



FREESTANDING COMMERCIAL BUILDING WITH FENCED LAND IN DOWNTOWN ENGLEWOOD

155 W DEARBORN ST
ENGLEWOOD, FLORIDA 34223

PROPERTY HIGHLIGHTS

- ±2,213 SF freestanding building on approximately ½ acre
- Abundant fenced land with three overhead doors
- Zoned CG with the Englewood Business District Overlay
- Ideal for food and beverage, retail, entertainment, experiential, showroom, or service-based uses
- High-visibility location in walkable Downtown Englewood along W Dearborn Street



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

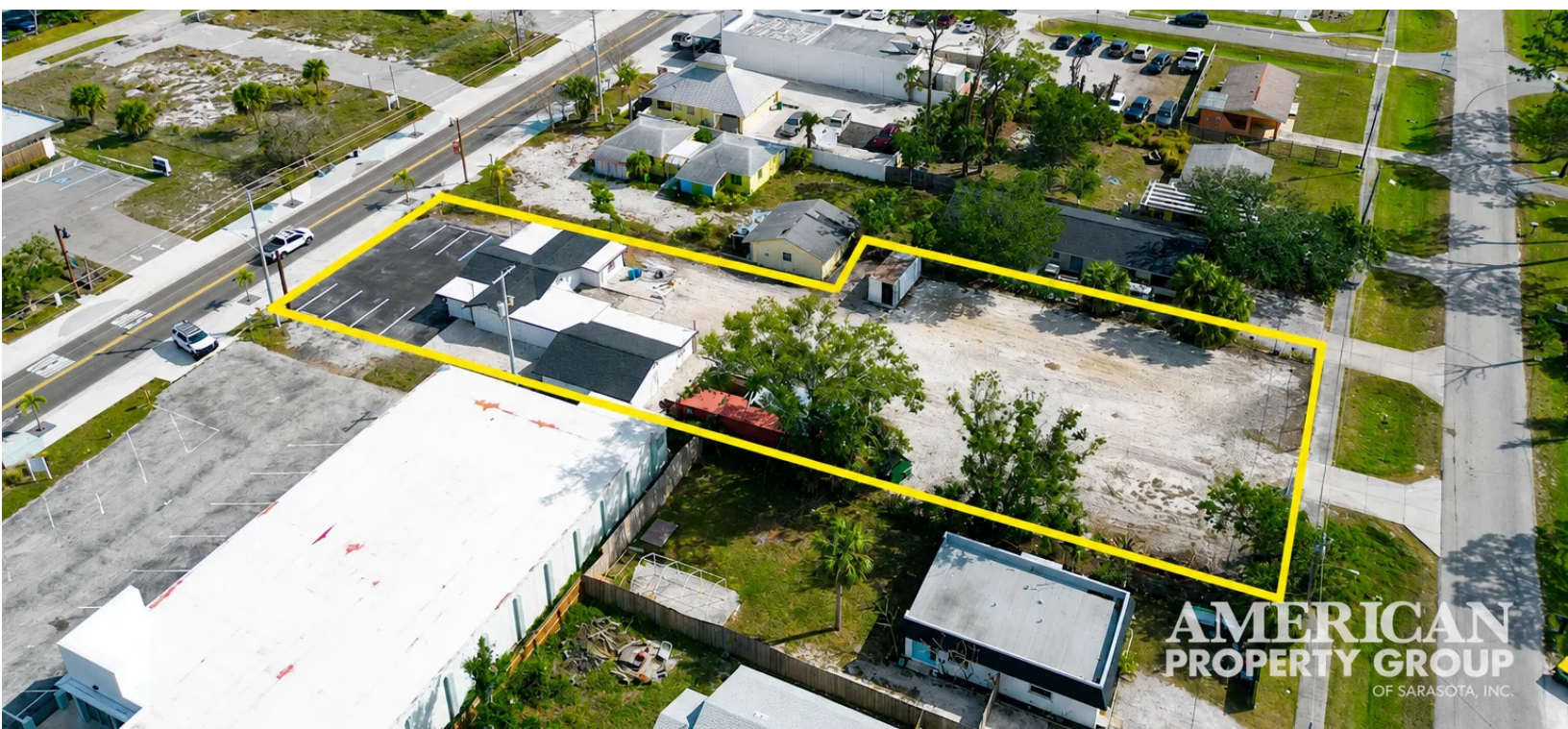
BRIAN SEIDEL

CCIM - Broker Associate

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OFFERING SUMMARY

Lease Rate:	\$4,000 per month (NNN)
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 Commercial Building for Lease
Property Size: ±2,213 SF Building on Approximately ½ Acre

Position your business in the heart of Downtown Englewood with this freestanding commercial property located along highly traveled W Dearborn Street. Situated on approximately half an acre, the property offers a rare combination of functional building space, abundant fenced land, excellent visibility, and convenient accessibility.

Zoned CG (Commercial General) with the Englewood Business District (EBD) Overlay, the property accommodates a wide range of commercial uses and is particularly well-suited for destination-oriented businesses seeking access to both area residents and visitors. The flexible interior layout and three overhead doors provide unique functionality for food and beverage operators, retailers, entertainment venues, experiential businesses, showrooms, service providers, and other creative commercial concepts.

Surrounded by local shops, restaurants, and ongoing downtown activity, this highly visible location offers walkability and convenient access throughout the Englewood market.

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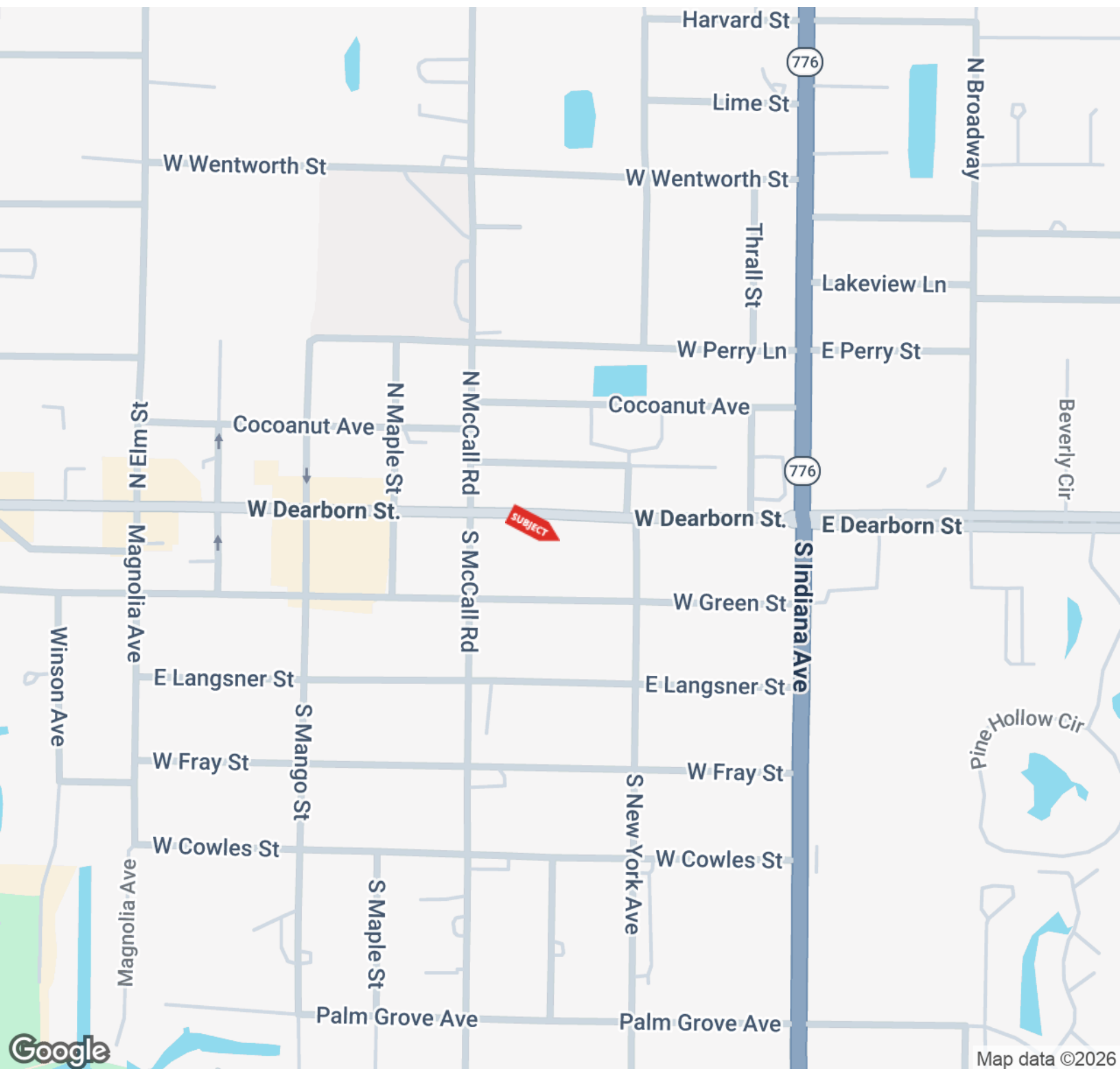
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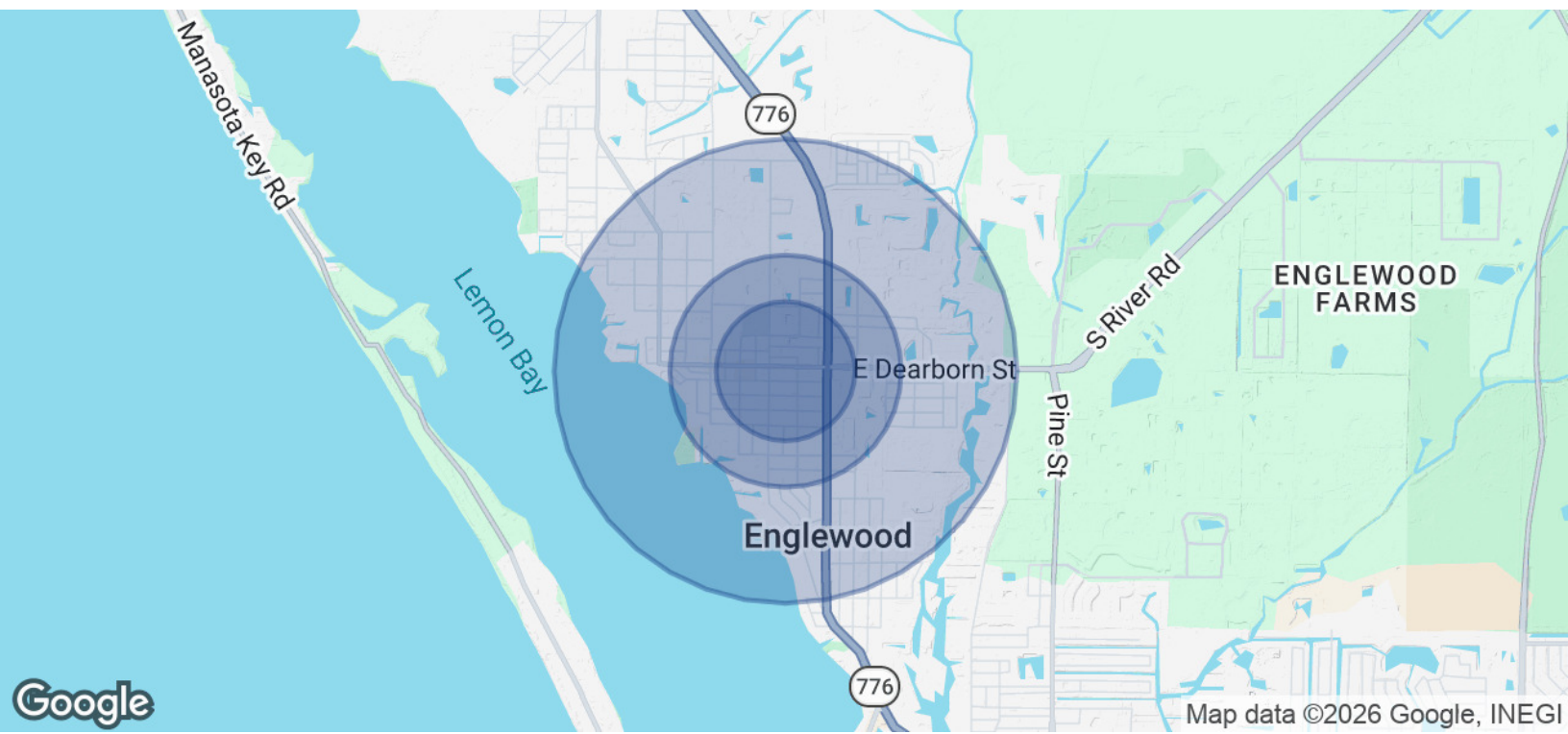


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	533	1,499	4,731
Average Age	55	56	59
Average Age (Male)	54	56	58
Average Age (Female)	56	57	60

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)

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