

SOUTHWEST FLORIDA MEDICAL OFFICE BUILDING

190 W DEARBORN STREET
ENGLEWOOD, FL 34223

Gail Bowden
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Property Summary



SALE PRICE	\$565,000
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OFFERING SUMMARY

Lot Size:	0.3 Acres
Year Built:	1974
Building Size:	3,840 SF
Renovated:	2009
Zoning:	CG
Market:	Englewood
Submarket:	Sarasota
Traffic Count:	5,300
Price / SF:	\$147.14

PROPERTY OVERVIEW

Stand-alone Medical Office Building. Great for an end-user or lease and use as an investment property.

New metal roof 2004 and addition to building, new flooring 2009, re-plumbed 2000.

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

Complete Highlights

LOCATION INFORMATION

Building Name	Southwest Florida Medical Office Building
Street Address	190 W Dearborn Street
City, State, Zip	Englewood, FL 34223
County	Sarasota
Market	Englewood
Sub-Market	Sarasota
Cross-Streets	Dearborn Street & McCall Road
Township	40S
Range	19E
Section	25
Side Of The Street	North
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	US 776
Nearest Airport	Sarasota Bradenton International airport 42 Miles, Southwest Florida International airport 69 miles

PROPERTY HIGHLIGHTS

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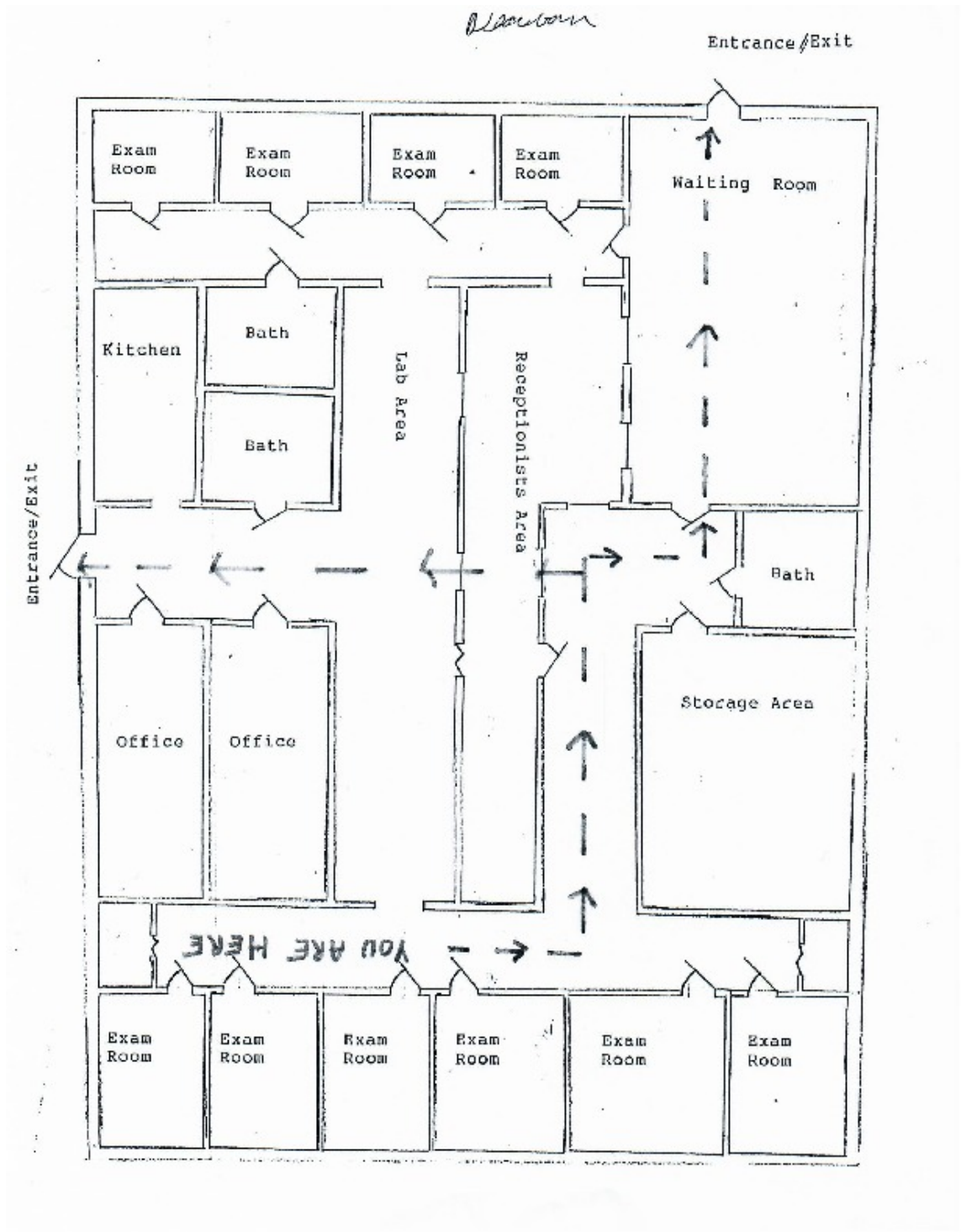
Property Details

SALE PRICE		\$565,000	PROPERTY INFORMATION	
LOCATION INFORMATION			Property Type	Office
Building Name	Southwest Florida Medical Office Building		Property Subtype	Office Building
Street Address	190 W Dearborn Street		APN #	0497160001
City, State, Zip	Englewood, FL 34223		Lot Frontage	99 ft
County	Sarasota		Lot Depth	130 ft
Market	Englewood		Corner Property	Yes
Sub-Market	Sarasota		Traffic Count	5300
Cross-Streets	Dearborn Street & McCall Road		Traffic Count Street	Dearborn Street
Township	40S		Power	Yes
Range	19E		PARKING & TRANSPORTATION	
Section	25		Street Parking	Yes
Side Of The Street	North		Parking Price Per Month	\$0.00 /month
Signal Intersection	Yes		Parking Type	Surface
Road Type	Paved		Parking Ratio	4.2
Market Type	Medium		Number Of Parking Spaces	16
Nearest Highway	US 776		UTILITIES & AMENITIES	
Nearest Airport	Sarasota Bradenton International airport 42 Miles, Southwest Florida International airport 69 miles		Security Guard	Yes
			Handicap Access	Yes
			Elevators	N/A
			Freight Elevator	Yes
			Number Of Elevators	0
			Number Of Escalators	0
			Central HVAC	Yes
			HVAC	Yes
			Centrix Equipped	Yes
			Leed Certified	Yes
			Restrooms	3
			Landscaping	Minimal
			Gas / Propane	Yes

Additional Photos



Floor Plans



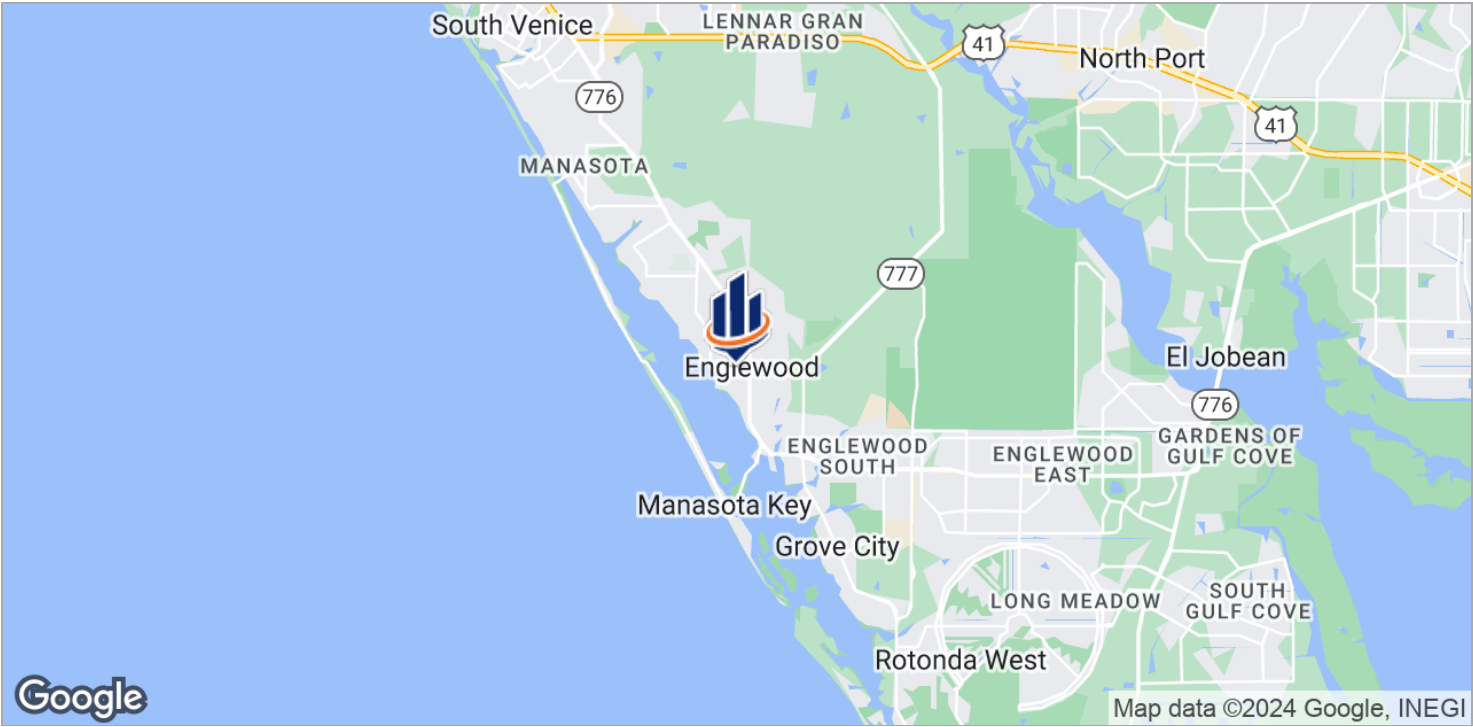
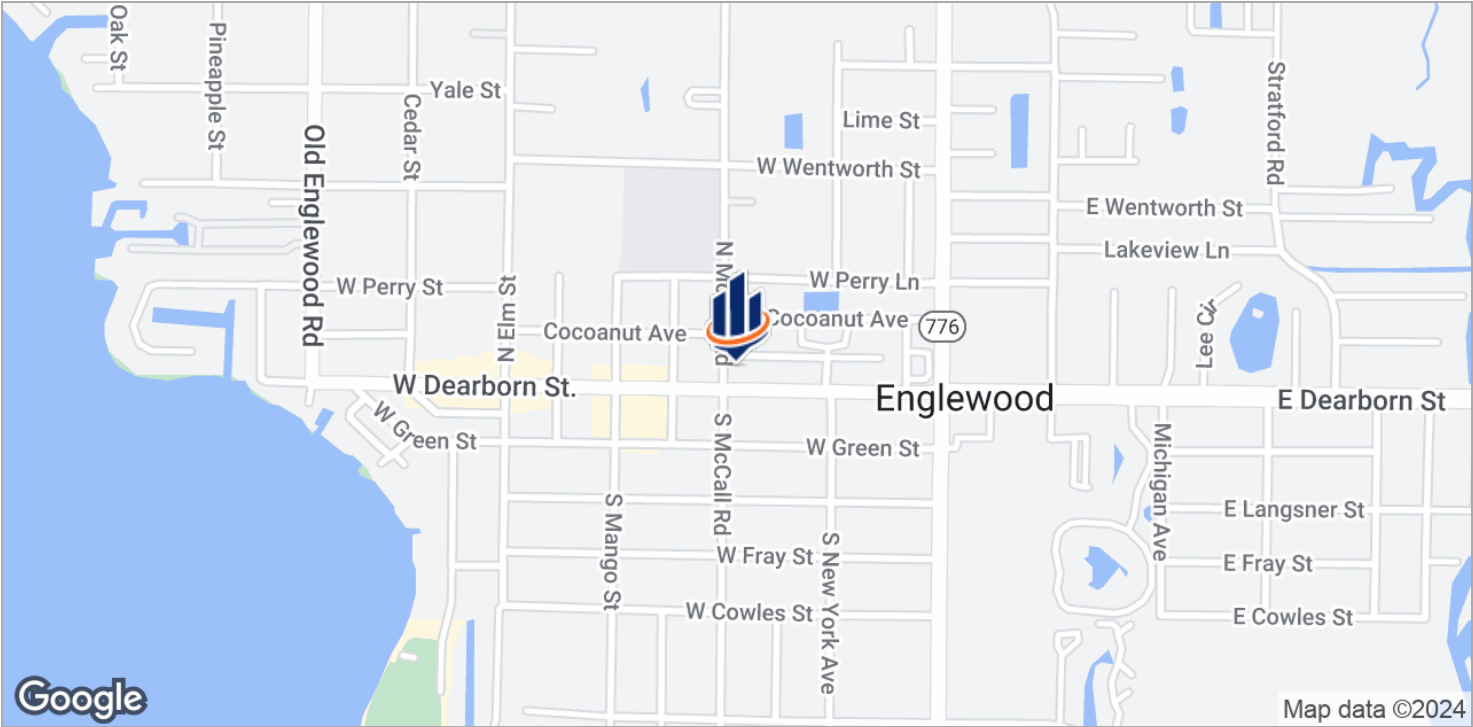
Aerial Maps



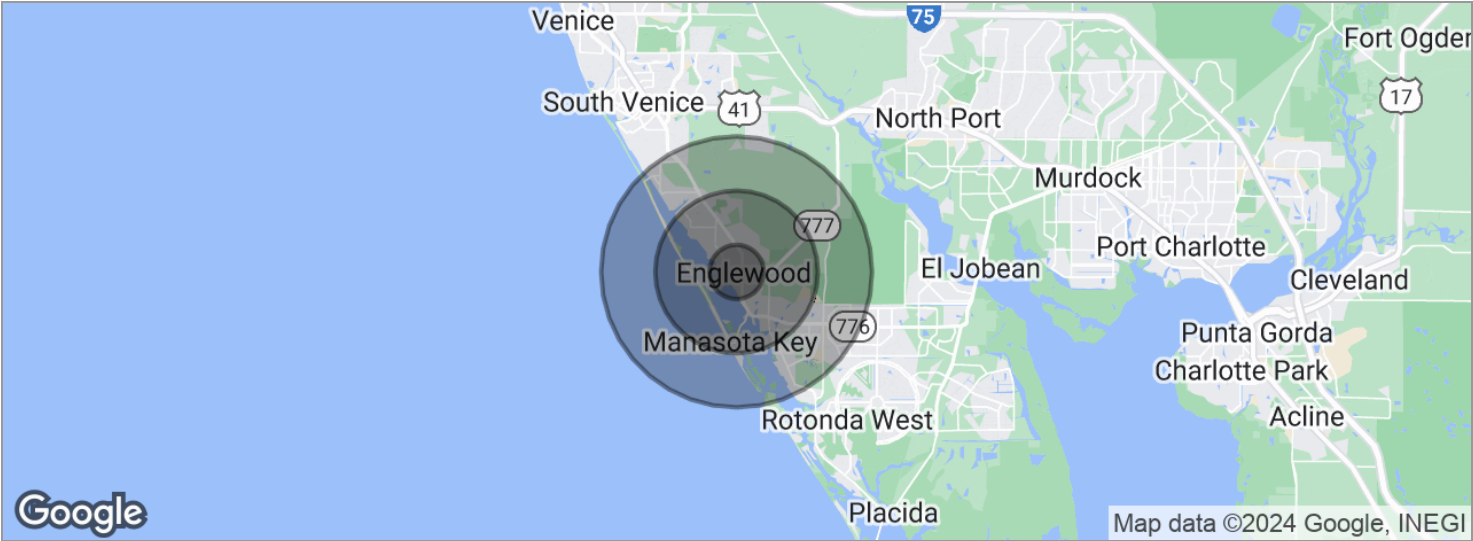
Aerial Maps



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

Sale Comps



★ Subject Property

190 W Dearborn Street, Englewood, FL 34223

Sale Price: \$565,000 **Lot Size:** 0.3 Acres
Year Built: 1974 **Building SF:** 3,840 SF
Price PSF: \$147.14

Stand-alone Medical Office Building. Great for an end-user or lease and use as an investment property.

New metal roof 2004 and addition to building, new flooring 2000 to 2000.



1 312 S Indiana Ave

Englewood, FL 34223

Sale Price: \$385,000 **Lot Size:** 0.21 Acres
Year Built: 1962 **Building SF:** 3,148 SF
Price PSF: \$122.30 **Closed:** 01/30/2018



2 701 S Indiana Ave

Englewood, FL 34223

Sale Price: \$550,000 **Lot Size:** 0.59 Acres
Year Built: 1985 **Building SF:** 3,995 SF
Price PSF: \$137.67 **Closed:** 07/31/2018



3 400 S Indiana Ave

Englewood, FL 34223

Sale Price: \$525,000 **Lot Size:** 0.35 Acres
Year Built: 1972 **Building SF:** 2,674 SF
Price PSF: \$196.34



Sale Comps Summary



SUBJECT PROPERTY

Southwest Florida Medical Office Building
190 W Dearborn Street
Englewood, FL 34223

PRICE

\$565,000

BLDG SF

3,840 SF

PRICE/SF

\$147.14

CAP

-

OF UNITS

1

SALE COMPS

PRICE

BLDG SF

PRICE/SF

CAP

OF UNITS

CLOSE



312 S Indiana Ave
Englewood, FL
34223

\$385,000

3,148 SF

\$122.30

-

-

01/30/2018



701 S Indiana Ave
Englewood, FL
34223

\$550,000

3,995 SF

\$137.67

-

-

07/31/2018



400 S Indiana Ave
Englewood, FL
34223

\$525,000

2,674 SF

\$196.34

-

-

On Market

PRICE

BLDG SF

PRICE/SF

CAP

OF UNITS

CLOSE

Totals/Averages

\$486,667

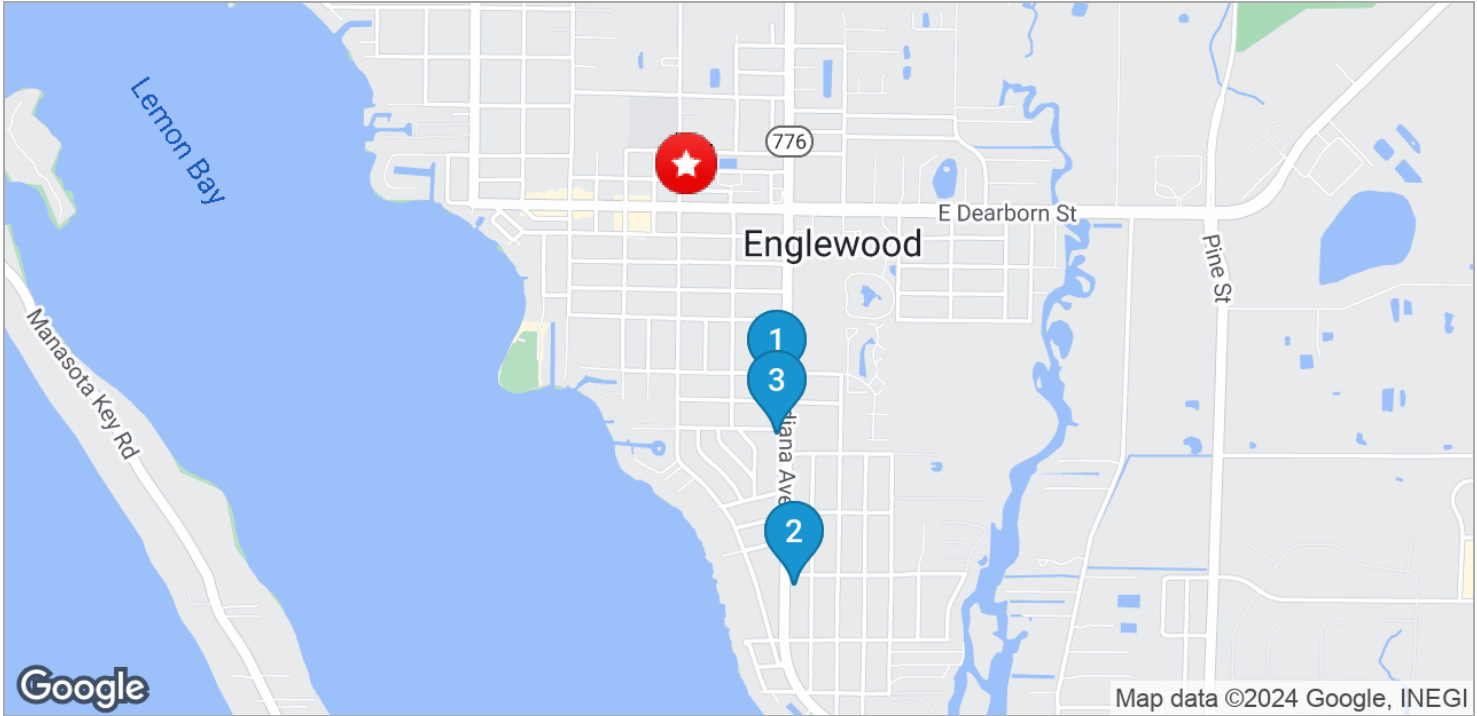
3,272 SF

\$148.74

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Sale Comps Map



 **SUBJECT PROPERTY**
190 W Dearborn Street, Englewood, FL 34223



312 S INDIANA AVE
Englewood, FL
34223



701 S INDIANA AVE
Englewood, FL
34223



400 S INDIANA AVE
Englewood, FL
34223



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 | Orlando, FL [Lake Nona area] | Medical Office Building | \$11,085,040
- SOLD | Summerfield, FL | Medical Office Building | \$4,400,000
- SOLD | Venice, FL | Medical Office Building | \$3,125,000



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