

LEASE

835 8th Avenue West

835 8TH AVENUE WEST

Palmetto, FL 34221

PRESENTED BY:

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PROPERTY SUMMARY



LEASE RATE	\$800.00 PER MONTH
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OFFERING SUMMARY

BUILDING SIZE:	1,920 SF
AVAILABLE SF:	520 SF
YEAR BUILT:	1957
RENOVATED:	2014
TRAFFIC COUNT:	30,500

PROPERTY HIGHLIGHTS

- High Visibility Business U.S. 41 Location
- Near 10th Street/ US 301 access
- Excellent for Retail or Office Uses
- Remodeled and Ready for Occupancy!
- Ample parking in rear of building
- FLDOT AADT: 30,500

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PROPERTY DESCRIPTION



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Retail/office units on busy 8th Avenue West, the main business strip in Palmetto. Bring your business, retail or office, to this high visibility retail strip with an AADT of 30,500. Traffic in this area is only continuing to increase continuing to drive up this corridor in value and popularity. Developments include Riverwalk Park, Downtown Bradenton (both of which are located just across the river), and the addition of more big name retailers such as Detwilers Farm Market joining the already present stores of Publix, Walmart, and Aldi.

LOCATION DESCRIPTION

Retail / Office units in strip center on busy 8th Avenue West in Palmetto. 8th Avenue West is "Business 41" and the main business center strip for downtown Palmetto, connecting downtown Bradenton to I-275. This strip center is flanked by a convenience store on one end and the very popular Popi's Place restaurant on the other. Not far from 10th Street West which features both a CVS and Walgreens and connects the Palmetto area to US 301.

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	Gross	LEASE TERM:	36 months
TOTAL SPACE:	520 SF	LEASE RATE:	\$800.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
835 8th Avenue West	Available	520 SF	Gross	\$800 per month	Great retail unit in high visibility location.

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PHOTOS



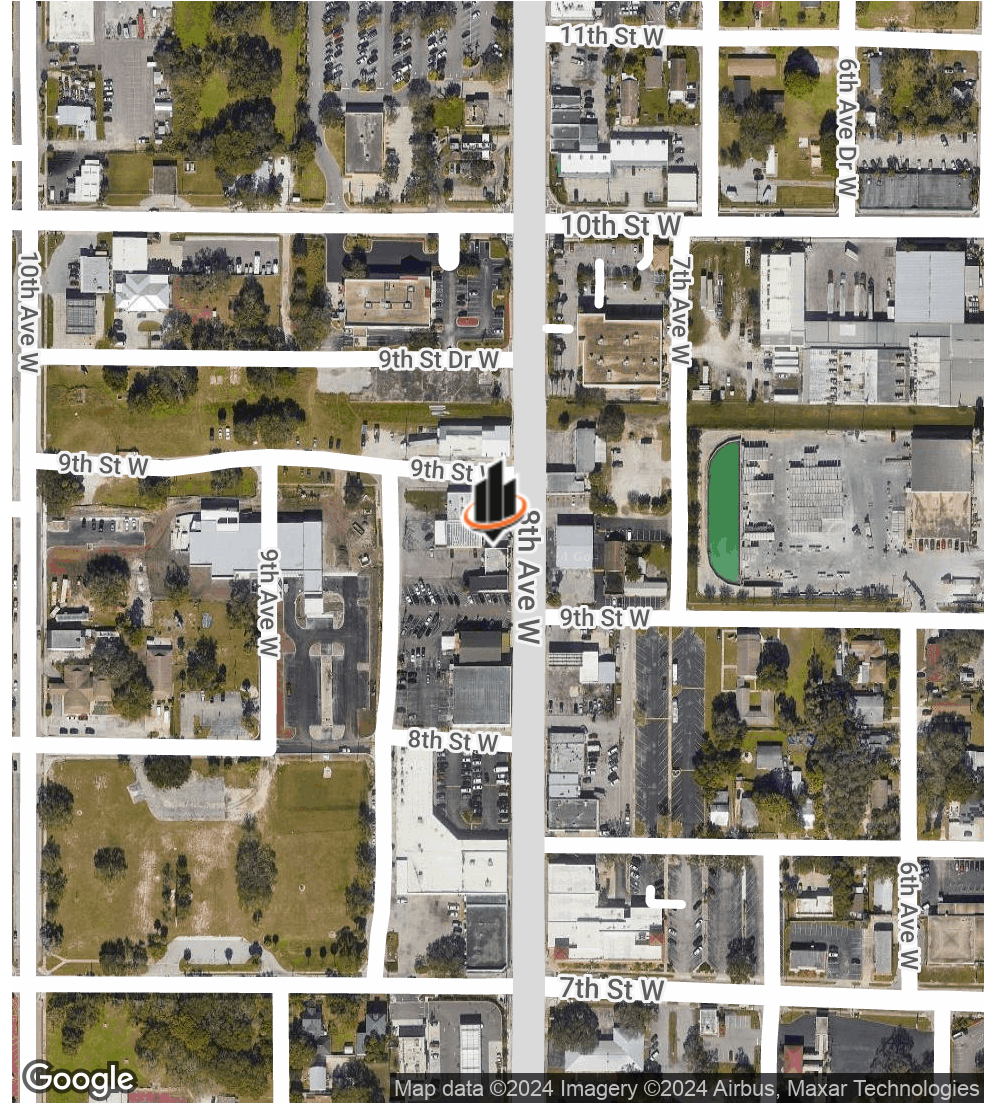
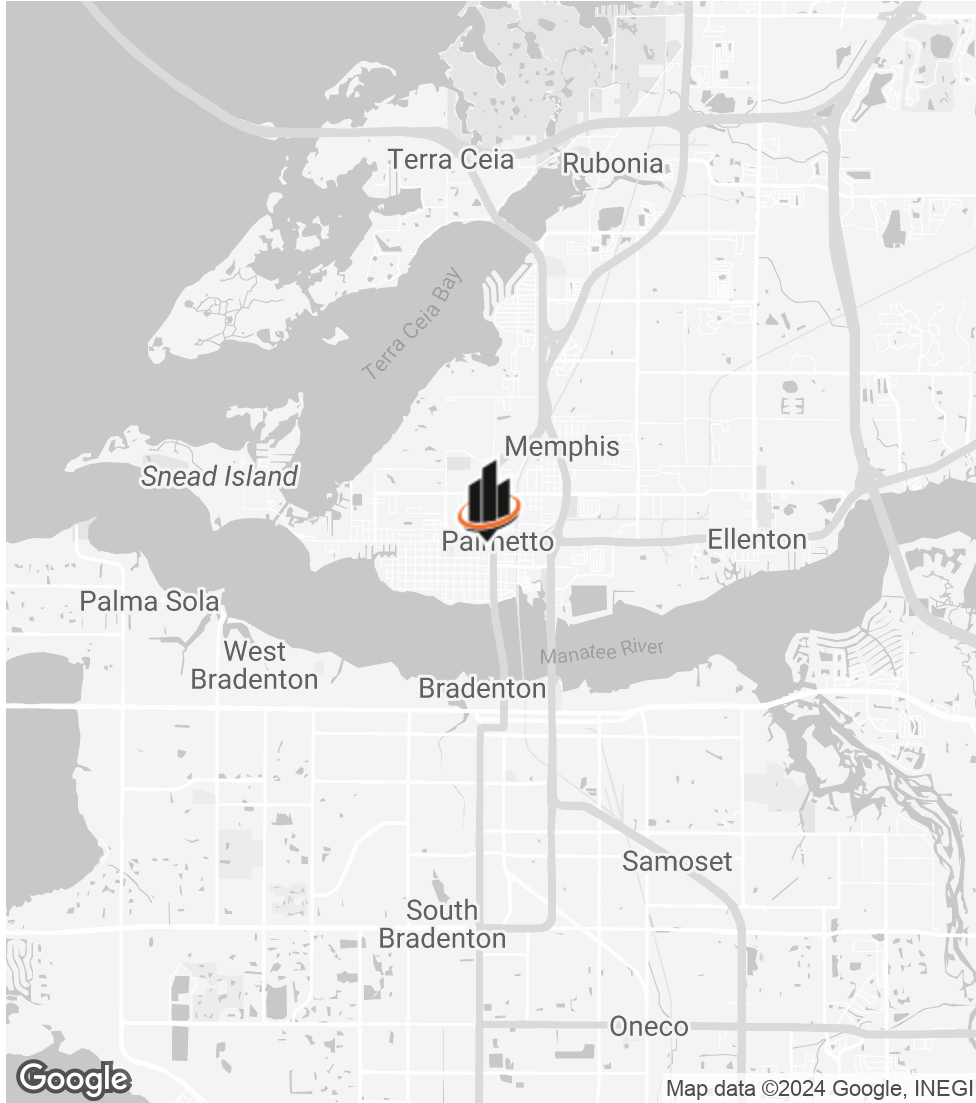
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LOCATION MAP

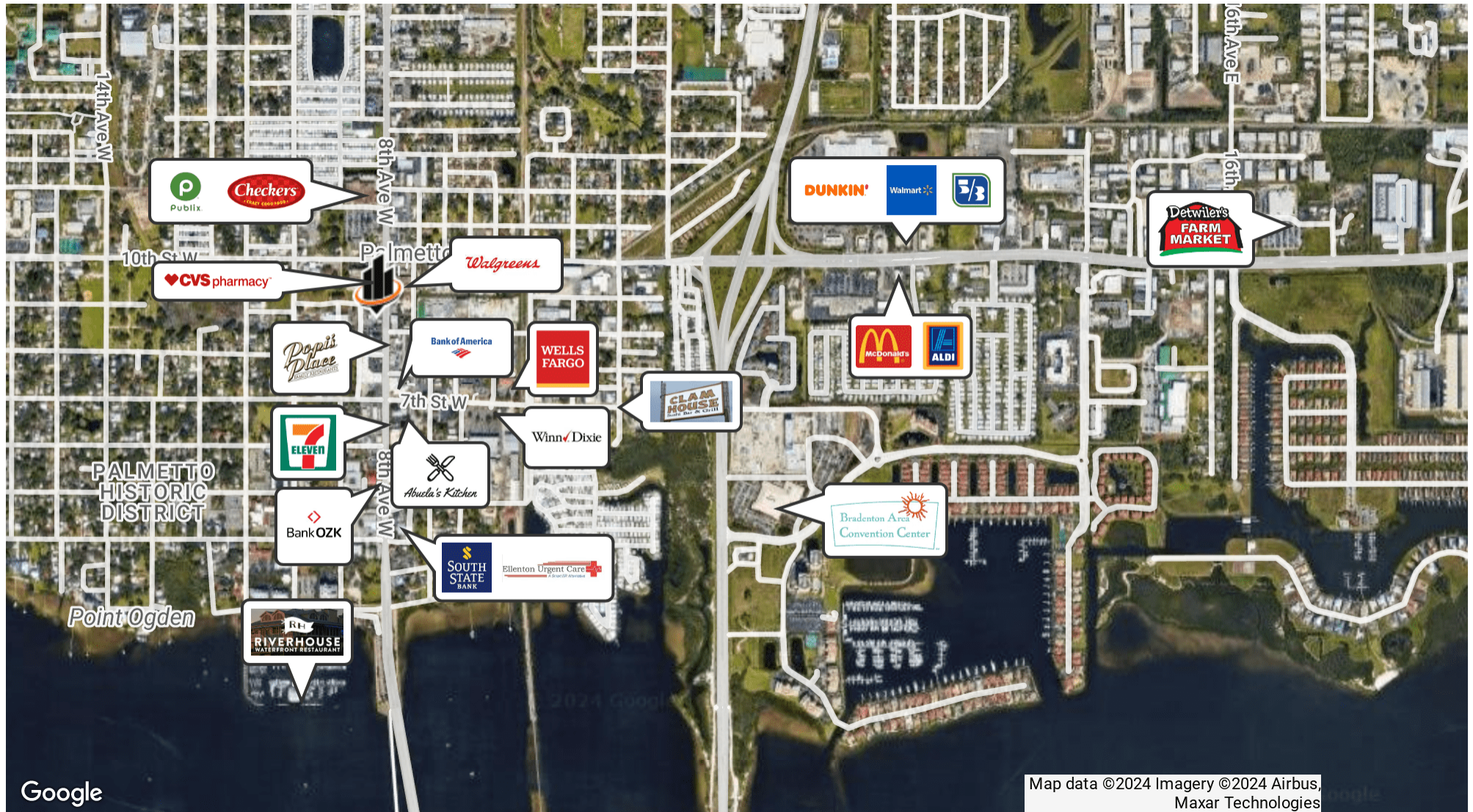


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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

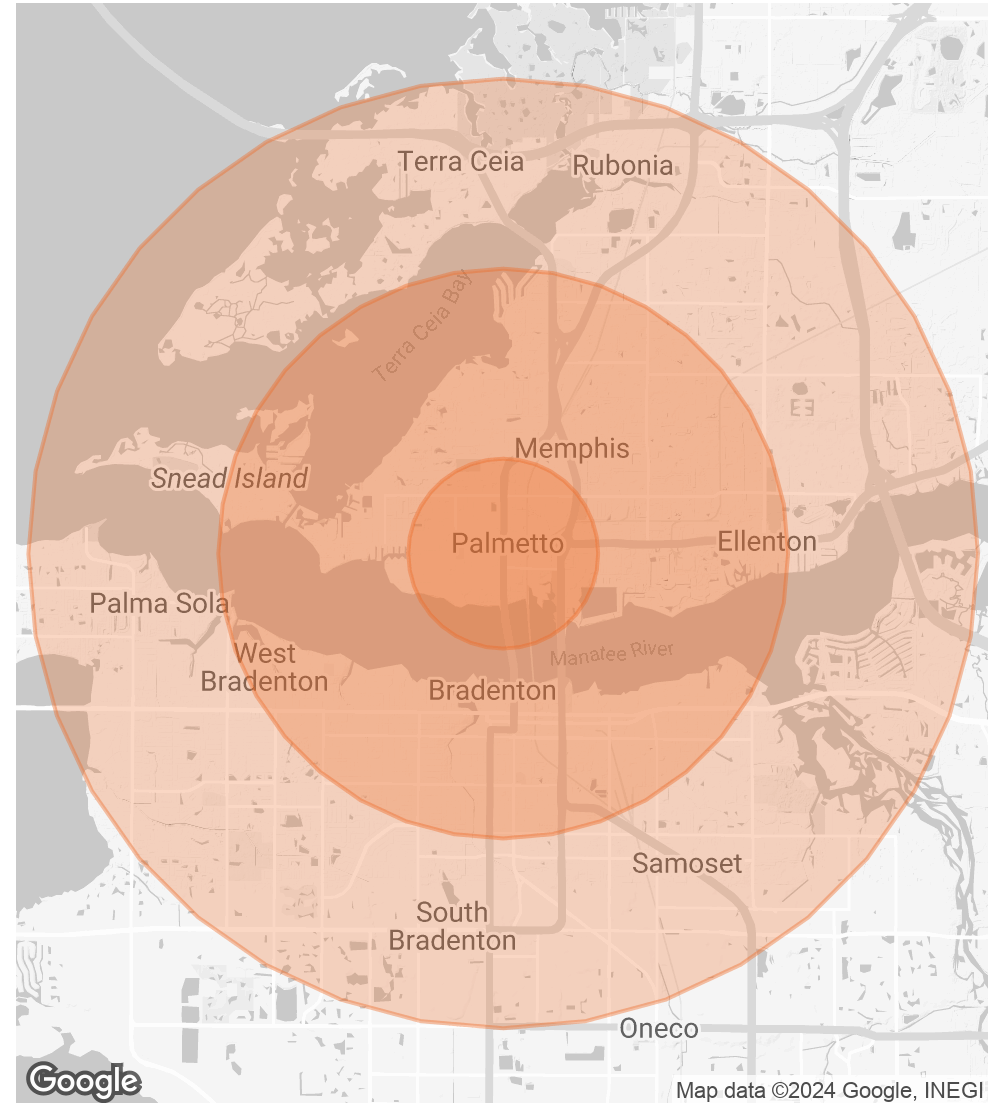
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,706	54,520	140,450
AVERAGE AGE	44.7	40.2	43.1
AVERAGE AGE (MALE)	44.2	39.1	41.8
AVERAGE AGE (FEMALE)	46.3	41.3	44.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,315	20,541	56,902
# OF PERSONS PER HH	2.5	2.7	2.5
AVERAGE HH INCOME	\$54,316	\$54,578	\$52,206
AVERAGE HOUSE VALUE	\$170,481	\$244,036	\$244,789

2020 American Community Survey (ACS)



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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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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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