

Commercial Real Estate Advisors

A marketing company licensed to broker real estate



**500 N. Indiana Avenue
Englewood, Florida 34223**

**Mixed Use Retail/Commercial Building
FOR SALE
\$975,000**



CoStar™
POWERBROKER™
QUARTERLY DEALS WINNER



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

**500 N. Indiana Avenue, Englewood
Gulf Bay Centre**



AVAILABLE FOR SALE: \$975,000

Located directly on busy N. Indiana Ave./SR 776, this fully-leased ("stabilized") building with separately metered utilities is offered for sale at \$975,000. The building is located within the Englewood Community Redevelopment Area (CRA).



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Executive Summary



PROPERTY DETAILS

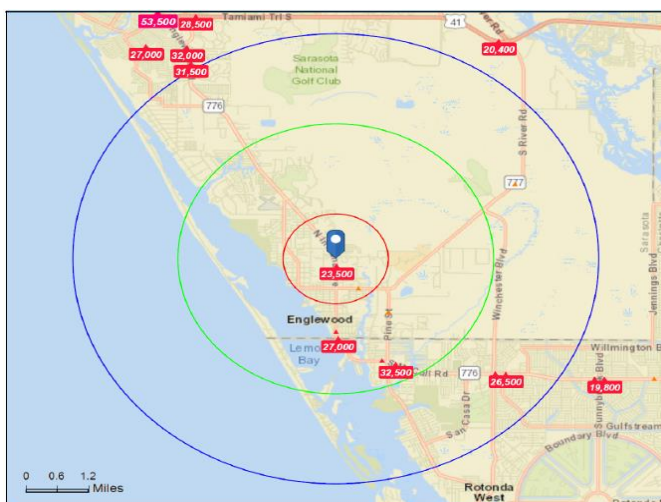
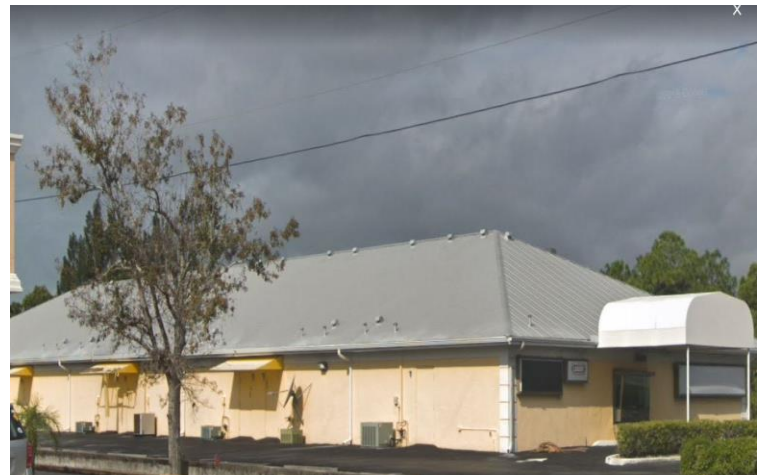
Address:	500 N. Indiana Ave., Englewood Florida 34223
Bldg. Area:	8,519 SF
Sale Price:	\$975,000
Zoning:	CG –Commercial General
Year Built:	1984

SITE SUMMARY

Gulf Bay Centre is located on N. Indiana Avenue/SR 776 in Englewood and is within the Englewood Redevelopment Area.

Demographic Statistics

Proximity:	1 mile	3 miles	5 miles
Total Population:	5,051	17,211	35,340
Median Age:	65.6	66.0	66.6
Households:	2,679	8,879	18,048
Median Household Income:	\$47,296	\$54,273	\$53,726
Per Capita Income:	\$33,420	\$39,355	\$38,393



Traffic Volume

Collection Street	Cross Street	Traffic Volume	Year	Mile Radius
N. Indiana Ave.	Park Forest Blvd.	23,500	2019	< .1 mi
S. Indiana Ave.	Riverview Ave.	27,000	2019	2 mi
S. Indiana Ave.	S. McCall Rd.	32,500	2019	2.5 mi
S. McCall Rd.	Winchester Blvd.	26,500	2019	4 mi
Englewood Rd.	Jacaranda Blvd.	31,500	2019	5 mi.



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Aerial Map



Englewood 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.

<https://www.scgov.net/government/planning-and-development-services/englewood-cra>

Englewood offers some of the most unique Gulf front residences and commercial properties on Florida's west coast. Close to the growing communities of Port Charlotte and North Port, there are many advantages to this little spot near the water.

The quiet seaside beachfront community, with its white-sand beaches and old Florida charm, offers retail business and office professionals alike access to some of the most affluent residents of Sarasota County. It escaped major damage with Hurricane Charley, and Manasota Key continues to be one of Southwest Florida's undiscovered waterfront community treasures.



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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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MISSION STATEMENT

The mission of Corr Commercial Advisors is to provide custom-designed commercial real estate solutions which exceed the expectations of our clients.

EXPECTATIONS

Today's transactions involve specific skills for managing and solving multifaceted real estate challenges. We meet these challenges head-on by remaining current and knowledgeable of the markets we serve. We commit ourselves and resources to provide professional quality service to address the specific needs of our clients.

CERTIFICATIONS

Howard Corr attained his CCIM designation in 1985. A CCIM, Certified Commercial Investment Member, is a recognized expert in the commercial and investment real estate industry. CCIMs have completed a designation curriculum that covers essential skill sets including ethics, interest-based negotiation, financial analysis, market analysis, user decision analysis, and investment analysis for commercial investment real estate. CCIMs have completed a portfolio demonstrating the depth of their commercial real estate experience. Finally, they have demonstrated their proficiency in the CCIM skill sets by successfully completing a comprehensive examination. Only then is the designation candidate awarded the coveted CCIM pin.



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