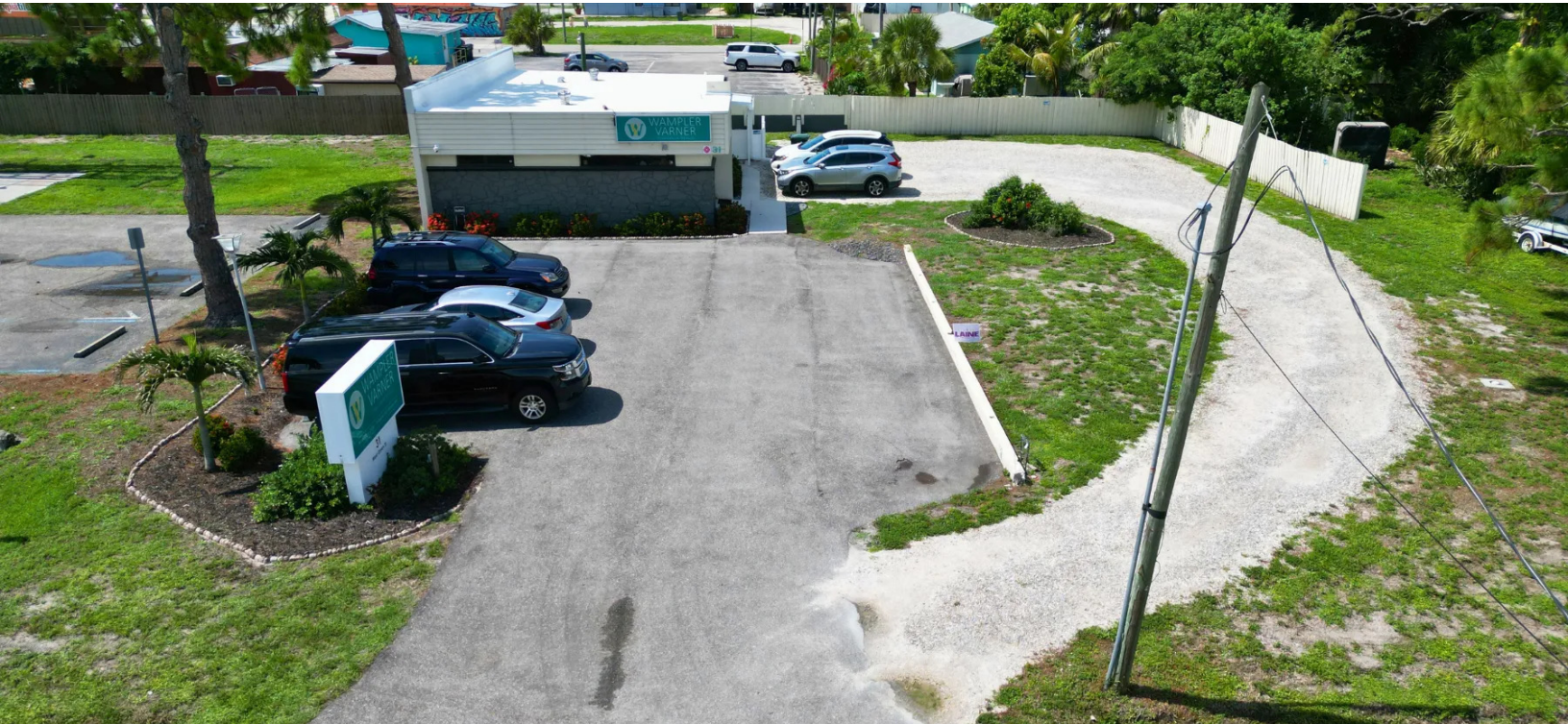


AMERICAN PROPERTY GROUP

OF SARASOTA, INC.



ENGLEWOOD FREESTANDING OFFICE

31 W GREEN ST
ENGLEWOOD, FLORIDA 34223

PROPERTY HIGHLIGHTS

- ±1,500 SF
- Recently renovated and move-in ready
- 3-4 private offices
- Conference room
- 2 restrooms
- Dual signage opportunities
- Abundant on-site parking
- Central Englewood location



DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	171	606	2,080
Total Population	312	1,098	3,829
Average HH Income	\$66,986	\$67,705	\$72,050

For More Information

GEOFFREY PAUL

Commercial Specialist

941 923 0535

geoffrey@americanpropertygroup.com

1500 SF ENGLEWOOD FREESTANDING OFFICE BUILDING



OFFERING SUMMARY

Lease Rate:	\$24 SF/yr (NNN)
Building Size:	1,500 SF
Available SF:	1,500 SF
Lot Size:	12,671 SF
Number of Units:	1
Year Built:	1984
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 31 W Green St, Englewood, FL

Property Type: Office / Professional Space for Lease

Move-in-ready office space available for lease in the heart of Englewood. This recently renovated ±1,500 SF space offers a functional professional layout with excellent visibility, abundant parking, and dual signage opportunities.

The interior features three to four private offices, a dedicated conference room, and two restrooms, providing a flexible setup for a variety of professional and service-oriented businesses. The property is designed for a single tenant and is ready for immediate occupancy.

Available beginning September 1, 2026. Please do not disturb the existing tenants. All showings and inquiries must be coordinated through the listing agent.

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31 W Green St

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31 W Green St

1500 SF ENGLEWOOD FREESTANDING OFFICE BUILDING



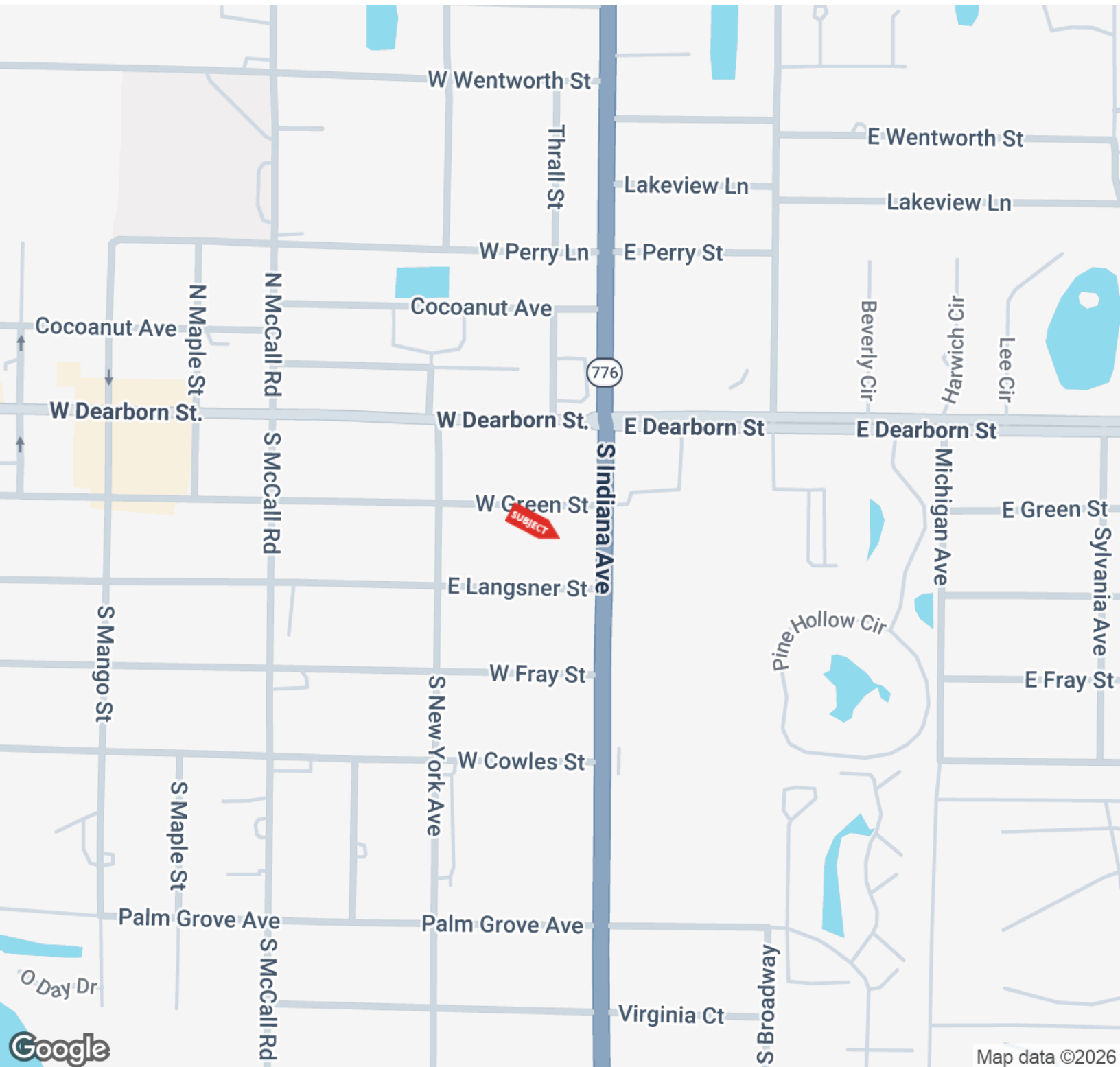
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31 W Green St

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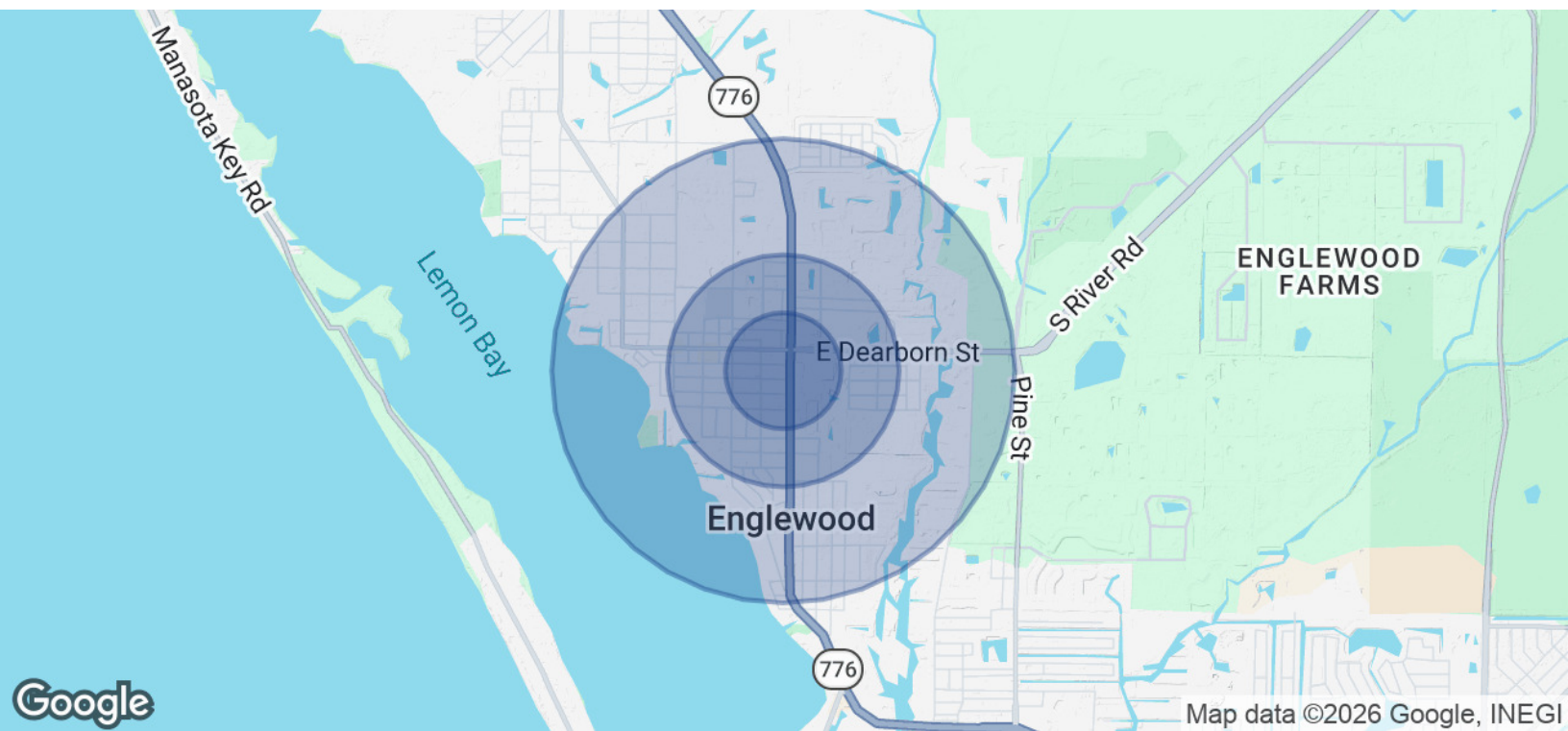


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1500 SF ENGLEWOOD FREESTANDING OFFICE BUILDING



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	312	1,098	3,829
Average Age	62.7	62.8	64.7
Average Age (Male)	66.0	65.8	67.9
Average Age (Female)	61.3	61.3	63.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	171	606	2,080
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$66,986	\$67,705	\$72,050
Average House Value	\$244,252	\$277,580	\$313,325

2023 American Community Survey (ACS)

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