



# SOUTHWEST FLORIDA MEDICAL OFFICE BUILDING

190 W DEARBORN STREET  
ENGLEWOOD, FL 34223

**Gail Bowden**  
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# Property Summary



**LEASE RATE** **NEGOTIABLE**

## OFFERING SUMMARY

Available SF:

Lease Rate:	Negotiable
Lot Size:	0 SF
Year Built:	1974
Building Size:	3,840 SF
Renovated:	2009
Zoning:	CG
Market:	Englewood
Submarket:	Sarasota
Traffic Count:	5,300

## PROPERTY OVERVIEW

Stand-alone Medical Office Building, move-in ready 12.1.2019. Medical Build out with 10 treatment rooms, Xray room, etc. Could easily be converted to two [2] medical offices.

## LOCATION OVERVIEW

Great location on the corner of Dearborn Street and McCall Road in Englewood, FL. Easy access to Englewood Community Hospital - 3 miles.

## PROPERTY HIGHLIGHTS

- Excellent & Convenient Location with Easy Access and Parking
- 10 Exam/Procedure Rooms
- 2 Doctors Offices
- Large Lab Area, Nurse(s) Station and Xray Room
- Spacious Reception Area
- 3 Bathrooms



# Additional Photos





# Aerial Maps

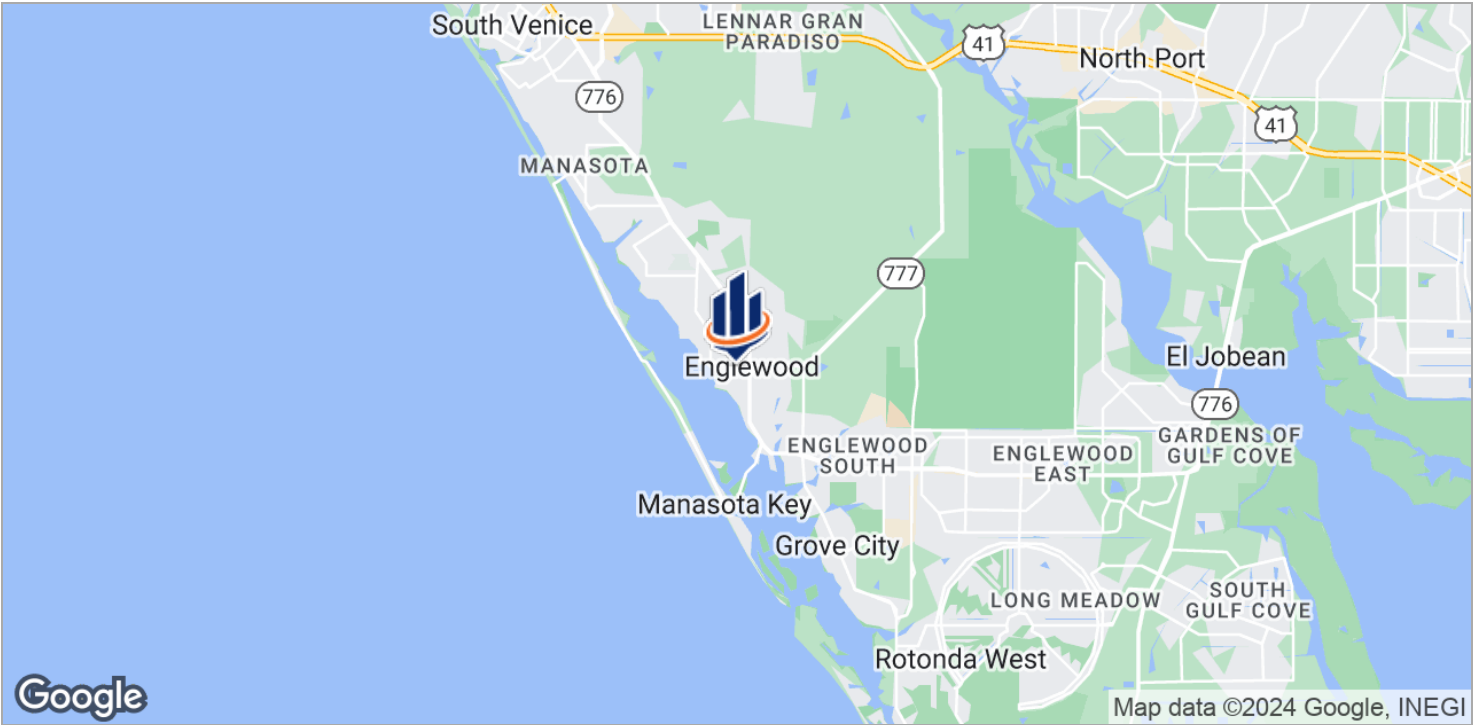
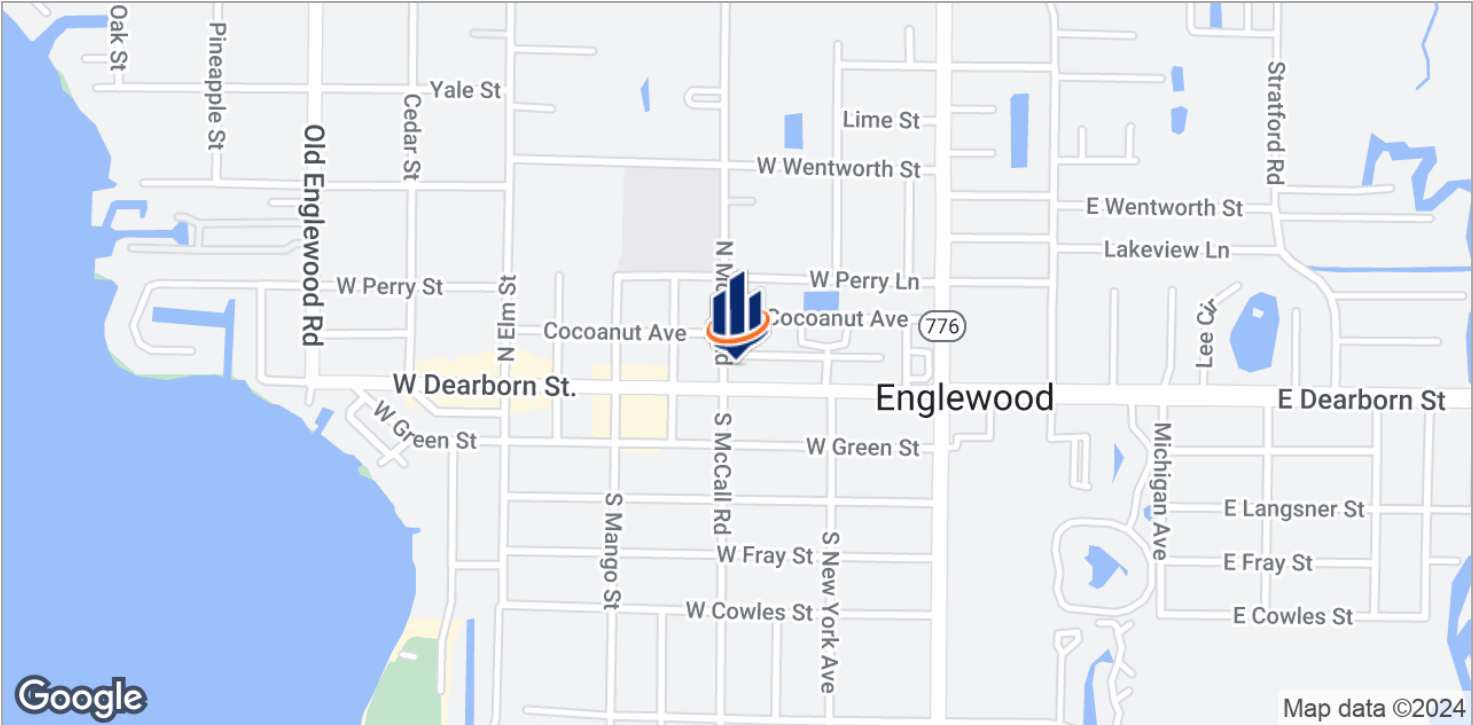


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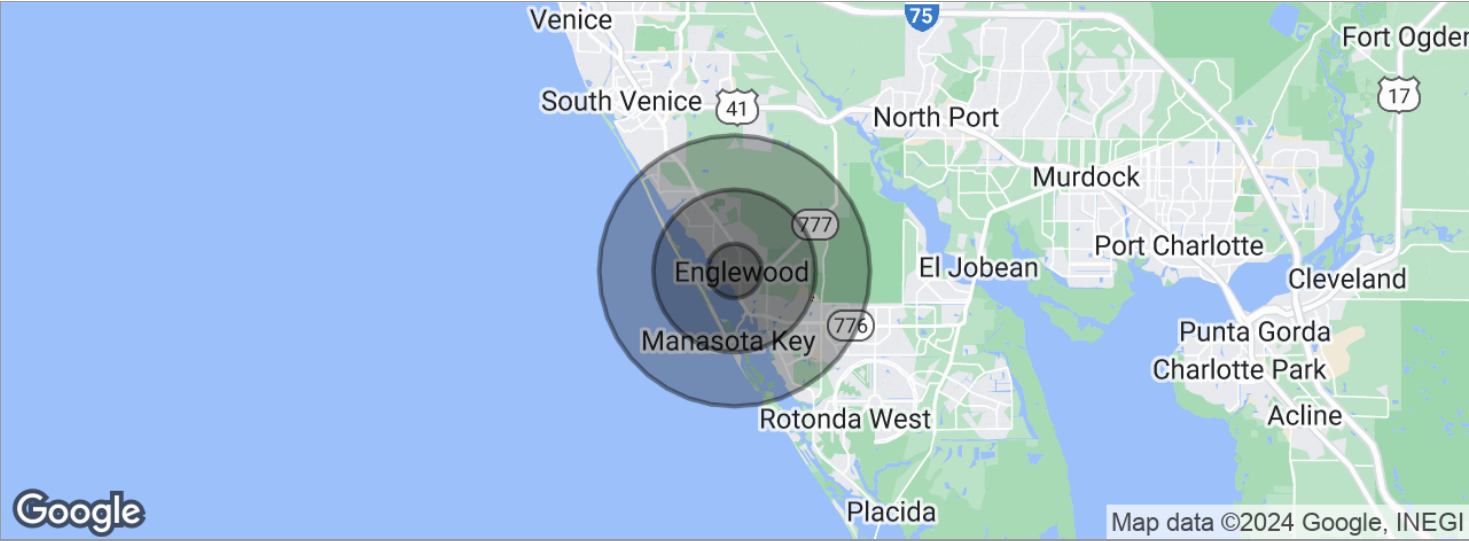




# Location Maps



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,512	15,375	28,735
Median age	63.8	63.1	62.3
Median age [Male]	63.6	62.8	61.8
Median age [Female]	63.9	63.4	62.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,909	7,997	14,576
# of persons per HH	1.8	1.9	2.0
Average HH income	\$47,531	\$52,418	\$56,367
Average house value	\$381,436	\$322,617	\$265,692

\* Demographic data derived from 2020 ACS - US Census

# Rent Comps



## ★ Subject Property

190 W Dearborn Street, Englewood, FL 34223

**Lease Rate:** Negotiable

**Space Size:**

**Bldg Size:** 3,840 SF

**Year Built:** 1974

**No. Units:** 1



Stand-alone Medical Office Building, move-in ready 12.1.2019.

Medical Build out with 10 treatment rooms, Xray room, etc. Could easily be converted to two [2] medical offices.



## 1 779 Medical Dr

Englewood, FL 34223

**Lease Rate:** \$19.00 / SF / year

**Lease Type:** Modified Gross

**Space Size:** 4,800 SF

**Year Built:** 1987

**Bldg Size:** 13,880 SF



## 2 693 Old Englewood Rd

Englewood, FL 34223

**Lease Rate:** \$13.00 / SF / yea

**Lease Type:** Modified Gross

**Space Size:** 2,000 SF

**Year Built:** 1975

**Bldg Size:** 4,644 SF



## 3 900 Pine St

Englewood, FL 34223

**Lease Rate:** \$18.00 / SF / yea

**Lease Type:** Modified Gross

**Space Size:** 2,365 SF









**Year Built:** 1987

**Bldg Size:** 22,000 SF

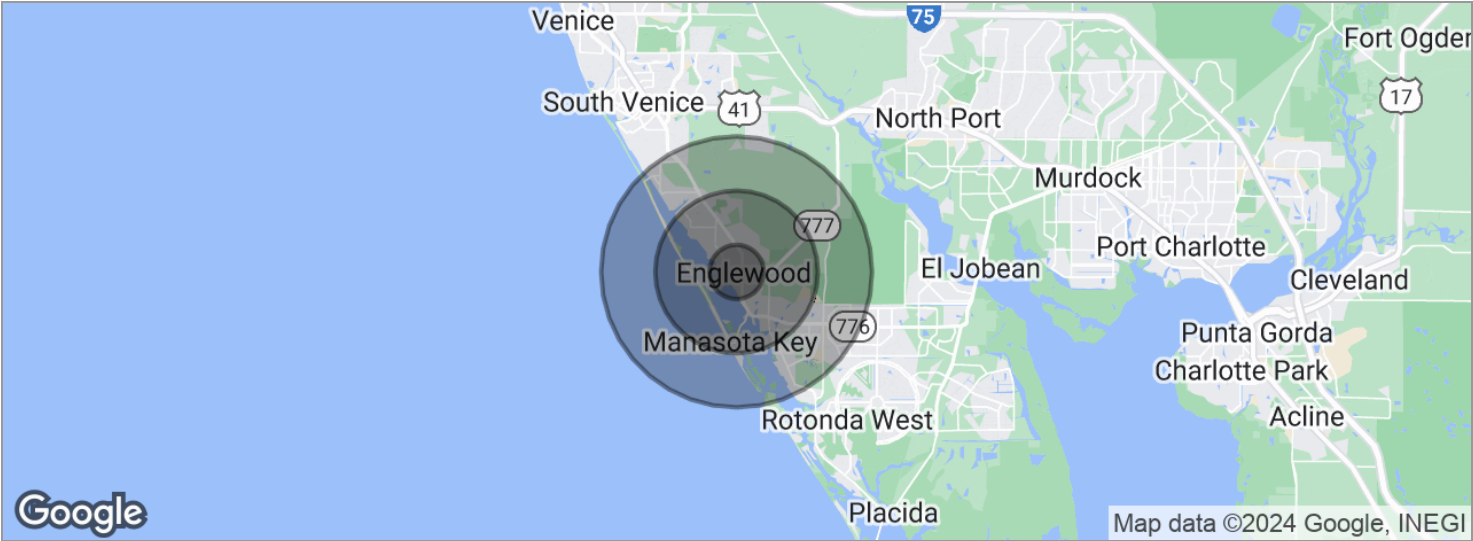




# Rent Comps Summary

	SUBJECT PROPERTY	PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
	 <b>Southwest Florida Medical Office Building</b> 190 W Dearborn Street Englewood, FL 34223	\$0.00	0 SF	3,840 SF	1	-
RENT COMPS						
	PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %	
 	<b>779 Medical Dr</b> Englewood, FL 34223	\$19.00	4,800 SF	13,880 SF	-	-
 	<b>693 Old Englewood Rd</b> Englewood, FL 34223	\$13.00	2,000 SF	4,644 SF	-	-
 	<b>900 Pine St</b> Englewood, FL 34223	\$18.00	2,365 SF	22,000 SF	-	-
Totals/Averages		\$16.67	3,055 SF	13,508 SF	0	0%

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## GAIL BOWDEN

Senior Investment Advisor

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### PROFESSIONAL BACKGROUND

Gail Bowden brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on more than thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive as well as her list of accomplishments as an expert and industry leader.

Bowden was named one of Real Estate Forum's 2016 Women of Influence and was included in Michael Saunders & Company's 2018 & 2017 Presidents Circle, MSC Commercial Top Team and Outstanding Performance-sales units for 2018. Prior to joining the MS&C Commercial Division, she was SVN's Top Producer in 2016, following a worldwide ranking as #3 [#1 statewide] in 2015. Bowden also achieved one of SVN's most prestigious honors "Partners Circle" in 2015 and 2014, several of SVN's most esteemed honors, including her fourth "Top Commercial Real Estate Advisor of the Year", "Top Producer" and "Top Sale Transaction" awards.

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, multifamily, and industrial properties from \$500,000 to \$60 million +. Gail's propensity for guiding clients to appropriate financing coupled with her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$200 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every element of a transaction is presented in a clear and logical manner. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional in the field. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals all over the world.

### RECENT TRANSACTIONS

- LEASED | Orlando, FL [Lake Nona area] | Medical Office Building | 2,229 sq ft | 10 Year Lease
- LEASED | Venice, FL | Medical Office Building | 5,554 sq ft | 5 Year Lease
- LEASED | Anna Maria Island, FL | Retail | 1,057 sq ft | 5 Year Lease

#### SVN | COMMERCIAL ADVISORY GROUP

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