

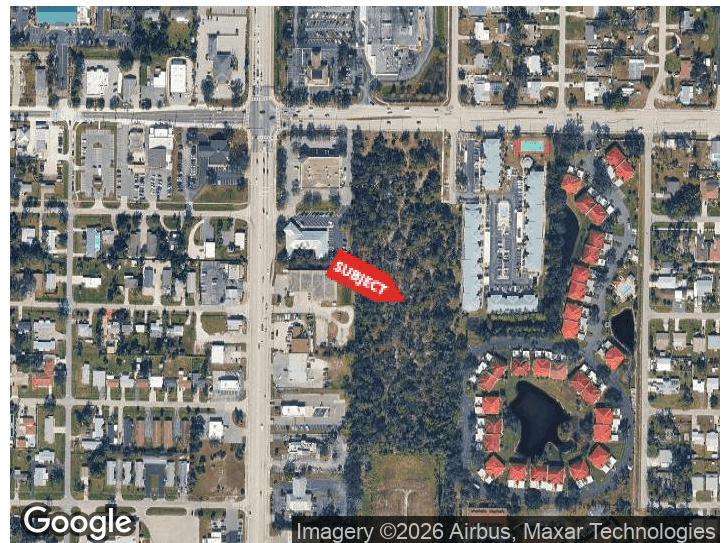


ENGLEWOOD SENIOR LIVING DEVELOPMENT SITE

120 E DEARBORN ST
ENGLEWOOD, FLORIDA 34223

PROPERTY HIGHLIGHTS

- ±375,026 SF (±8.61 Acres)
- Zoned CG with Englewood Business District (EBD) Overlay
- Prime location on E Dearborn Street near S Indiana Avenue
- Conceptual plans for a senior living campus
- Approximately 80 independent living units
- Approximately 120 assisted living and memory care beds
- Over 8,000 SF of supporting commercial space
- Coastal location near shopping, dining, and recreational amenities
- Strong demographics and growing senior population
- Site plan concepts available



For More Information

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ENGLEWOOD, FL 34223



OFFERING SUMMARY

Sale Price:	\$4,000,000
Lot Size:	375,026 SF
Price / Acre:	\$464,608
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 120 E Dearborn St, Englewood, FL

Property Type: Commercial Land for Sale
Property Size: ±375,026 SF (±8.61 Acres)

This ±8.61-acre development site offers a rare opportunity in the heart of Englewood, strategically positioned along E Dearborn Street near S Indiana Avenue. Zoned CG (Commercial General) with the Englewood Business District (EBD) Overlay, the property provides flexibility for a variety of commercial and mixed-use development possibilities.

Conceptual plans have been prepared for a senior living campus featuring approximately 80 independent living units, approximately 120 assisted living and memory care beds, and more than 8,000 SF of supporting commercial space. These concepts offer a strong starting point for developers seeking to serve the area's growing senior population.

The property is conveniently located near shopping, dining, healthcare, and recreational amenities, with easy access to Englewood's coastal attractions. Site plan concepts are available upon request.

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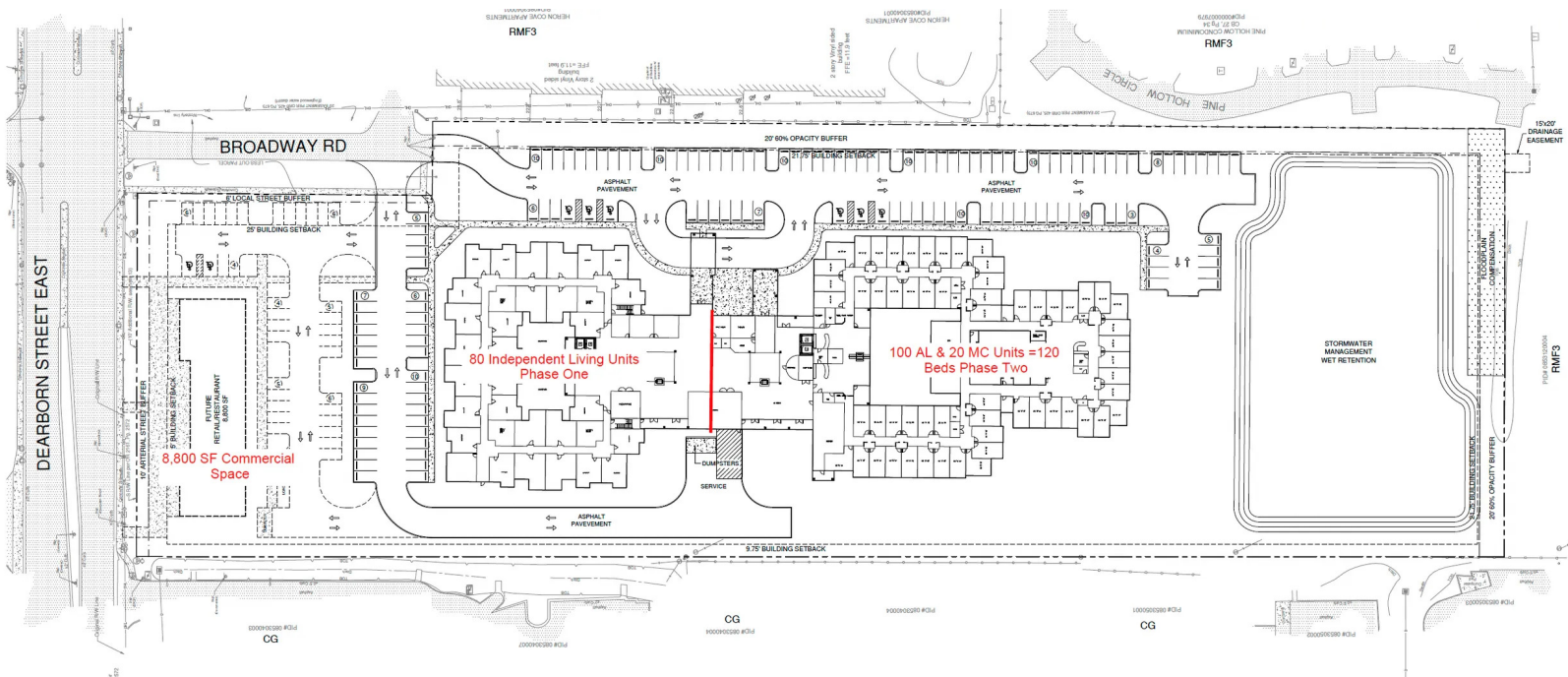
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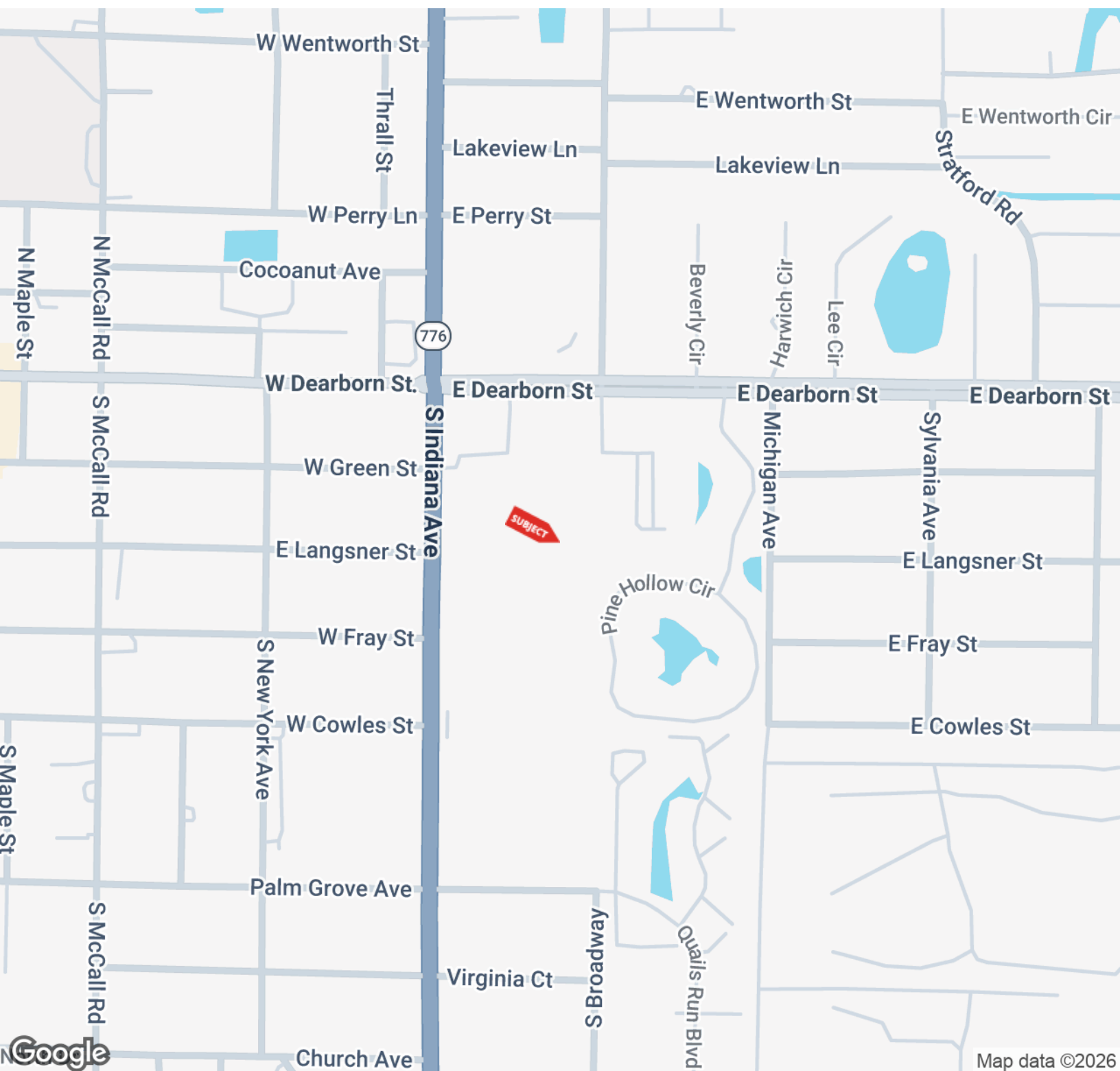
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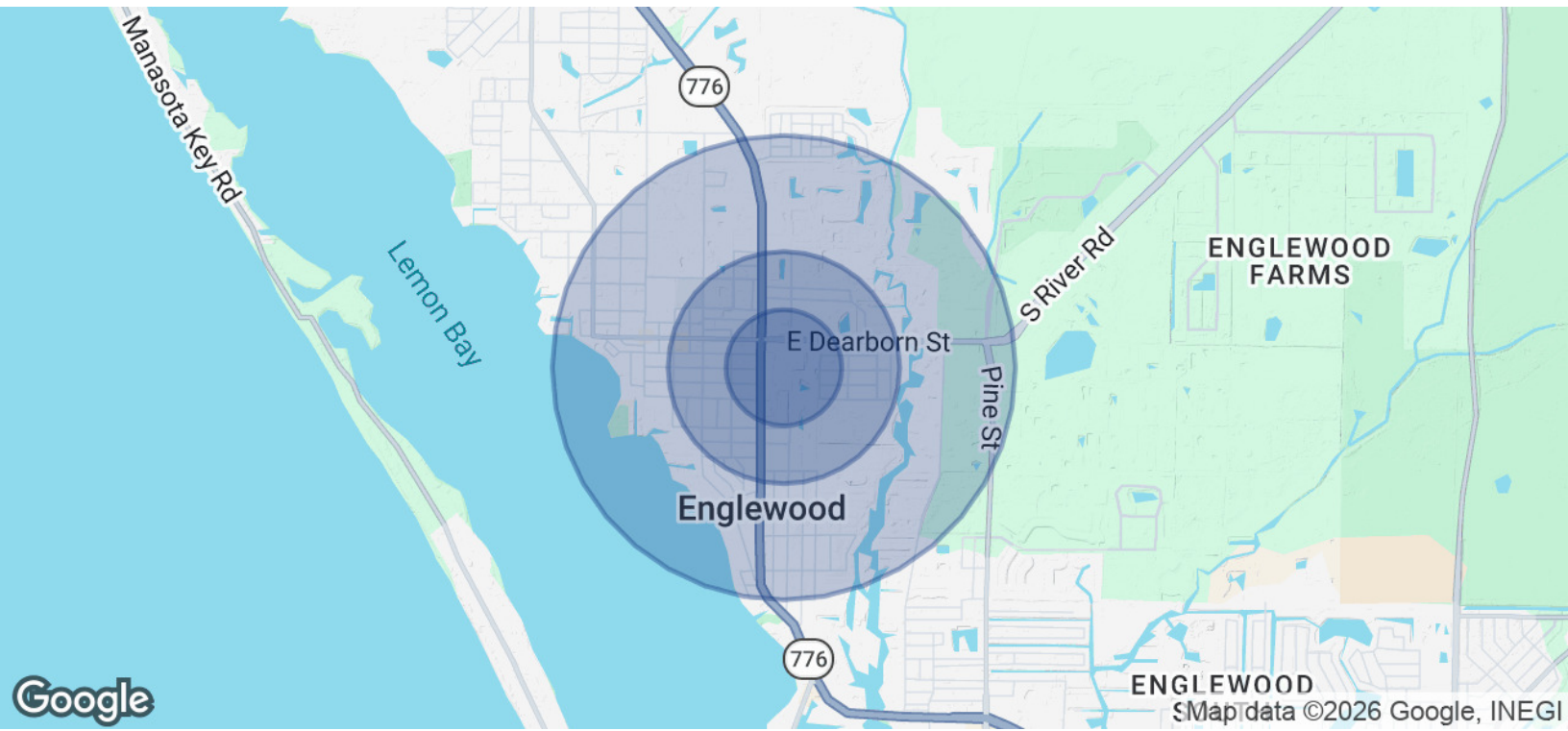
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	326	1,170	3,935
Average Age	62.7	63.0	64.7
Average Age (Male)	66.5	66.4	68.0
Average Age (Female)	61.4	61.6	63.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	174	636	2,130
# of Persons per HH	1.9	1.8	1.8
Average HH Income	\$73,789	\$70,560	\$72,628
Average House Value	\$257,782	\$269,119	\$306,396

2023 American Community Survey (ACS)

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