

LEASE

MAX Health Manatee West Retail/Office Plaza

7421 MANATEE AVENUE WEST

Bradenton, FL 34209

PRESENTED BY:

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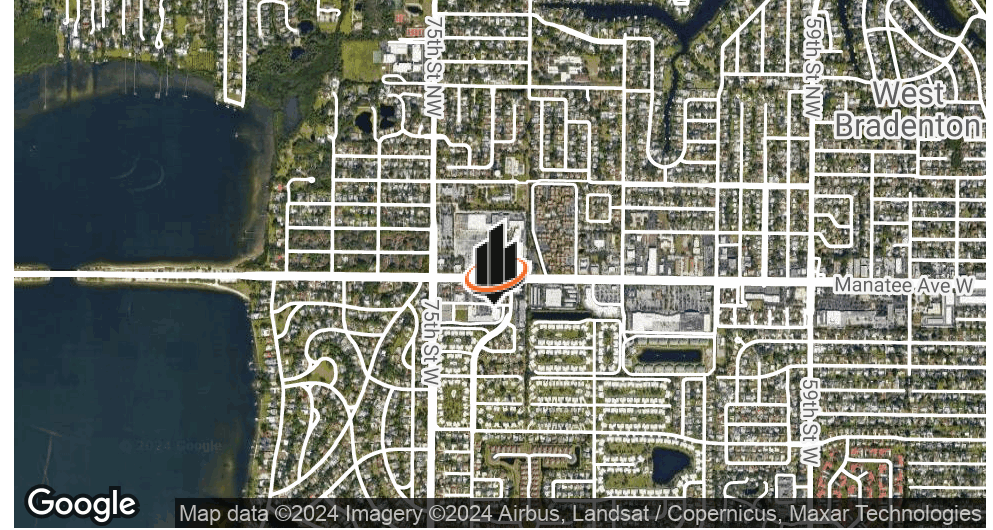
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PROPERTY SUMMARY



LEASE RATE	\$25.00 SF/YR
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OFFERING SUMMARY

BUILDING SIZE:	42,131 SF
AVAILABLE SF:	1,073 - 7,858 SF
RENOVATED:	2018
ZONING:	SCC - Suburban Commercial Corridor, City of Bradenton

PROPERTY HIGHLIGHTS

- Join MAXhealth, Subway, and Edward Jones in this newly renovated retail/ office plaza
- Just minutes from downtown Bradenton & Anna Maria Island with over 50,000 average cars per day
- New Wawa just opened next door and a brand new Target is opening across the street
- Various configurations possible with sizes ranging from just over 1,000 SF to just over 6330 +/- SF
- Pass-thru expenses estimated at only \$4.07 for 2024

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PROPERTY DESCRIPTION



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Join MAXhealth in this reenergized retail/office plaza on Manatee Avenue in West Bradenton! MAXhealth recently opened a new 7,000+/- SF office, bringing much more traffic and activity here. This new medical tenant, multiple fitness concepts, combined with existing national tenants, Subway & Edward Jones, are completely changing the dynamics of the plaza.

The plaza boasts prominent monument signage on Manatee Ave, as well as access into the plaza off of Village Green Parkway, 75th Street West and Manatee Avenue. The adjacent property was recently purchased by Manatee Memorial Hospital where they are nearing completion of a new medical office building. That along with a brand new Wawa gas station, sets the stage for significantly more traffic to the plaza. Across the street, a brand new Target is slated to open sometime in 2024.

LOCATION DESCRIPTION

Fantastic Manatee Avenue West location at the last major commercial intersection before heading out to Anna Maria Island. High traffic, and high visibility will greatly benefit your business by locating here. Easy access to points west (Anna Maria Island), east (downtown Bradenton), south (Cortez Road) and north (coveted NW Bradenton residential area), provide great demographics for area businesses.

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AVAILABLE SPACES



LEGEND

Available
Unavailable

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AVAILABLE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	1,073 - 7,858 SF	LEASE RATE:	\$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
7433	Available	3,557 - 7,858 SF	NNN	\$25.00 SF/yr	Currently "vanilla shell" space with need of upgrades. Landlord is offering \$30 PSF Tenant Improvement (TI) Allowance. Suite will be delivered "as-is".
7435	Available	2,774 - 7,858 SF	NNN	\$25.00 SF/yr	Currently "vanilla shell" space with need of upgrades. Landlord is offering \$30 PSF Tenant Improvement (TI) Allowance. Suite will be delivered "as-is".
7437	Available	1,527 - 7,858 SF	NNN	\$25.00 SF/yr	Currently "vanilla shell" space with need of upgrades. Landlord is offering \$30 PSF Tenant Improvement (TI) Allowance. Suite will be delivered "as-is".
7453	Available	4,187 - 5,260 SF	NNN	\$25.00 SF/yr	Dark shell condition in need of full buildout including HVAC, plumbing, electrical, etc.
7455	Available	1,073 - 5,260 SF	NNN	\$25.00 SF/yr	Dark shell condition in need of full buildout including HVAC, plumbing, electrical, etc.

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AVAILABLE UNIT STOREFRONTS



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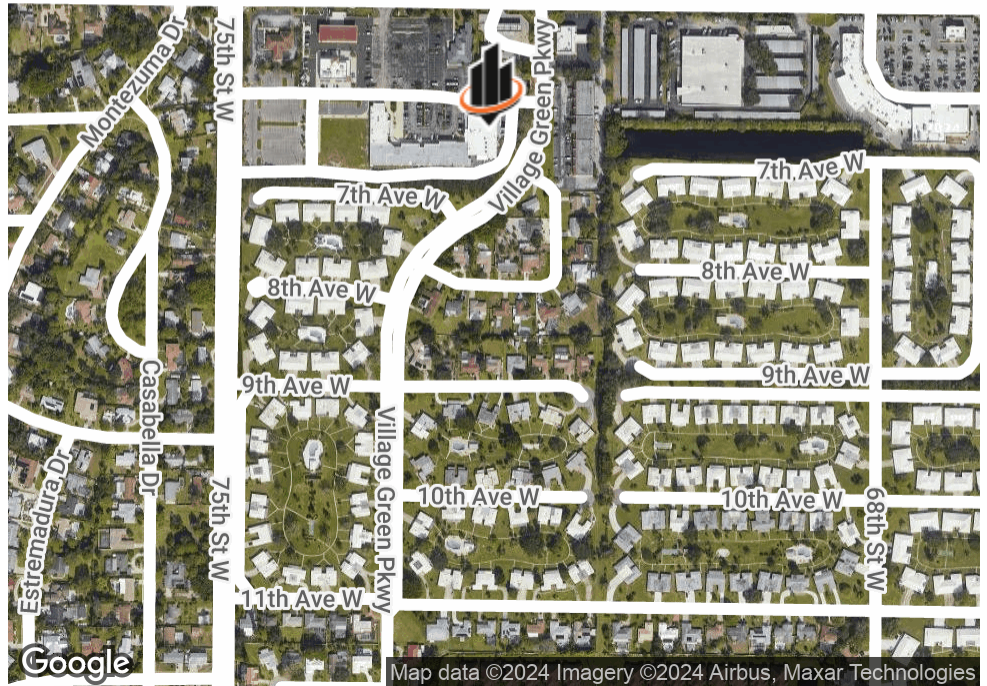
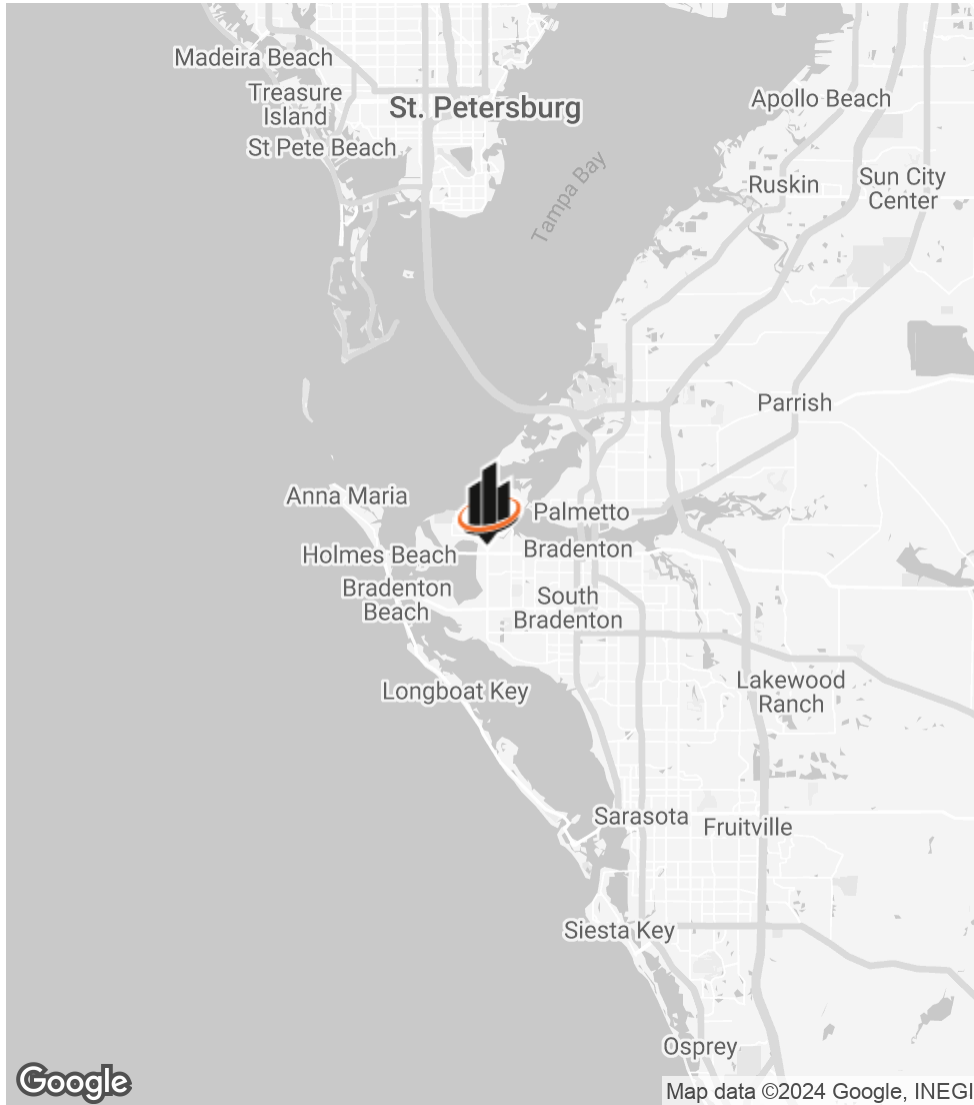
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LOCATION MAPS



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

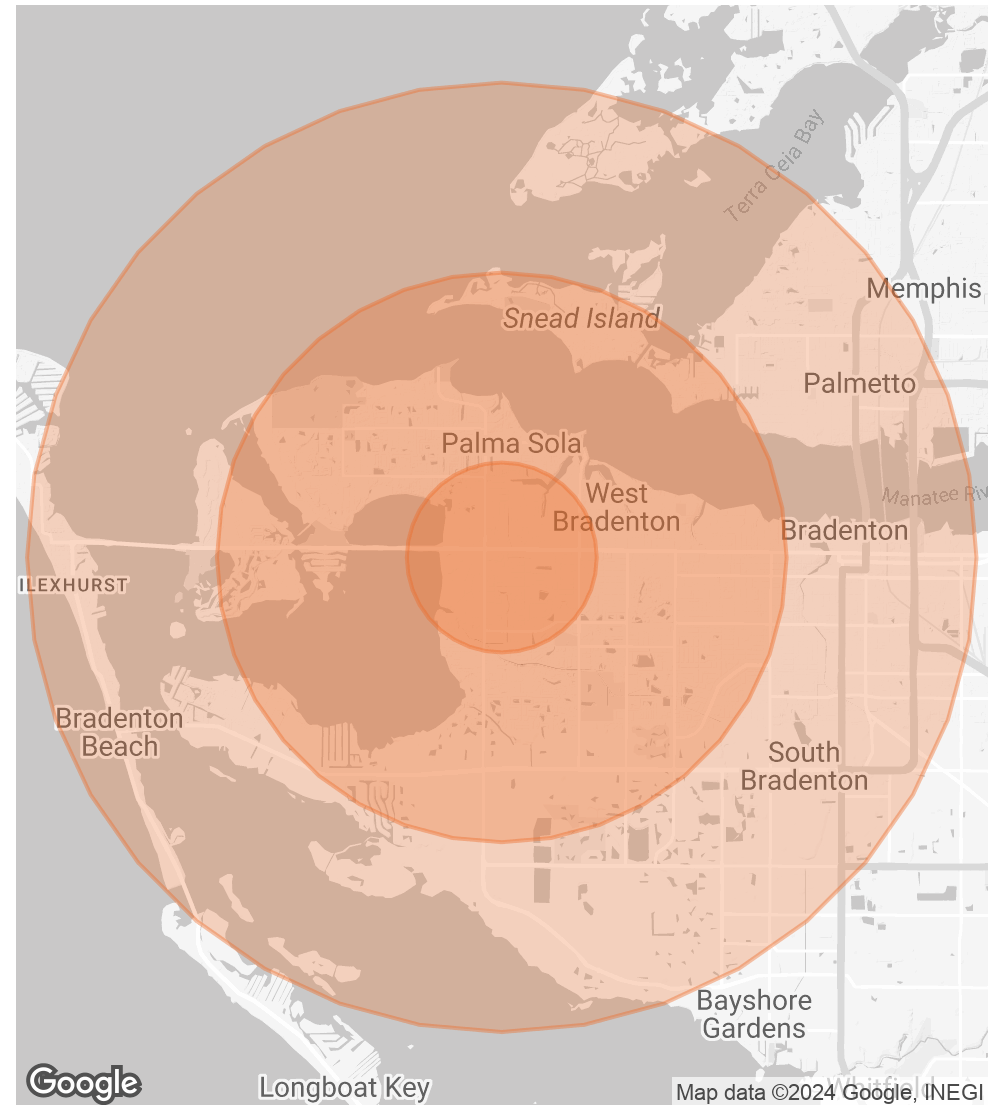
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,594	53,280	125,078
AVERAGE AGE	56.6	52.6	48.0
AVERAGE AGE (MALE)	56.3	51.2	46.4
AVERAGE AGE (FEMALE)	56.5	52.9	48.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,363	27,279	68,087
# OF PERSONS PER HH	2.0	2.0	1.8
AVERAGE HH INCOME	\$87,854	\$71,806	\$55,301
AVERAGE HOUSE VALUE	\$278,758	\$263,307	\$216,806

* Demographic data derived from 2020 ACS - US Census



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ALL ADVISOR BIOS



Tony Veldkamp, CCIM

Senior Advisor
SVN | Commercial Advisory Group

Tony Veldkamp, CCIM serves as a Senior Advisor at SVN Commercial Advisory Group in Sarasota. His primary focus is on office and industrial investment properties, and all types of vacant land for development in Manatee, Sarasota and Charlotte Counties. With over thirty years of commercial real estate experience exclusively in this area, he has numerous sales and leasing transactions with a career sales volume in excess of \$350 Million. As a graduate of Florida State University with a degree in Real Estate, Tony went on to earn his CCIM designation in 2005, and has been a commercial real estate advisor with SVN Commercial Advisory Group in Sarasota since 2011.

Tony has been very active in the Realtor® community which includes being the 2022 President of the Realtor® Association of Sarasota and Manatee (RASM), 2016 President of the Commercial Investment Division of RASM, and 2023 President of the RASM Realtor® Charitable Foundation. He is also a Florida Realtors® Board Member and serves on their Public Policy Committee, Florida CCIM Committee Chair, and will be Chair of the Florida Realtors® Commercial Alliance in 2025.

Awards & Accolades include 2016 Commercial Realtor® of the Year, President's Award in 2019, and Distinguished Service Award in 2020 all from the Realtor® Association of Sarasota & Manatee. He is recognized annually by SVN International as a top-ranking producer nationwide including

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Matt Fenske

Senior Advisor
SVN | Commercial Advisory Group

Matt Fenske serves as a Senior Advisor for SVN Commercial Advisory Group in Sarasota, Florida. Matt's primary focus is on vacant land, as well as retail, office and industrial sales. Matt has been involved in over \$100 million worth of sale and lease transactions thus far since joining SVN. Matt brings a wealth of local market knowledge and digital marketing expertise to best serve his commercial clients and expedite the sales process.

Prior to joining SVN, he worked as a Purchasing Analyst for a construction company, specializing in the construction of single and multi-family homes, which has proven valuable in conversations with contractors and developers.

Matt received his Bachelor's of Science degree from the Florida State University College of Business. During his time there, he was a member of the Alpha Tau Omega National Leadership Development Fraternity and completed numerous internships at high-end private golf courses across the United States.

Matt grew up in New Hampshire, before moving to Bradenton over ten years ago. Matt currently resides in Bradenton and enjoys playing golf and

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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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