



DEVELOPMENT OPPORTUNITY

1000, 1016, 1032 PINE STREET
ENGLEWOOD, FL 34223

Gail Bowden
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Property Summary



SALE PRICE	\$249,900
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OFFERING SUMMARY

Lot Size:	1.09 Acres
Zoning:	OMI
Market:	Englewood
Traffic Count:	8,500
Price / SF:	\$5.26

PROPERTY HIGHLIGHTS

- A Site to add value to your practice
- Zoned OMI Medical
- Near construction-ready site
- Central location in Englewood
- Less than 1 mile to the Englewood Community Hospital
- Lake Front Property

Property Description

PROPERTY DESCRIPTION

Prime Lake Front Medical/Office site located on Pine Avenue North of McCall Street and centrally located in the middle of Englewood's professional community. Zoned OMI (Medical), ideal for the development of a medical office building. Site is 1 mile to the Englewood Community Hospital. All offers will be considered.

LOCATION DESCRIPTION

Very well located, high visibility site in central Englewood just south of River Road, which is the main connector from Englewood to I-75. Site has very good access north to Venice & Sarasota, south to the exclusive resort island of Boca Grande, west to the beaches of Manasota Key, and east to the shopping and service areas of East Englewood and Port Charlotte.

Englewood is situated on beautiful Lemon Bay, an area straddling unincorporated Sarasota and Charlotte Counties, harbored by several small islands and outstanding beaches in a tropical Southwest Florida setting.

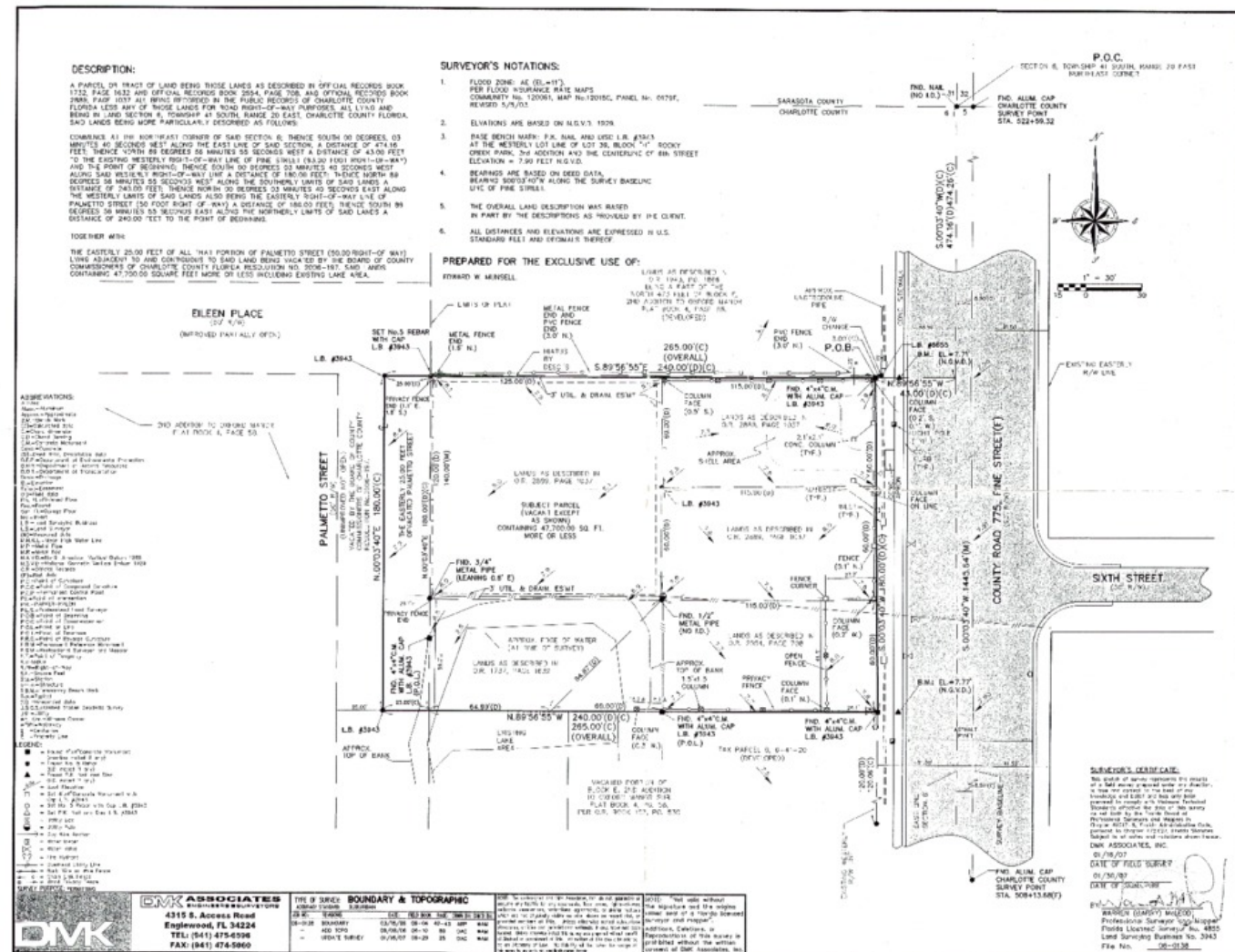
Less than 1 mile to the Englewood Community Hospital

Property Details

Sale Price	\$249,900	LOCATION INFORMATION	
PROPERTY INFORMATION		Building Name	Development Opportunity
Property Subtype	Office	Street Address	1000, 1016, 1032 Pine Street
Lot Size	1.09 Acres	City, State, Zip	Englewood, FL 34223
Price	\$5.26	County	Sarasota
APN #	412006235006, 412006235007, 412006235008, 412006235003, 412006235002	Market	Englewood
Lot Frontage	180 ft	Cross-Streets	Pine Street & East 7th Street
Lot Depth	265 ft	Township	41s
Traffic Count	8500	Range	20e
Traffic Count Street	Pine Street	Section	06
Waterfront	Yes	Side of the Street	West
BUILDING INFORMATION		Signal Intersection	Yes
Number of Lots	5	Road Type	Paved
Best Use	Medical Office Building	Market Type	Medium
Zoning	OMI	Nearest Highway	HWY 41 - 8.2 Miles
		Nearest Airport	Buchan Airport - 3.2 Miles, Sarasota-Bradenton International Airport - 43.4 miles,

Additional Photos





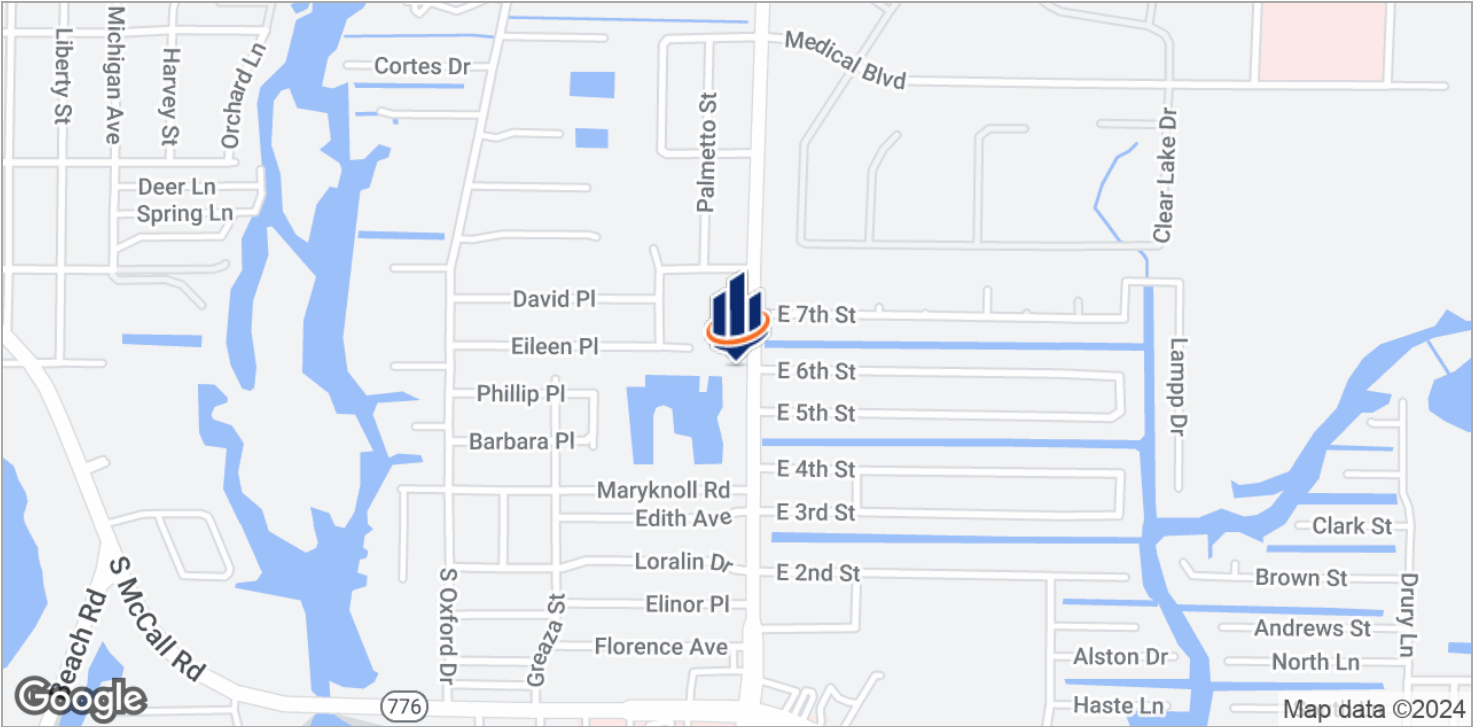
Aerial Maps



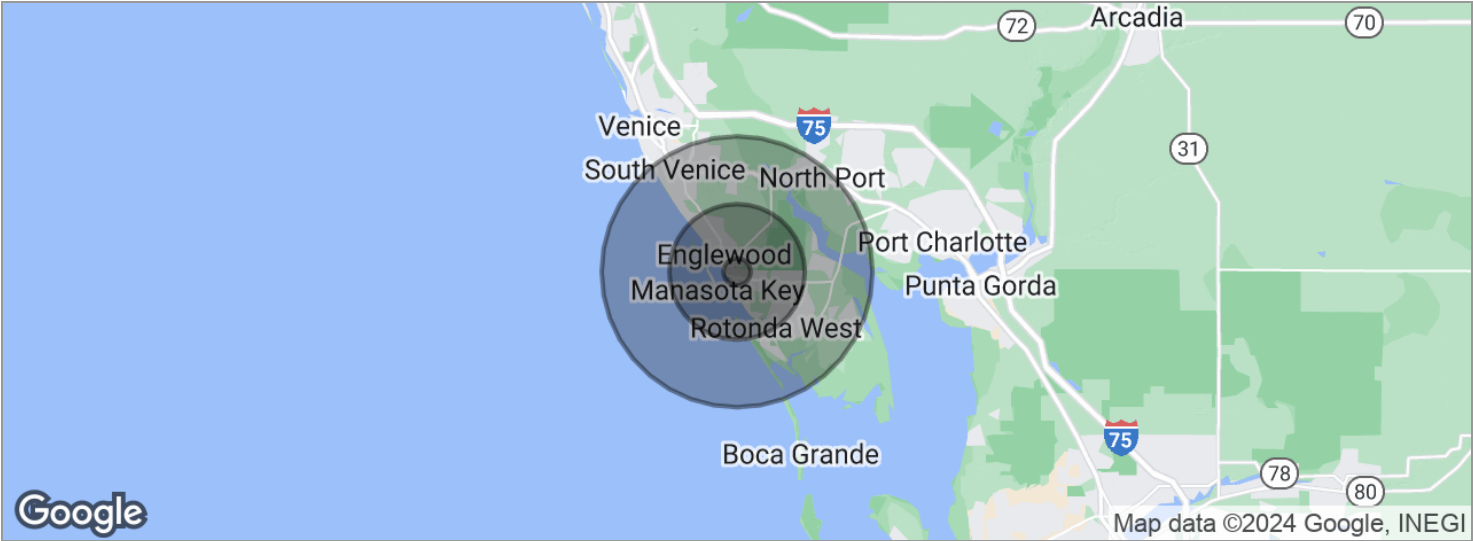
Aerial Maps



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,395	35,056	102,910
Median age	63.0	60.3	58.9
Median age [Male]	62.8	59.7	57.7
Median age [Female]	63.3	61.3	59.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,327	17,205	49,213
# of persons per HH	1.8	2.0	2.1
Average HH income	\$48,571	\$55,406	\$57,113
Average house value	\$293,235	\$266,907	\$229,664

* Demographic data derived from 2020 ACS - US Census



GAIL BOWDEN

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PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over 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.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail
Real Estate Forum's Women of Influence 2020 & 2016
SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014
MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017
Four-time Top CRE Advisor; Top Producer; Top Sale Transaction
Ranked #11 worldwide & #2 in Florida with SVN 2019
Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. 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. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

RECENT TRANSACTIONS

- SOLD | Land Zoned PD | Riverview, FL | 18 Acres
- SOLD | Land Zoned OPI | Sarasota, FL | 3.143 Acres
- SOLD | Land Zoned CG | Venice, FL | 0.69 Acres

SVN | COMMERCIAL ADVISORY GROUP



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