

For Lease

10,080 SF SPACE IN ENGLEWOOD SQUARE

455 S Indiana Ave, Englewood, FL 34223



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	28,130 SF
Available SF:	10,080 SF
Lot Size:	7.1 Acres
Year Built:	1982
Renovated:	2000
Zoning:	CG - Commercial, General

PROPERTY OVERVIEW

Well-maintained shopping center on main Englewood thoroughfare. Large 10,080 SF space is perfect for national retail or medical business. 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 this desirable space!

PROPERTY HIGHLIGHTS

- Busy Englewood thoroughfare with great visibility
- Size: 10,080 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



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	10,080 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

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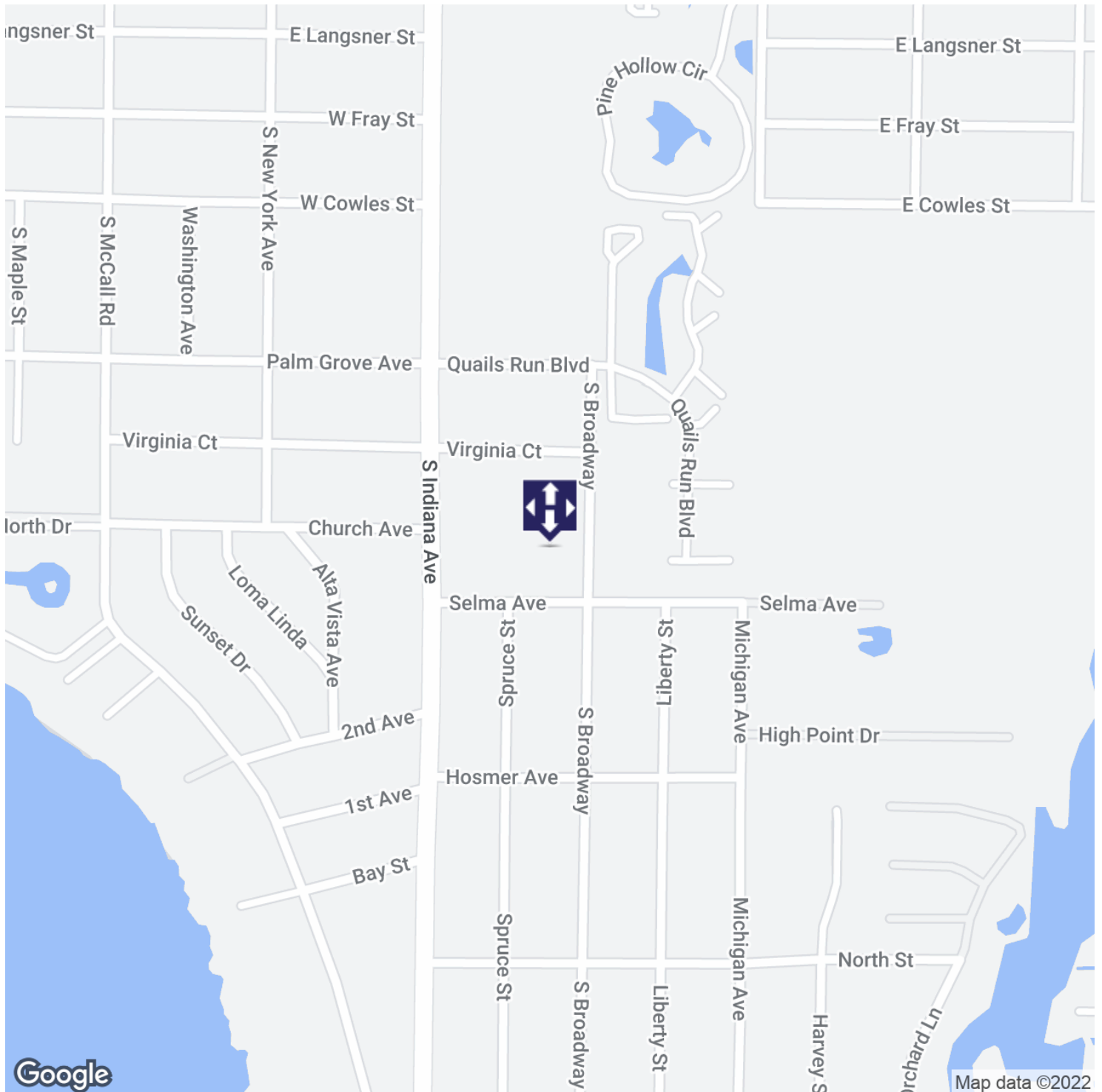
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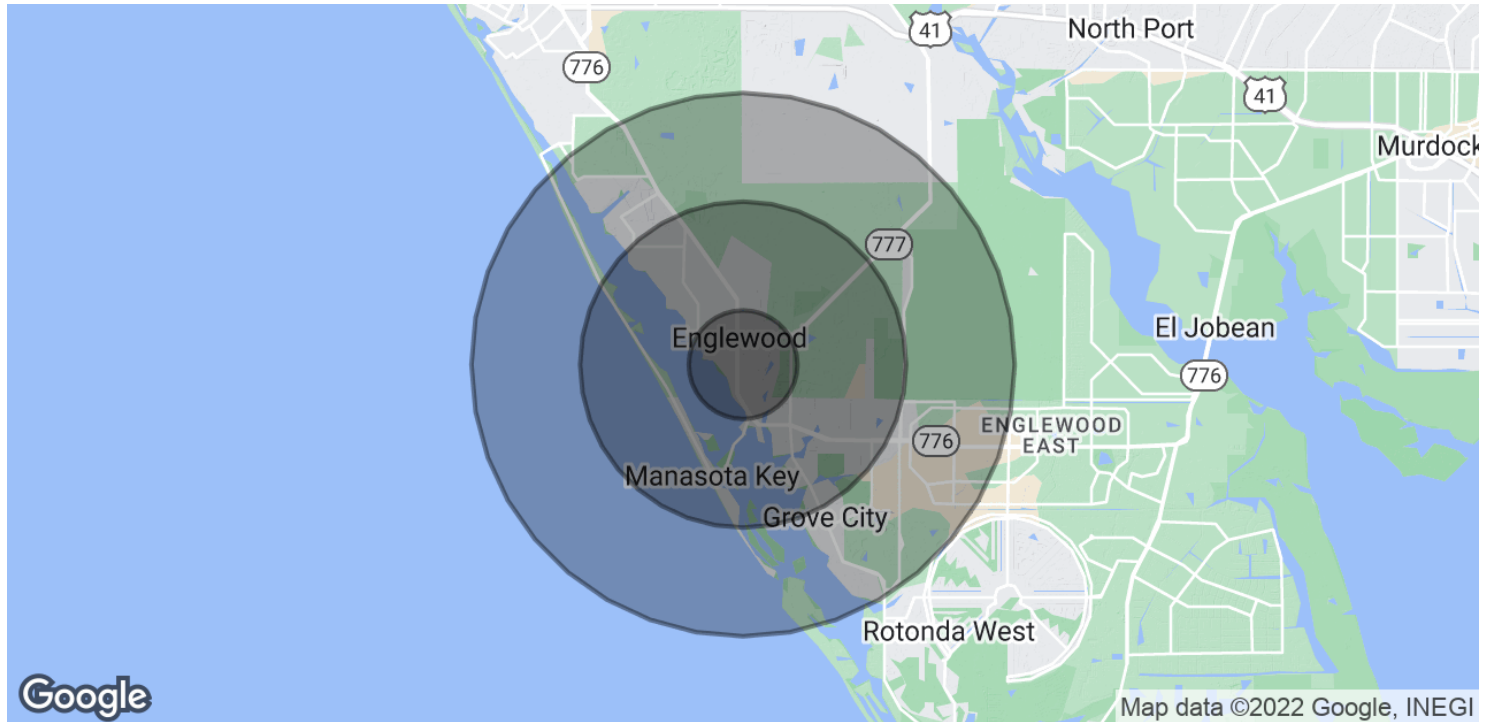
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,622	15,669	30,297
Average Age	64.5	66.7	64.1
Average Age (Male)	64.9	67.0	64.7
Average Age (Female)	62.4	66.4	62.9

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

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