

BRADENTON AIRPORT MALL

100% OCCUPIED 2 BUILDING INDUSTRIAL PORTFOLIO



OFFERING SUMMARY

Location: 8251 & 8247 15th Street E.
Sarasota, FL 34243

County: Manatee

Property Size: 5.14± Gross Acres

Zoning: PD-MU

Rentable Building Area: 50,284± Sq. Ft.

Year Built: 1975 / 1997

Parcel ID: 2023010057

PRICE	PROJECTED CAP RATE
\$4,165,400	7%

*Property subject to long term ground lease. Inquire for details.

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BRADENTON AIRPORT MALL

Portfolio Offering Two Free-Standing Buildings

YOUR LEAD TEAM



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OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

EXECUTIVE SUMMARY

THE OPPORTUNITY

Bradenton Airport Mall is situated adjacent to the Sarasota Bradenton International Airport in Manatee County along the easterly right-of-way of 15th Street East. It is 6 minutes from Highway 301 which runs northeast to the Florida-Georgia line, 15 minutes from I-75 and an hours from I-4, which enables companies to access and service 8 million consumers throughout the state of Florida. The property features two free standing buildings totaling 50,284 square feet of rentable building area and sits on 5.14 gross acres of land and is subject to a long-term Net ground lease with the Sarasota Manatee Airport Authority until August 2041. The lease has a current annual rate of \$116,628 which is adjusted every 5-years with a review scheduled for the end of 2026.

8251 15th Street East (Building 1) is a fully occupied multi-tenant building constructed in 1975 with 33,700 square feet of building area. Building 1 underwent \$400,000 of renovations in 2019 which included roof repairs, repainting, paving and gravel, roll up door repair and interior renovations.

8247 15th Street East (Building 2) is 16,584 SF of RBA constructed in 1997 and is occupied by Sunstate International Trucking under a modified gross lease and has been in place for 24 years with Sunstate paying a portion of the real estate taxes. Sunstate Trucking also leases the adjacent parking lot area., as depicted on page 5.

** Additional information regarding ground and tenant leases and financial information are available upon request.*



PRICE	PROJECTED CAP RATE
\$4,165,400	7%

BUILDING 1 RENT ROLL

TENANT	UNIT	OCCUPIED SPACE	OCCUPANCY	LEASE EXPIRY
Sun Spa Inc	R	1,500	4.5%	5/31/2024
Manager Office	B	750	2.2%	N/A
Michael Pankey	B-3	375	1.1%	2/28/2022
JLP Auto Inc.	B-2	375	1.1%	10/31/2022
Sanford Tire Inc	E	1,500	4.5%	9/30/2022
Carr Pest Management	F	1,500	4.5%	3/31/2022
Streets of Paradise	G, Q	3,000	8.9%	5/31/2023
Gerson Rey	D	1,500	4.5%	9/30/2022
Theodore Moniger	P	5,000	14.8%	12/31/2022
Create Lationo SRC Corp	I	4,200	12.5%	6/30/2024
Construction 3D LLC	J,K,C	4,500	13.4%	10/31/2022
Reliance Air Services	L	1,500	4.5%	7/31/2022
Gerson Rey	M	1,500	4.5%	5/31/2022
Two Men and A Truck	N,H	6,500	19.3%	4/30/2023
		33,700		

** Financial information provided by seller and subject to purchaser review and confirmation*



Unit B-3

Office location for Wheel Deal Express which is a choice dealer for FedEx Ground and as a dealer of specialty trucks and automotive.



Units J, K & C

Construction 3D LLC is a Design-Build general contracting firm specializing in fine custom projects. Their work was rewarded with Sarasota's Best of 2019 "Best General Contractor" Award



Units N & H

Two Men and a Truck is an American franchised companies with 350 locations in the U.K, Canada and Ireland. It is the largest moving company in the United States.

BUILDING 2 RENT ROLL

Located at 8247 15th Street is the second building featuring 16,584 square feet of rentable floor constructed in 1997. The building is occupied by Sunstate Trucking who has occupied the building since construction. The modified gross lease requires the tenant to repair and maintain the building and pay a portion of real estate taxes.

UNIT	1	2	TOTAL/AVG.
RENTABLE FLOOR AREA	16,584	Parking Lot	16,584
TENANT	Sunstate	Sunstate	
OCCUPIED SPACE	16,584	Parking Lot	16,584
LEASE TERM	12/31/2022	12/31/2022	



8251 & 8247 15TH ST. E. SARASOTA

1. Rectrix Aerodrome Center

110,000 SF of leasable hangers and maintenance services for aircrafts at the Bradenton Int. Airport

2. Innovation Marine

Premier marine engine building and dealer company since 1984

3. Sunbelt Rentals

National rental equipment company with locations across the US and Canada

4. Restaurant Depot

Members-only chain selling wholesale food, beverages, equipment and supplied for restaurants and bars

5. Goodman Dealers

World's largest manufacturer of heating, ventilation and air conditioning products and systems

6. Chris Craft

American manufacturer of luxury boats since 1874

7. Team Success Charter School

Plans for a 40,000-square-feet of educational facility partnered between the school and the Sarasota Manatee Airport Authority

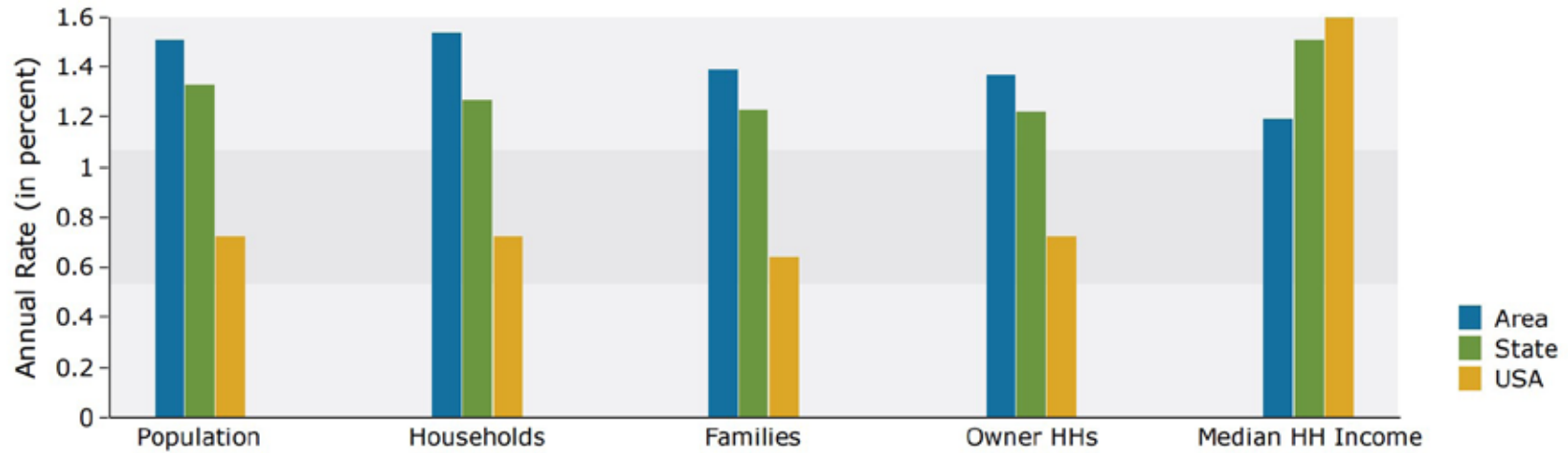
8. Sarasota-Bradenton Commerce Center

687,000 SF Benderson Development Commerce Center

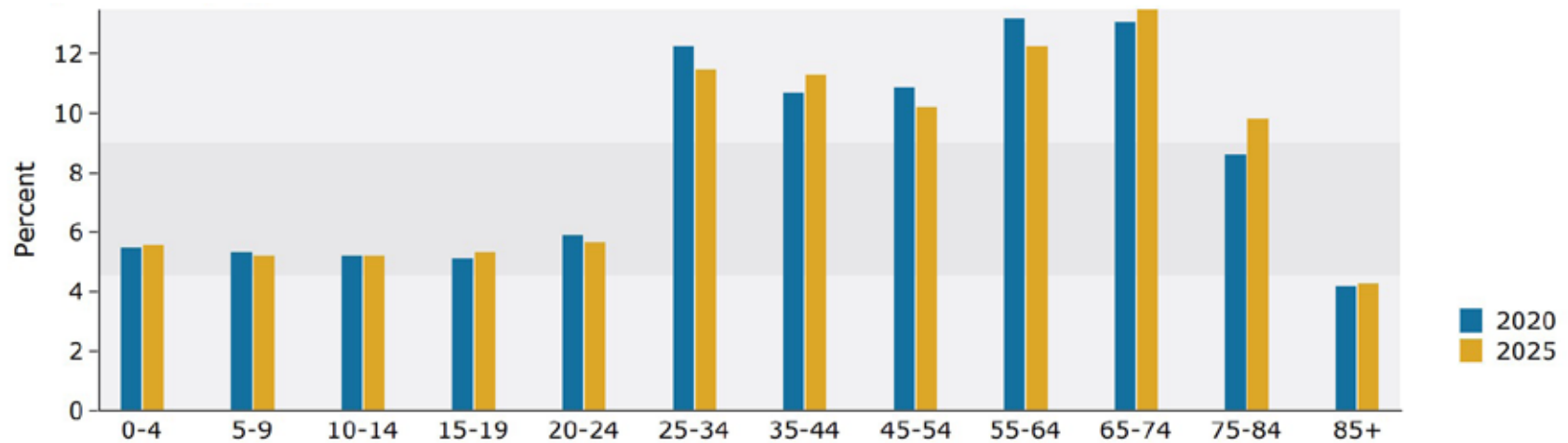
9. Newcraft Business Park



TRENDS 2020 – 2025

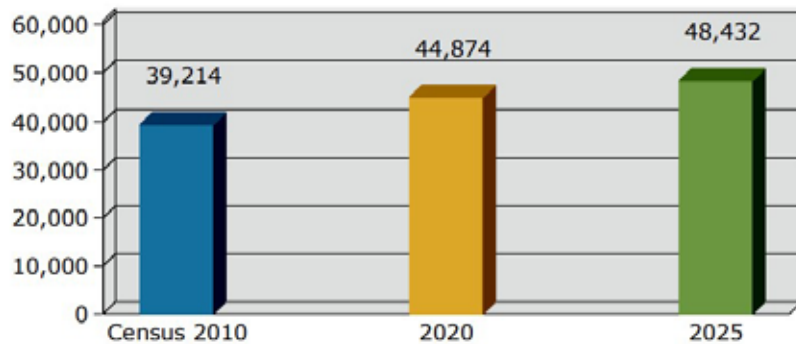


POPULATION BY AGE

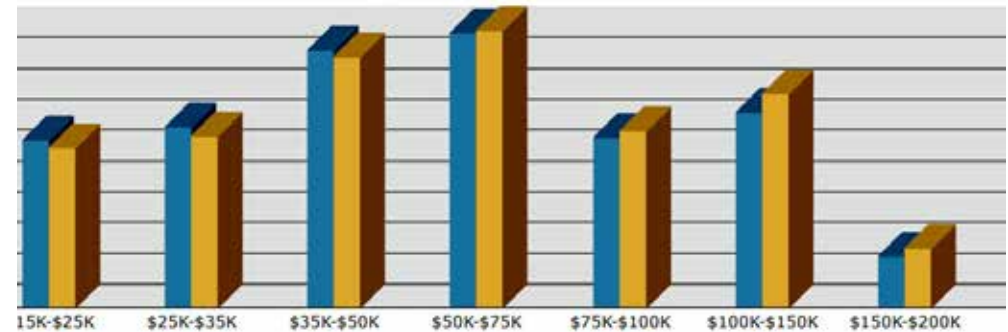


GRAPHIC PROFILE 10 MINUTE RADIUS

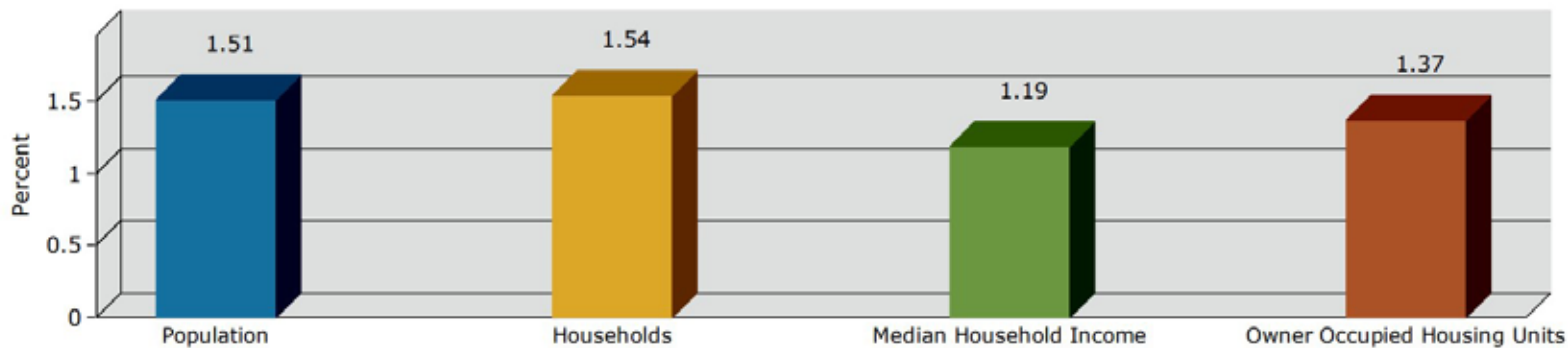
HOUSEHOLDS



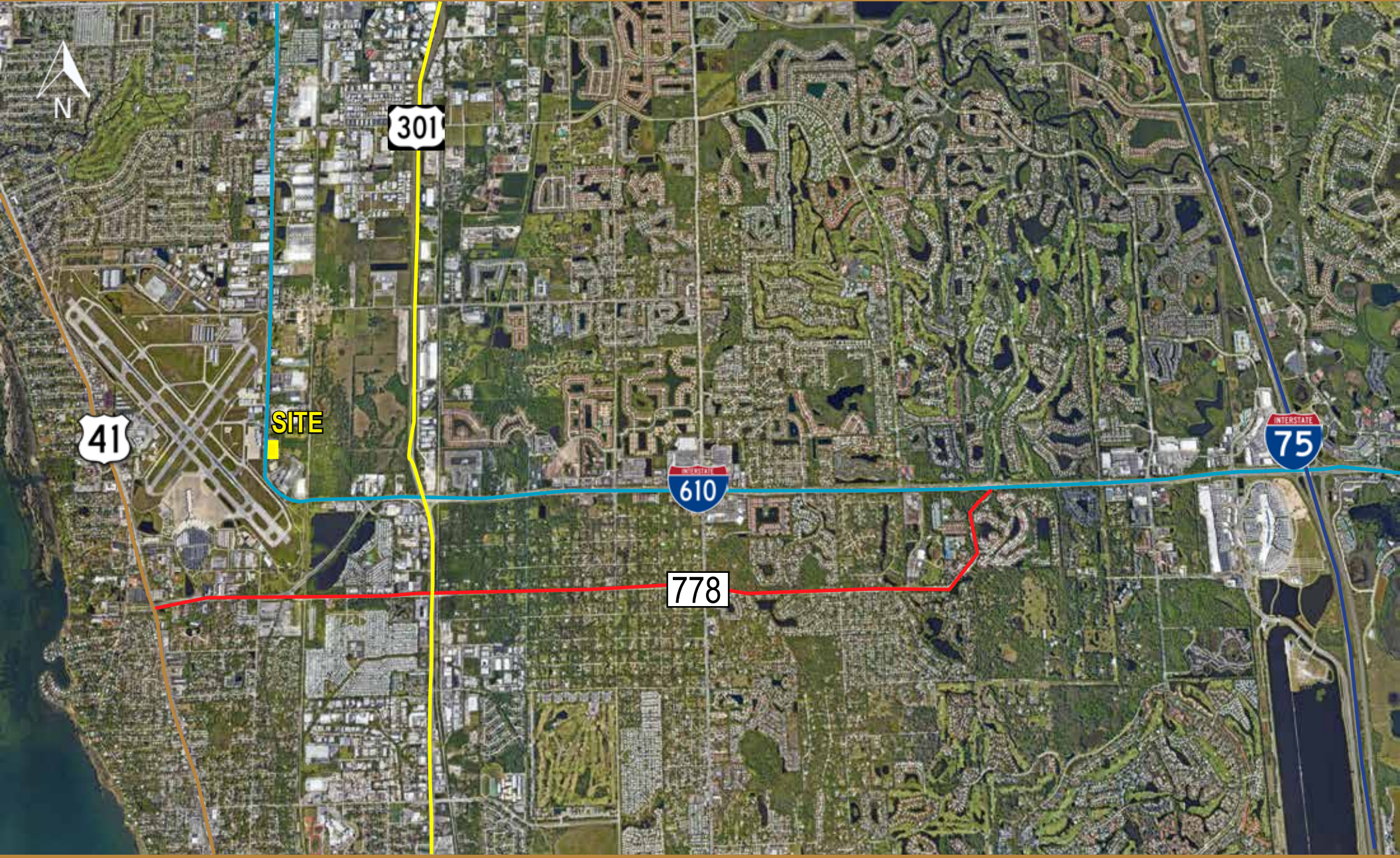
2020 HOUSEHOLD INCOME



2020-2025 Annual Growth Rate



HIGHWAY ACCESS



8251 & 8247 15TH ST. E. SARASOTA



LOCATION MAP



LOCATION HIGHLIGHTS

- 1± miles from U.S. 301
- 3.8± miles from U.S 41
- 6.5± miles from I-75

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15TH STREET E.

LIMITATIONS AND DISCLAIMERS

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