



1ST FLOOR OFFICE/ MEDICAL OFFICE CONDO

900 PINE STREET - #111
ENGLEWOOD, FL 34223

Gail Bowden

Senior Investment Advisor

O: 941.223.1525 | C: 941.223.1525

gail.bowden@svn.com

Property Summary



Lease Rate **\$14.50 SF/YR**

OFFERING SUMMARY

Building Size: 3,932 SF
Available SF: 1,200 - 3,932 SF
Year Built: 1987
Zoning: OMI
Market: Englewood
Submarket: Venice
Traffic Count: 11,700
APN: 412006626001
Video: [View Here](#)

PROPERTY HIGHLIGHTS

- Fully Built Out Medical Space
- Great Mix of Retail/Professional/Medical Tenants
- Excellent Exposure to Pine Street
- 2 Covered Reserved Parking Spaces plus ample surface parking
- Move-In ready

Property Description

PROPERTY DESCRIPTION

Located directly off of Pine St. in "Lemon Bay Professional Center", Medical Office is move-in ready! Nicely situated among an excellent mix of professional offices, retail pharmacists, physical therapists, dentists, radiologists, and more. Great signage on Pine Street and easy ingress/egress. Ample parking exists with plenty of room for employees and customers. This site is in a densely populated residential neighborhood with strong demographics supporting medically related uses.

LOCATION DESCRIPTION

Great location on the corner of Pine Street and Poinsettia Avenue in Englewood, FL. Easy access to Englewood Community Hospital - 1 mile.

INTERIOR DESCRIPTION

Recently renovated, move-in ready Medical Office space

PARKING DESCRIPTION

Surface

Property Details

Lease Rate

\$14.50 SF/YR

LOCATION INFORMATION

Building Name	1st Floor Office/Medical Office Condo
Street Address	900 Pine Street - #111
City, State, Zip	Englewood, FL 34223
County	Sarasota
Market	Englewood
Sub-market	Venice
Cross-Streets	Pine St & Poinsettia
Township	41s
Range	20e
Section	06
Side of the Street	West
Road Type	Paved
Market Type	Medium
Nearest Highway	0.5 miles to US 776
Nearest Airport	42.6 miles to Sarasota Bradenton International Airport

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
APN #	412006626001
Traffic Count	11700
Traffic Count Street	Pine St
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
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BUILDING INFORMATION

Building Size	3,932 SF
Available SF	3,932 SF
Zoning	OMI
Occupancy %	30.0%
Tenancy	Multiple
Number of Floors	1
Year Built	1987
Gross Leasable Area	3,932 SF
Construction Status	Existing
Framing	Concrete
Condition	Good
Free Standing	No
Walls	Drywall/Painted
Floor Coverings	Carpet/Tile
Foundation	Slab
Exterior Walls	Concrete
Mezzanine	N/A
Office Buildout	Medical

UTILITIES & AMENITIES

Elevators	Yes
Number of Elevators	1
Number of Escalators	0
HVAC	Yes
Restrooms	2
Landscaping	Mature

Available Spaces



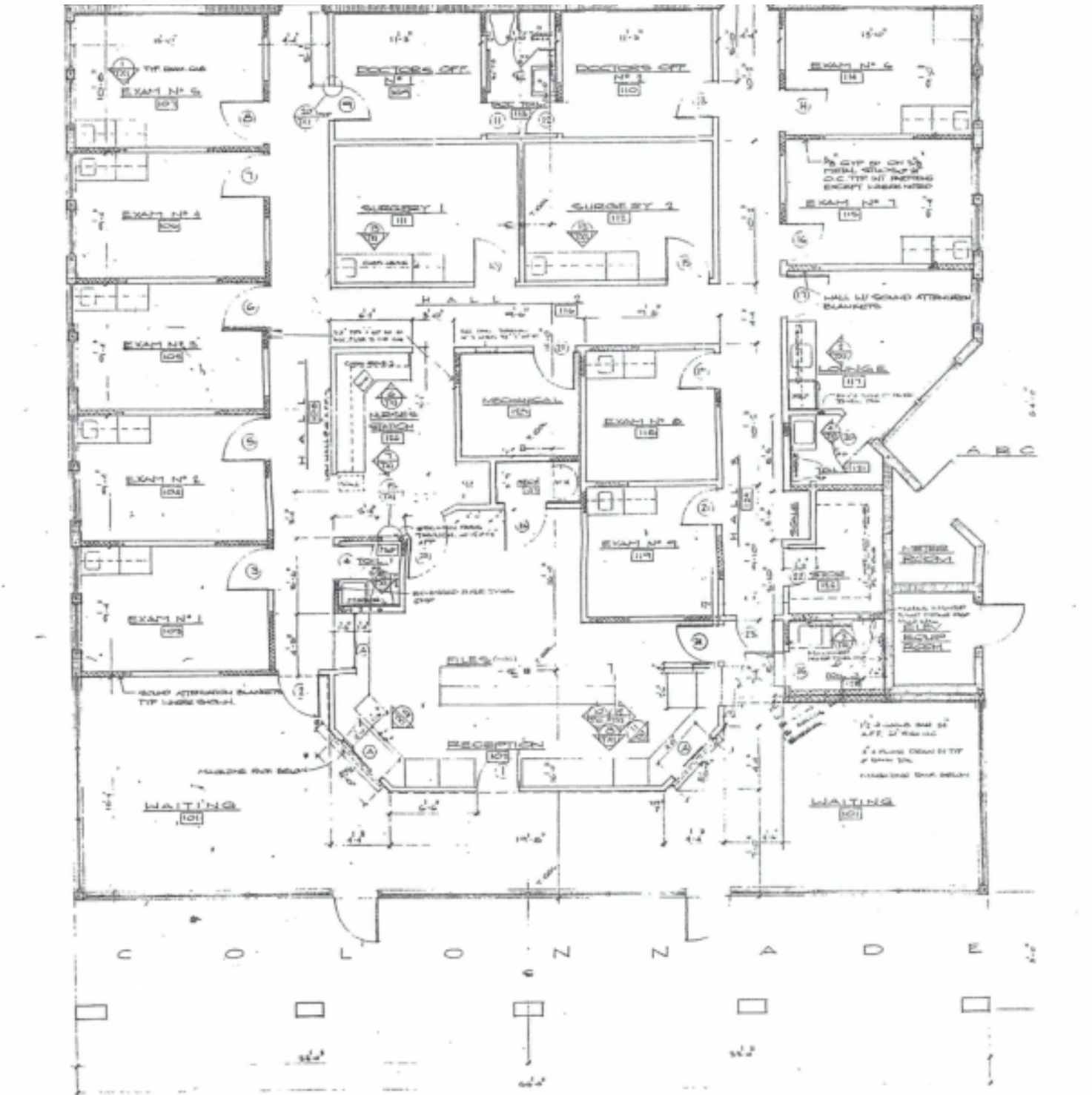
LEASE RATE:	\$14.50 SF/YR	TOTAL SPACE:	1,200 - 3,932 SF
LEASE TYPE:	NNN	LEASE TERM:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
1	Medical	\$14.50 SF/yr	NNN	1,200 SF	Negotiable	
2	Medical	\$14.50 SF/yr	NNN	2,732 SF	Negotiable	
3	Medical	\$14.50 SF/yr	NNN	3,932 SF	Negotiable	

Additional Photos



Floor Plans



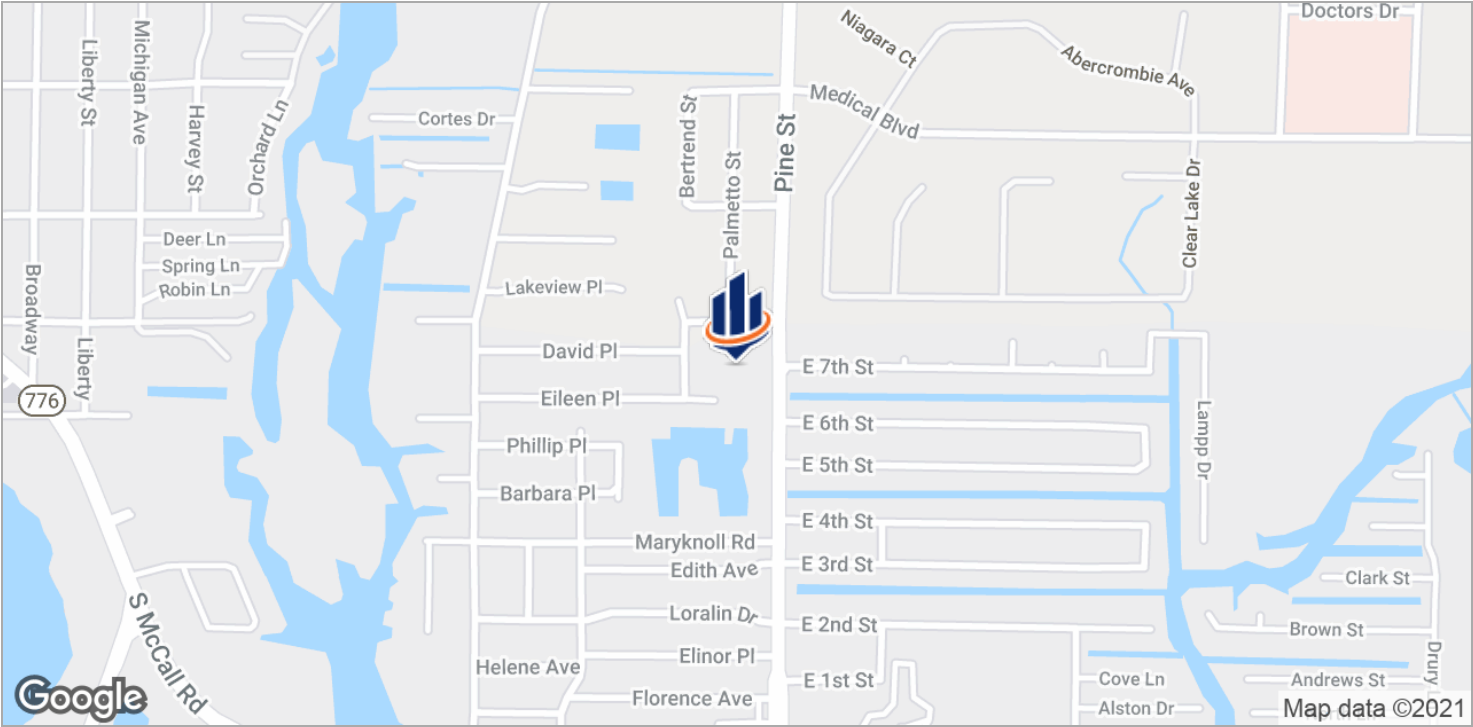
Aerial Map



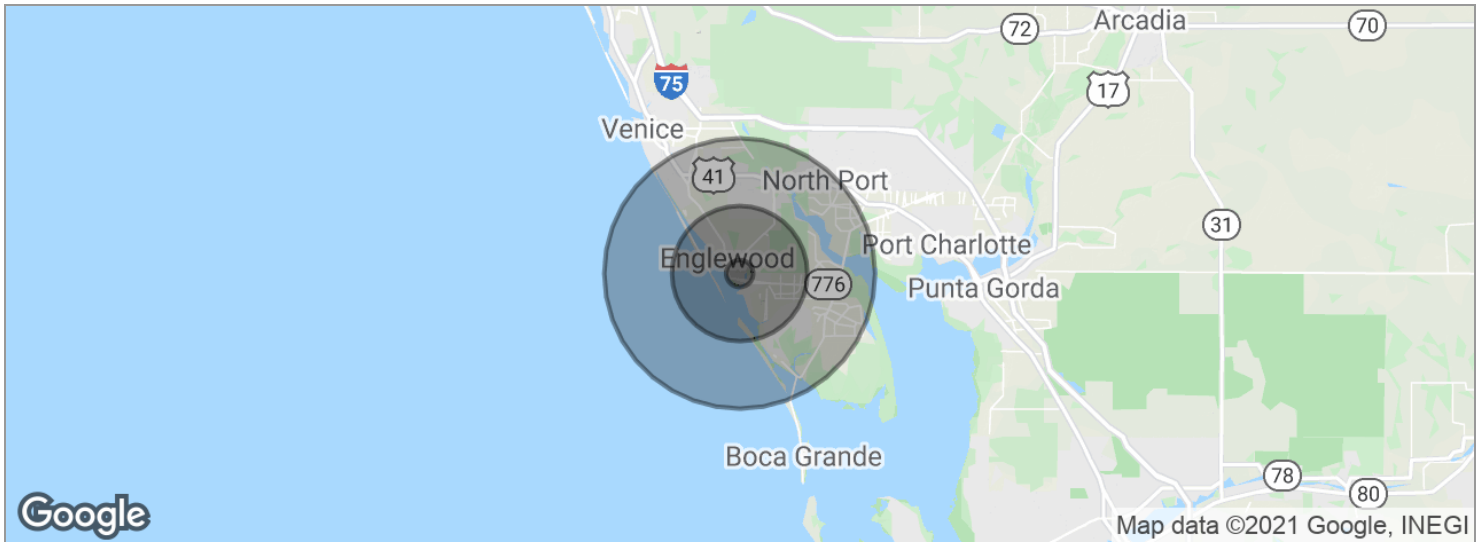
Aerial Map



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,355	35,265	103,759
Median age	62.6	60.3	58.8
Median age [Male]	62.3	59.7	57.7
Median age [Female]	62.9	61.3	59.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,316	17,292	49,572
# of persons per HH	1.8	2.0	2.1
Average HH income	\$48,518	\$55,406	\$57,038
Average house value	\$313,878	\$265,978	\$228,787

* Demographic data derived from 2010 US Census

Rent Comps



★ Subject Property

900 Pine Street - #111, Englewood, FL 34223

Lease Rate: \$14.50 SF/yr (NNN) **Lease Type:** NNN
Space Size: 1,200 - 3,932 SF **Bldg Size:** 3,932 SF
Year Built: 1987 **No. Units:** 2



Located directly off of Pine St. in "Lemon Bay Professional Center", Medical Office is move-in ready! Nicely situated among an excellent mix of professional offices, retail pharmacists, physical therapists, dentists, radiologists, and more. Great signage on Pine Street and easy ingress/egress. Ample parking exists with plenty of room for employees and customers. This site is in a densely populated residential neighborhood with strong demographics supporting medically related uses.



121 N McCall Rd

Englewood, FL 34223

Lease Rate: \$14.00 / SF / year **Lease Type:** Modified Gross
Space Size: 900 SF **Year Built:** 1961
Bldg Size: 4,275 SF



693 Old Englewood Rd

Englewood, FL 34223

Lease Rate: \$13.00 / SF / year **Lease Type:** Modified Gross
Space Size: 2,000 SF **Year Built:** 1975
Bldg Size: 4,644 SF



501 S Indiana Ave

Englewood, FL 34223

Lease Rate: \$12.00 / SF / year **Lease Type:** Full Service
Space Size: 2,500 SF **Year Built:** 1986
Bldg Size: 4,314 SF



Rent Comps



1460 S McCall Rd

Englewood, FL 34223

Lease Rate: \$24.00 / SF / year **Lease Type:** NNN
Space Size: 5,093 SF **Bldg Size:** 32,000 SF
Lot Size: 2.75 Acres



2009 S McCall Rd

Englewood, FL 34223

Lease Rate: \$16.00 / SF / year **Lease Type:** Modified Gross
Space Size: 3,268 SF **Bldg Size:** 6,700 SF
Lot Size: 0.76 Acres



701 Old Englewood Road

Englewood, FL 34223

Lease Rate: \$19.00 / SF / year **Space Size:** 2,642 SF
Bldg Size: 2,642 SF **Lot Size:** 1.39 Acres



Rent Comps Summary



SUBJECT PROPERTY	PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
1st Floor Office/Medical Office Condo 900 Pine Street - #111 Englewood, FL 34223	\$14.50	1,200 - 3,932 SF	3,932 SF	2	30.0%

RENT COMPS	PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
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121 N McCall Rd Englewood, FL 34223	\$14.00	900 SF	4,275 SF	-	-
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693 Old Englewood Rd Englewood, FL 34223	\$13.00	2,000 SF	4,644 SF	-	-
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501 S Indiana Ave Englewood, FL 34223	\$12.00	2,500 SF	4,314 SF	-	-
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1460 S McCall Rd Englewood, FL 34223	\$24.00	5,093 SF	32,000 SF	-	-
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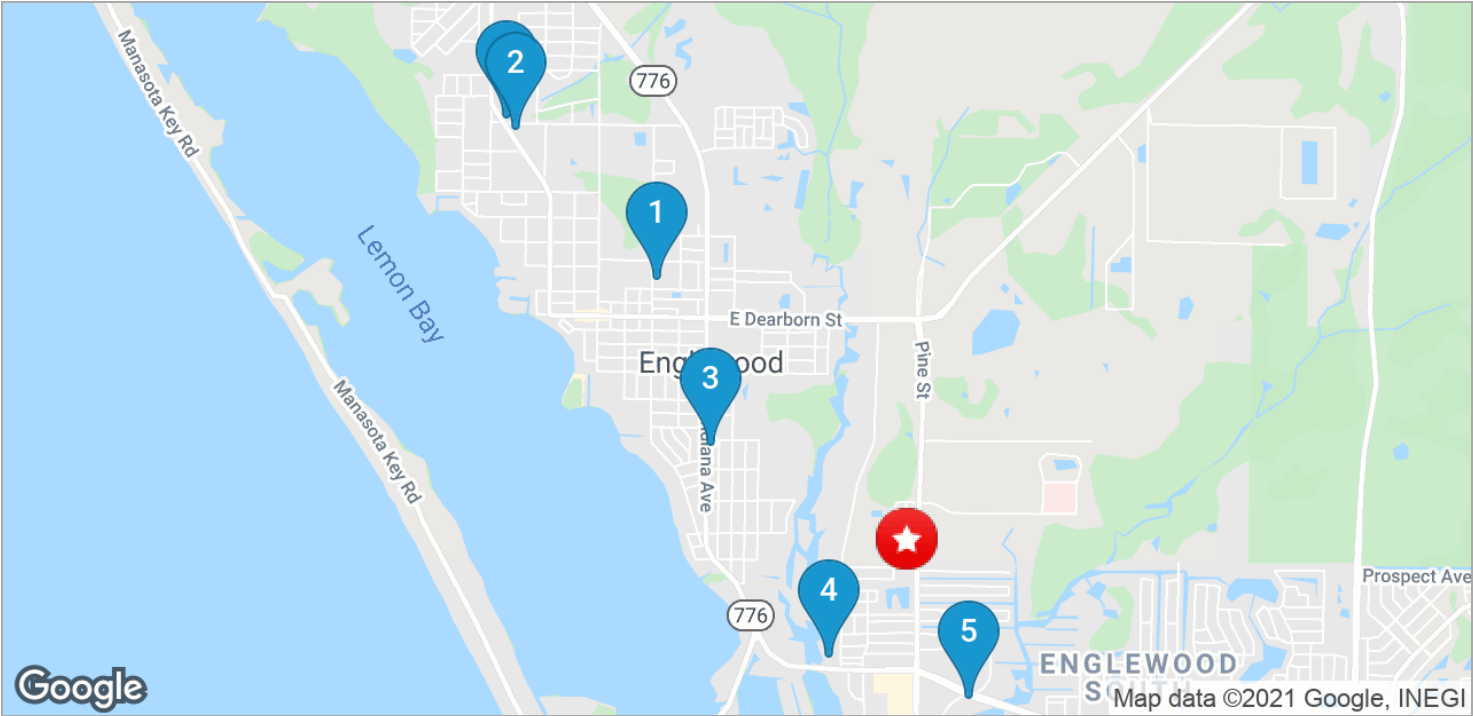
2009 S McCall Rd Englewood, FL 34223	\$16.00	3,268 SF	6,700 SF	-	-
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701 Old Englewood Road Englewood, FL 34223	\$19.00	2,642 SF	2,642 SF	-	-
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	PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
Totals/Averages	\$16.33	2,734 SF	9,096 SF	0	0%

Rent Comps Map



SUBJECT PROPERTY

900 Pine Street - #111, Englewood, FL 34223



121 N MCCALL RD

Englewood, FL
34223



501 S INDIANA AVE

Englewood, FL
34223



2009 S MCCALL RD

Englewood, FL
34223



693 OLD ENGLEWOOD RD

Englewood, FL
34223



1460 S MCCALL RD

Englewood, FL
34223



701 OLD ENGLEWOOD ROAD

Englewood, FL
34223



GAIL BOWDEN

Senior Investment Advisor

gail.bowden@svn.com

Direct: 941.223.1525 | **Cell:** 941.223.1525

PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor, and SVN Certified Office Specialist 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.

- Real Estate Forum's Women of Influence 2020 & 2016
- SVN's prestigious honor "Partners Circle" 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, 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 \$500 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

1626 Ringling Boulevard, Suite 500
Sarasota, FL 34236
941.387.1200



1626 Ringling Boulevard, Suite 500
Sarasota, FL 34236
941.223.1525
suncoastsvn.com