

# Commercial Real Estate Advisors

*A marketing company licensed to broker real estate*



Howard's Restaurant  
70 N. Indiana Avenue  
Englewood, Florida 34223



**Howard J. Corr CCIM**  
Managing Broker  
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**COMMERCIAL ADVISORS**  
REAL ESTATE SERVICES

**941.740.1215**

18501 Murdock Cir Suite 300 | Port Charlotte FL, 33948

OFFICE | MEDICAL OFFICE | INDUSTRIAL | RETAIL | LAND | MULTIFAMILY

# 70 N. Indiana Avenue, Englewood



## AVAILABLE FOR SALE

7,970 SF

33,754 SF (.77 Acres)

Offered at \$1,750,000

Iconic Englewood restaurant known for great food and service with Florida casual ambiance. Restaurant has been completely remodeled including kitchen equipment. A truly "Turn Key" well-established restaurant with tremendous track record since 1955. Seating capacity of 282 seats. 4 COP License is not transferable (estimated at \$1,820 annually). Over \$300,000.00 in FF&E. Business also for sale under separate listing agreement.



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# Executive Summary



## PROPERTY DETAILS

Address:	70 N. Indiana Avenue, Englewood, Florida 34223
Land Acres:	.77 Acres (33,754 SF)
Building Size:	7,970 SF
Sale Price:	\$1,750,000
Zoning:	CG – Commercial General
Year Built:	1971
Year Renovated:	2014

## SITE SUMMARY

### Demographic Statistics

Proximity:	1 mile	3 miles	5 miles
Total Population:	4,937	12,867	12,747
Median Age:	62.8	67.2	63.8
Households:	2,614	6,672	6,271
Median Home Income:	\$37,447	\$49,179	\$50,201
Per Capita Income:	\$29,458	\$37,577	\$36,562



### Traffic Volume

Collection Street	Cross Street	Traffic Volume	Year	Mile Radius
N. Indiana Avenue	W. Perry Lane	23,500	2019	1 mi
S. McCall Road	E. Riverview Avenue	27,000	2019	3 mi
Winchester Boulevard	S. McCall Road	32,500	2019	5 mi

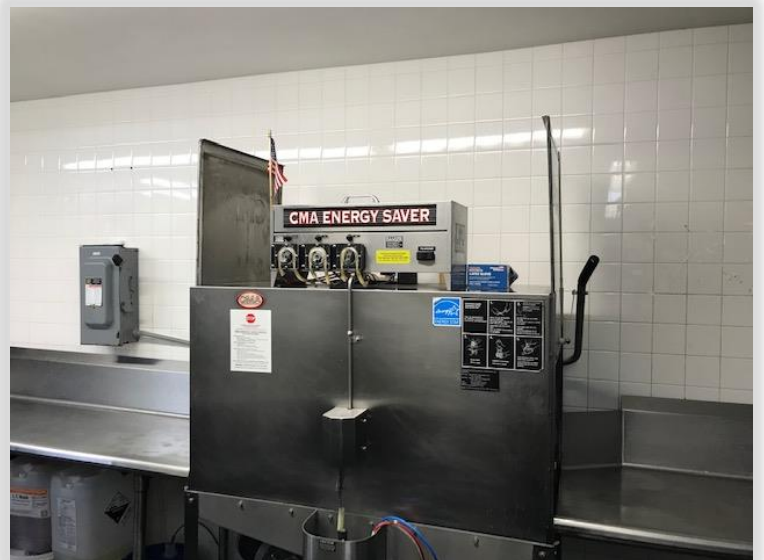


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# Kitchen Photos



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# Kitchen Photos



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# Interior Photos



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# Aerial Map



Found along Florida's welcoming Gulf Coast, Port Charlotte is located about halfway between Sarasota and Fort Myers, perfectly positioned to offer every manner of water-borne activities. Port Charlotte has more than 165 miles of waterways, providing access to Charlotte Harbor and the Gulf of Mexico as well as many more miles of natural shoreline bordering Charlotte Harbor and the Peace and Myakka Rivers. But that's not all. Seven of the 21 golf courses located in Charlotte County are found in Port Charlotte. Charlotte Sports Park is home to spring training for the Tampa Bay Rays. Tippecanoe Environmental Park in Port Charlotte offers hiking trails and wildlife viewing through 380 acres of scrub and pine flat-woods.

The newly-planned community of West Port has broken ground. Just minutes from the Port Charlotte Town Center, the master-planned community is creating excitement by developing 2,000 new homes and thousands of new commercial square footage.

The closing for [Arredondo Pointe](#) took place September 17, 2020. Initial clearing and Phase One construction is planned to begin in the near future and will include the hotel/retail component. The Lost Lagoon Water Park is set to undergo construction in Phase Two of development and will incorporate the newest generation of LEED certified and green technology throughout the property.

The Atlanta Braves have spent 72 consecutive years in Florida for Spring Training and will continue their Florida legacy by committing to a 30-year Facility Operating Agreement in West Villages Florida, with the option to extend the term in two five-year increments. In 2019, the Braves began Spring Training in the team's new state-of-the-art spring training complex in West Villages Florida, a master-planned community in the City of North Port in Sarasota County which is boasting an additional 35,000 new rooftops.



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# About Corr Commercial Advisors



Corr Commercial Advisors was built on the values the Corr name instituted almost 70 years ago. Built on entrepreneurship, integrity, creativity, and excellence, Corr Commercial Advisors, LLC was established, serving communities from Sarasota to Fort Myers in the southwest Florida region. Corr Commercial Advisors is your only choice in commercial real estate.

Howard J. Corr CCIM, Managing Broker of CCA, is determined to set the example and lead the way of how commercial real estate is conducted in SWFL. The concept of listing your property and waiting for it to sell is a thing of the past. CCA is a marketing company with a broker's license that is accountable, collaborative, and knowledgeable, prepared to be your full-service real estate and property management brokerage. With CCA, a team of committed and enthusiastic professionals not only understands the business but has been a pivotal part of its growth and development over the last several decades and will completely manage your real estate transaction. Over the last 35+ years, Corr has had the opportunity to own and manage several real estate companies including CCA. Corr was a partner in the development company responsible for creating a 6,000-acre community known as Apollo Beach, Florida. This included the development, management and operation of infrastructure, utilities and 55 miles of interconnecting waterways with direct access to Tampa Bay. Corr Commercial Advisors, LLC is committed to delivering unparalleled service, knowledge, and experience to SWFL. If you are looking to conduct a real estate transaction or need property management, choosing CCA will be one of the most important decisions you will make. Thank you for entrusting us with your real estate needs!



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The Corr name has a heritage of Entrepreneurship, Integrity, Creativity and Excellence in Florida and Michigan real estate.

In the 1950's, my father developed one of the first Midwest Regional Shopping Centers in Lansing, Michigan. Today, it remains a thriving center of commerce and a business model for re-invention and market adaption. His next venture was designing and building a small community on Tampa Bay known as Apollo Beach, FL.

As I began my real estate career in the mid 1970's in Sarasota, Florida, my mission, vision and values were clearly influenced by my father's work ethic and dedication to excellence. To this day, I believe ethical and creative out-of-the-box thinking is a must for success in commercial real estate.

Over the past 40 years, I have owned and operated Florida real estate brokerages from Tampa to the Florida Keys. My portfolio includes development and management of shopping centers, office parks and residential communities in Michigan and Florida.

My passion for creative out-of-the-box thinking can be experienced with a visit to Port Charlotte Town Center, the home of Recreational Warehouse. In a 22,000/sf space, you can see hot tubs and full-size above-ground pools filled with water and fully functioning. This project is an example of repurposing vacated space in the ever-changing retail arena. Working on putting the pieces together for the mutual benefit of all parties was exciting.

My promise to clients of Corr Commercial Advisors: we will always be knowledgeable, accountable and collaborative when working on your project. Our team of licensed real estate advisors are committed to meeting and exceeding your expectations.

One final salute to my father, Francis J. Corr...thank you for your guiding light.



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