

Commercial Real Estate Advisors

A marketing company licensed to broker real estate



**114-120 W. Dearborn Street
Englewood, Florida 34223**

**3,650 SF Building FOR SALE
CG Zoned**



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REAL ESTATE SERVICES

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

120 W. Dearborn Street, Englewood FL 34223



Building Size: 3,650 SF

Land Area: 19,500 SF (includes adjoining vacant lot)

Sale Price: \$522,000

This unique building is in Englewood which overlooks beautiful Lemon Bay, straddling the unincorporated areas of Sarasota and Charlotte counties. Englewood is harbored by several small islands and offers outstanding beaches. The Englewood Community Redevelopment Area (CRA) includes the Sarasota County part of Englewood. Englewood offers a variety of cultural events, nature parks, beaches, fishing and boating, while retaining its small-town atmosphere.

Englewood is more than 100 years old. Artifacts found at the Indian Mound Park date back as far as 400 B.C., and the Englewood area may have been inhabited by the Calusa Indians.

Today, Englewood's permanent population is approaching 50,000. During season, the number is closer to 75,000.

https://www.scgov.net/government/planning-and-development-services/englewood-cra/-folder-4194#docan7162_11717_7060



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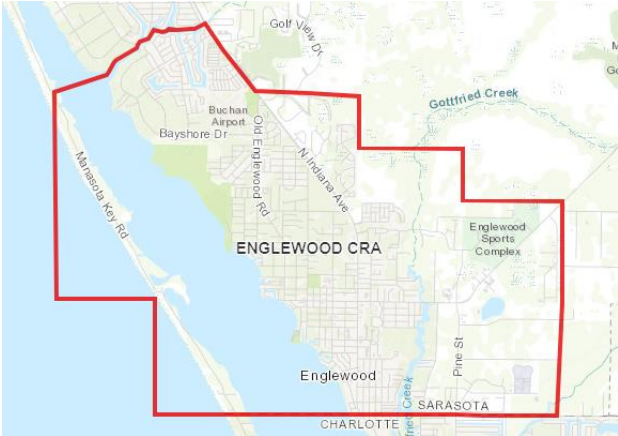
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Executive Summary



PROPERTY DETAILS

Address:	114-120 W Dearborn Street, Englewood FL 34223
Building Size - SF:	3,650 SF
Land Area – SF:	19,500 SF
Sale Price:	\$522,000
Zoning:	CG – Commercial General
Year Built:	1974
Year Renovated:	1989

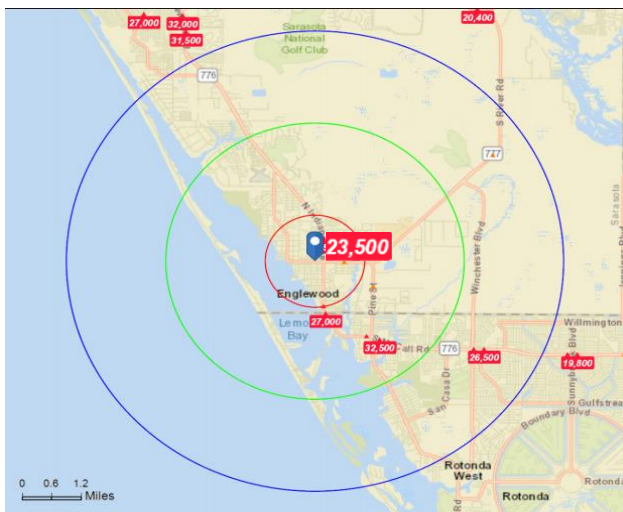


SITE SUMMARY

This unique building is in the Englewood Community Redevelopment Area (CRA) in Sarasota County.

Demographic Statistics

Proximity:	1 mile	3 miles	5 miles
Total Population:	4,797	17,872	30,974
Median Age:	61.8	66.3	65.8
Households:	2,505	9,271	15,822
Median Household Income:	\$40,689	\$53,640	\$52,989
Per Capita Income:	\$29,983	\$37,530	\$37,377



Traffic Volume

Collection Street	Cross Street	Traffic Volume	Year	Mile Radius
N. Indiana Avenue	Approx. Harvard Street	23,500	2019	Within 1 mi
S. Indiana Avenue	Approx. Horton Avenue	27,000	2019	1 mi
S. McCall Road	Approx. Pine Street	32,500	2019	3 mi



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Additional Information



In October 2011, the Englewood Community for Sustainability began a weekly farmers market on Dearborn Street utilizing County owned property originally purchased for use as parking or as an economic stimulus for new development. Since then, three other Farmer's Market have started, providing fresh produce and environmentally friendly products to Englewood and surrounding areas. These markets bring ***thousands*** of visitors to W. Dearborn Street every Thursday, October through May, from 9 a.m. until 2 p.m. The community feels that these Farmers Markets are helping to provide that stimulus for Dearborn Street. Additional improvements are planned for this site, also known as the Plaza Property.

<https://sarco.maps.arcgis.com/apps/MapJournal/index.html?appid=efc4c6f4dfbe4535951f5cc0a366327b>



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Additional Photographs



Conference Room



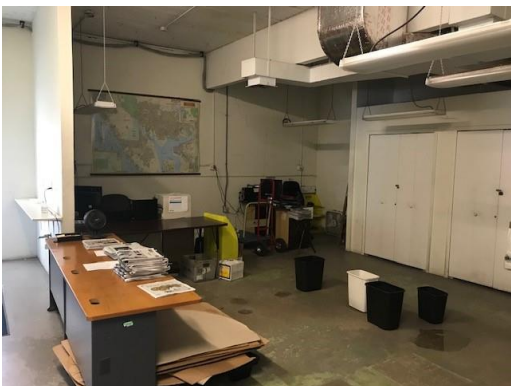
Building - Rear



Office Area



Office Area



Interior Work Area



Garage Area

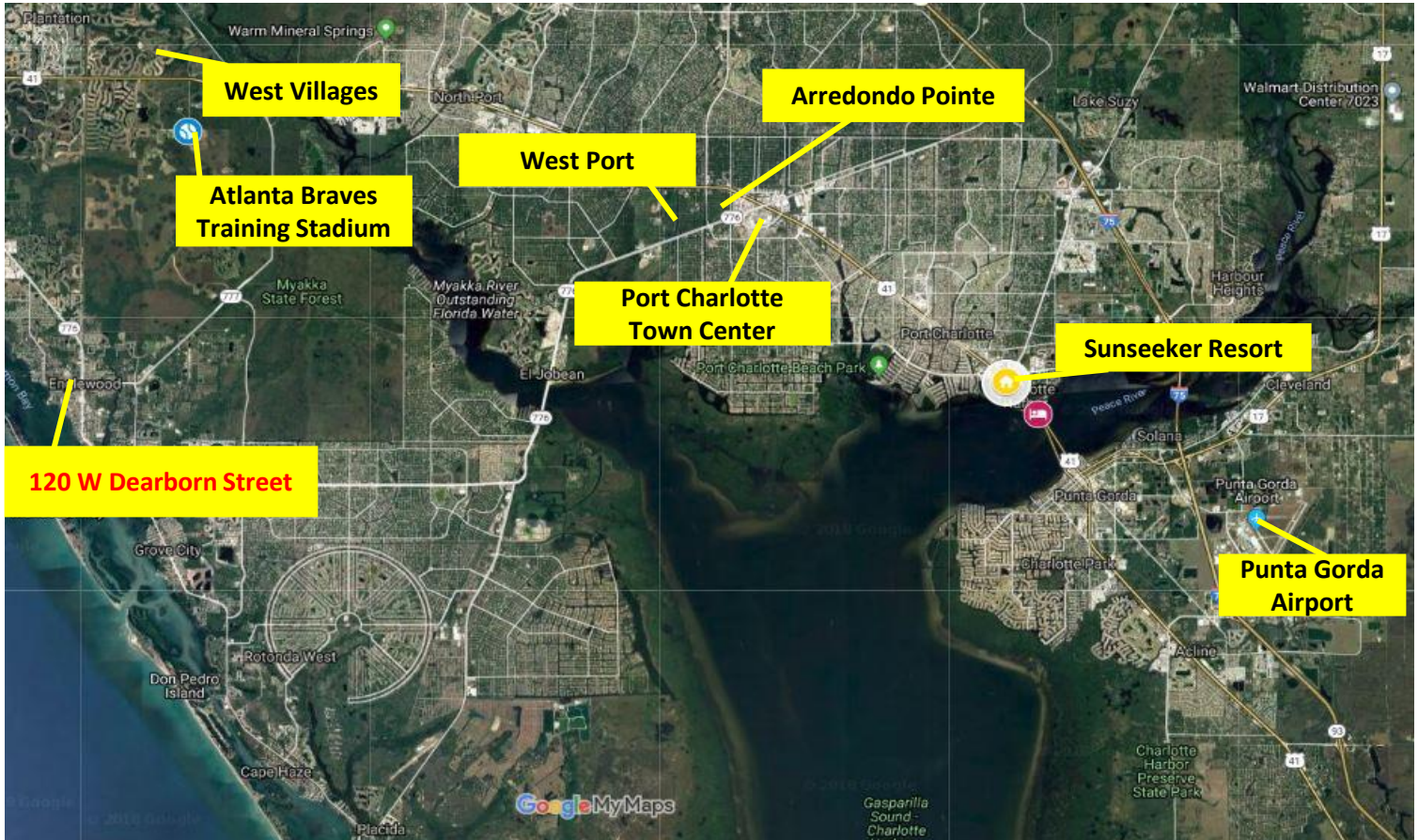


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Aerial Map



Englewood is divided into a variation of waterfront and non-waterfront neighborhoods. Some of the more well-known neighborhoods are Olde Englewood, Manasota Key, East Englewood, 5 separate Rotonda West communities, Placida, Grove City, Cape Haze, Gulf Cove/South Gulf Cove, Little Gasparilla Island, Knight Island (aka Palm Island), and Boca Grande. Englewood, a picturesque community shared by both Sarasota and Charlotte counties.

Breathtaking Gulf views, water sports, quaint shops, and exploring some of Florida's most notable cultural and artistic events are what put Englewood on the map. The courageous may enjoy spending the day parasailing over the Gulf of Mexico, while the adventurous may visit one of Englewood's many biking and hiking trails. The area is home to 11 beautiful golf courses, with the majority being open to the public year-round. Sport fishing also takes a top spot for reasons that visitors choose Englewood, from backwater flats fishing to world-class Tarpon fishing, this area has plenty to offer for all. The Lemon Bay Playhouse, located on historic Dearborn Street, provides live community theater year-round. And numerous eateries offer Florida seafood and fine southern cuisine.

There is no question that Englewood's main allure is its beaches & waterways. Manasota Key is home to four beaches that are accessible by two bridges: Tom Adams Bridge and Manasota Beach Road Bridge. Visitors may take in the Gulf of Mexico's serene beauty at Englewood Beach, Manasota Beach, Stump Pass Beach, or Blind Pass Beach. Each beach is wild and protected by the state of Florida, ensuring that the pristine white sands and natural habitats are in top shape year-round. Visitors from May to October may be delighted to see a nest of sea turtles make their way to the Gulf or watch a school of dolphins frolicking in the water.

<https://www.englewoodchamber.com/area-info/about-englewood>



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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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