).

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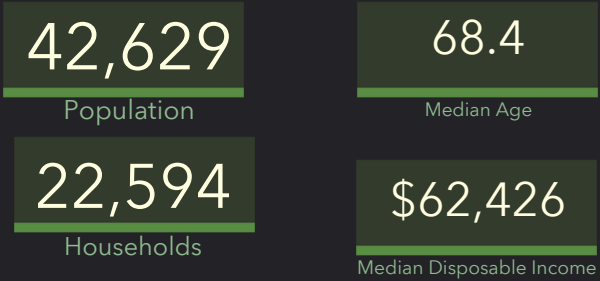
EDUCATION



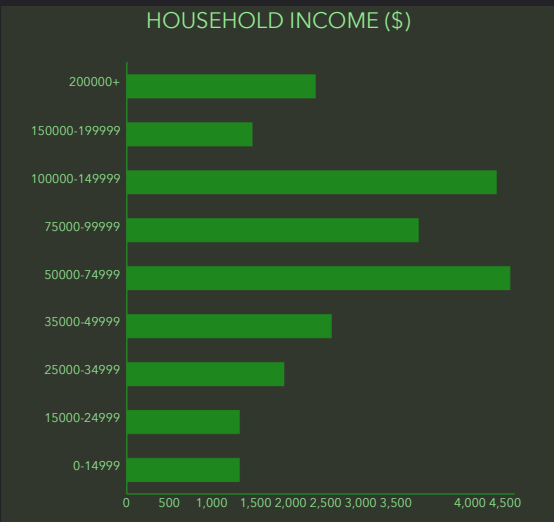
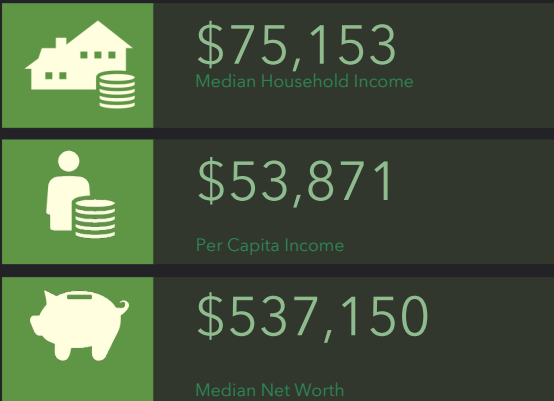
EMPLOYMENT



KEY FACTS



INCOME







Brad Meinck
Broker

Bradley “Brad” Meinck is the Founder and Managing Broker for Asset and Key. He has more than ten years of experience in the Tampa Bay area representing buyers and sellers in residential and commercial transactions. Companies under Brad’s leadership have earned the Inc 5000 award and the Tampa Bay Business Journal “Fast Fifty” award. He is actively involved in the Real Estate profession having served on the Florida Association of Realtors Board of Directors. In addition, Brad has served as Chairman of the Public Policy Committee for Pinellas County Association of Realtors and Vice-Chairman of the Stellar MLS Commercial Advisory Group. In his community, he serves as Chairman of the Board of Trustees for St. Paul’s Independent School. Brad serves on the Board of Directors for the Community Dental Clinic. He has served as a Director for the Morton Plant Mease Foundation. Brad has also served as Commodore of the Carlouel Yacht Club. Brad has facilitated transactions in residential, office, retail, multi-family, industrial, land and investment asset classes.



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