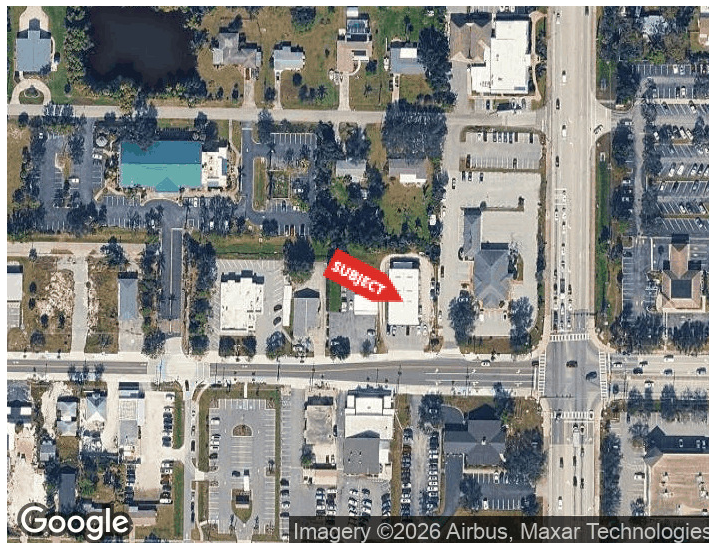




**36 W DEARBORN ST**  
 ENGLEWOOD, FLORIDA 34223

**PROPERTY HIGHLIGHTS**

- ±4,600 SF available
- Prime Dearborn Street location
- Zoned CG (Commercial General) + Englewood Business District (EBD) Overlay
- Three (3) overhead doors
- Walkable downtown environment
- Excellent visibility and accessibility
- Suitable for a variety of retail, restaurant, entertainment, and service uses



**DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE**

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	162	591	2,081
Total Population	287	1,059	3,817
Average HH Income	\$64,333	\$67,161	\$71,815

For More Information

**BRIAN SEIDEL**  
 CCIM - Broker Associate  
 941 544 2970  
 brian@americanpropertygroup.com

# ENGLEWOOD, FL 34223



## OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (NNN)
Building Size:	4,600 SF
Available SF:	4,600 SF
Lot Size:	12,994 SF
Year Built:	1977
Zoning:	CG/EBD

## PROPERTY OVERVIEW

American Property Group presents 36 W Dearborn St, Englewood, FL

Property Type: Restaurant / Retail / Entertainment Space  
Available Size: ±4,600 SF

Position your business in the heart of Englewood's vibrant Dearborn Street district. This ±4,600 SF commercial space offers a rare opportunity to establish a presence along one of the area's most recognizable downtown corridors, known for its mix of restaurants, bars, specialty retailers, galleries, community events, and local attractions.

Zoned CG (Commercial General) with the Englewood Business District (EBD) Overlay, the property allows for a wide range of commercial uses and is well-suited for destination-oriented businesses seeking visibility, walkability, and access to both residents and visitors. The flexible layout and three overhead doors provide unique functionality for a variety of concepts, including food and beverage operators, retail users, entertainment venues, and experiential businesses.

Located directly on Dearborn Street, the property benefits from strong pedestrian activity and proximity to surrounding businesses, events, and neighborhood amenities that make the district a popular destination throughout the year.

## BRIAN SEIDEL

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**AMERICAN  
PROPERTY GROUP**  
OF SARASOTA, INC.

# ENGLEWOOD, FL 34223

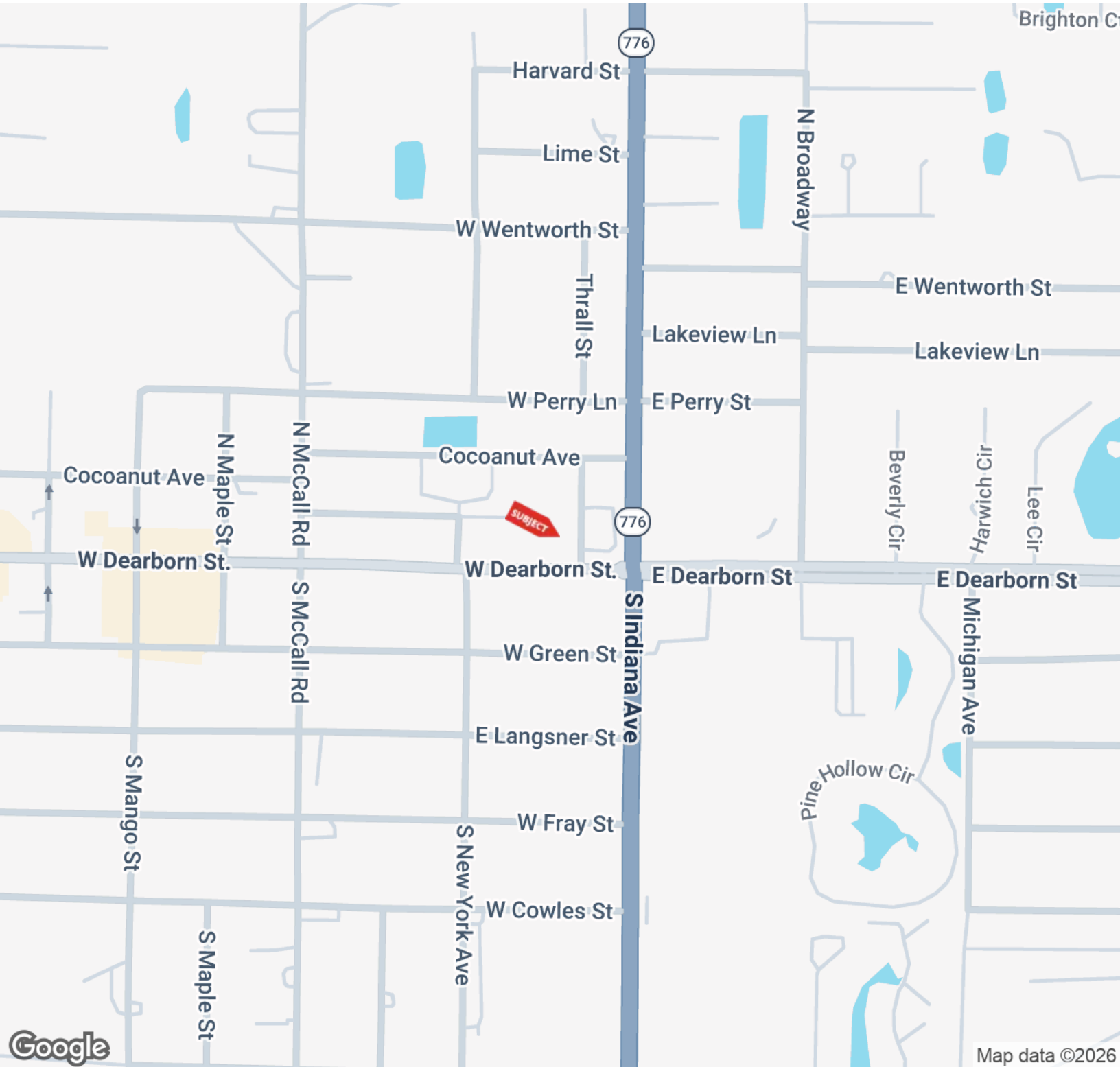


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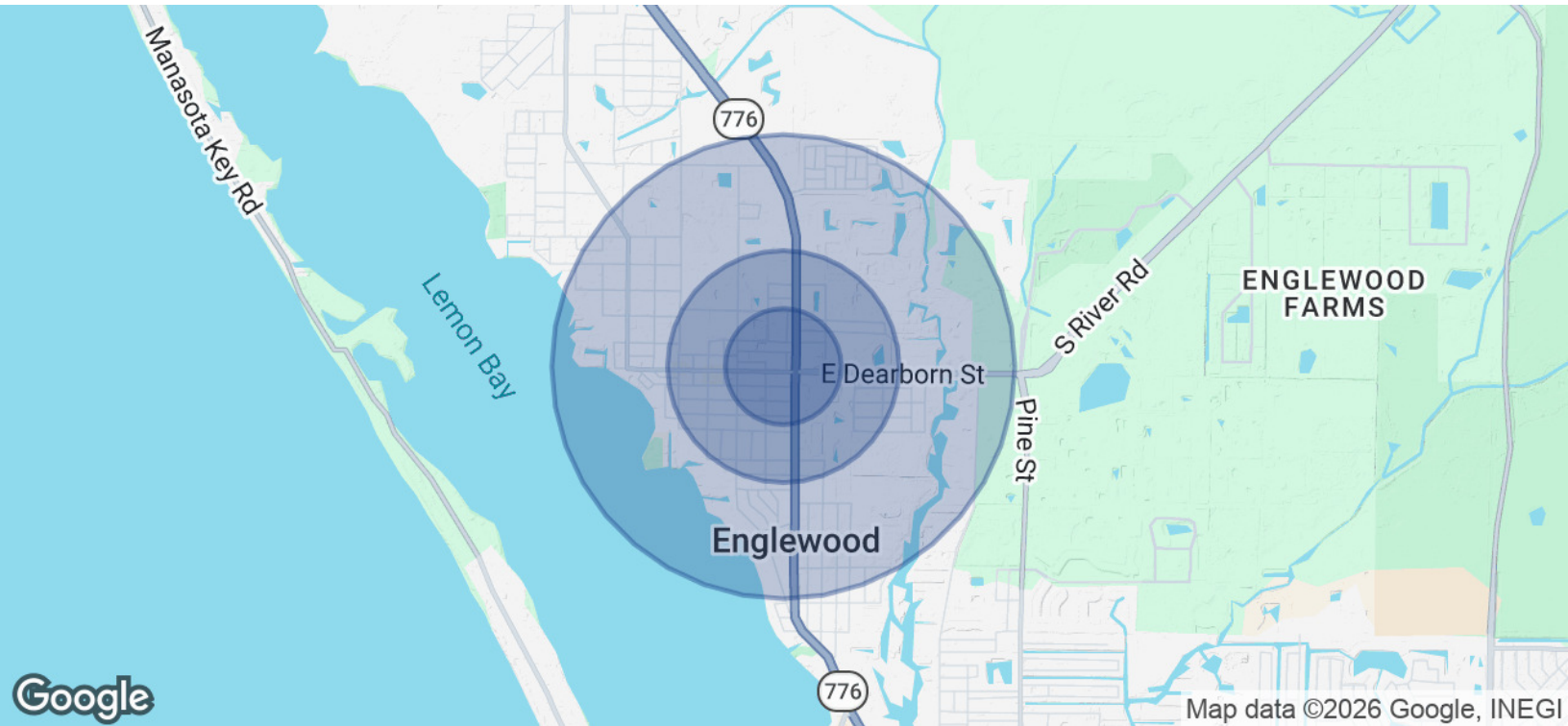


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	287	1,059	3,817
Average Age	62.7	63.1	65.3
Average Age (Male)	65.0	65.7	68.2
Average Age (Female)	61.3	61.6	63.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	162	591	2,081
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$64,333	\$67,161	\$71,815
Average House Value	\$257,349	\$285,124	\$308,238

2023 American Community Survey (ACS)

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