

SALE

Southwest Florida Net Leased Office Investment

4740 & 4744 SR 64

Bradenton, FL 34208



PRESENTED BY:

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PROPERTY SUMMARY



SALE PRICE

\$1,450,000

OFFERING SUMMARY

BUILDING SIZE:	5,940 SF
LOT SIZE:	0.88 Acres
PRICE / SF:	\$244.11
CAP RATE:	6.9%
NOI:	\$99,466

PROPERTY HIGHLIGHTS

- High Traffic, High Visibility Area
- Close to I-75 and Lakewood Ranch
- Great tenants with high value income
- Electric Vehicle Charging Stations on Site
- Easy Accessibility at the Edge of the Business Center

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PROPERTY DESCRIPTION



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Great opportunity to purchase a net leased investment along the hot I-75 corridor in the Bradenton-Sarasota area. Part of an eight building office complex with Owners Association set up for all exterior maintenance including roofs, pressure washing, painting and parking lot maintenance. Replacement reserves in CAM to handle these items.

Current Landlord has been subsidizing the CAM by charging below current expenses as well as below current market rates. Great opportunity to increase NOI by \$10,000 by increasing CAM over time to current expenses. This would increase CAP rate to 7.5%.

Beautiful, well maintained, fully leased income producing office building for sale. Located on the high-traffic and high-visibility SR 64 corridor just west of I-75 and Lakewood Ranch. This building is located in the southwest corner of the Braden River Office park, closest to the Braden River Plaza which features tenants such as Gecko's, Anytime Fitness, and Tractor Supply Co. This business center overlooks a small lake with fountain, drawing attention from SR 64.

Consisting of 5,940+/- SF, this building is a fully occupied two unit building. With beautiful large columns in the front of the building, brick facade, ample parking spaces, Electric Vehicle Charging Stations, and well maintained landscape; this is a beautiful setting for any professional or medical office tenant.

LOCATION DESCRIPTION

Excellent SR 64 location just west of I-75 and Lakewood Ranch. Site has high traffic location with easy access to downtown Bradenton and Lakewood Ranch, as well as points to the north (Tampa & Saint Petersburg) and Sarasota to the south via I-75. Adjacent to the popular Braden River retail plaza that has Tractor Supply, Applebees, Outback and Geckos restaurant among others. The SR 64 Corridor has seen a wealth of growth and expansion over the last 10 years as it is now a main hub in Bradenton for Retail, Office, and Medical Office Tenants.

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TENANT LIST

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	LEASE START
4744	Gulf Coast Music Therapy	2,030 SF	34.18%	2-1-24
4740	Beyond the Spectrum	3,940 SF	66.33%	7-1-24
TOTALS		5,970 SF	100.51%	

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TENANT PROFILES



GULF COAST MUSIC THERAPY

Gulf Coast Music Therapy has been providing music therapy services as a private practice to Manatee and Sarasota counties for over 18 years. They believe in enriching lives through the power of music and strive to provide the most current and effective clinical implementation of therapeutic practice to meet the individual needs of each client.

They offer services such as Music Therapy in Special Education, Music Therapy in Bereavement, Music Therapy in Medical Settings, Music Therapy with Adults, and Adaptive Lessons.



BEYOND THE SPECTRUM

Beyond the Spectrum is a nonprofit education center and therapeutic clinic serving students ages 5 and older in Sarasota, Manatee, and Charlotte Counties who have been diagnosed with Autism, Down Syndrome, ADHD, and related developmental disorders. Their mission is to provide specialized care in a safe, inclusive environment for every individual to achieve their most meaningful potential.

Beyond the spectrum offers a variety of services to come alongside children and meet them where they are including: Occupational Therapy, Physical Therapy, Academic Programs, After School Programs, and more.

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ADDITIONAL PHOTOS



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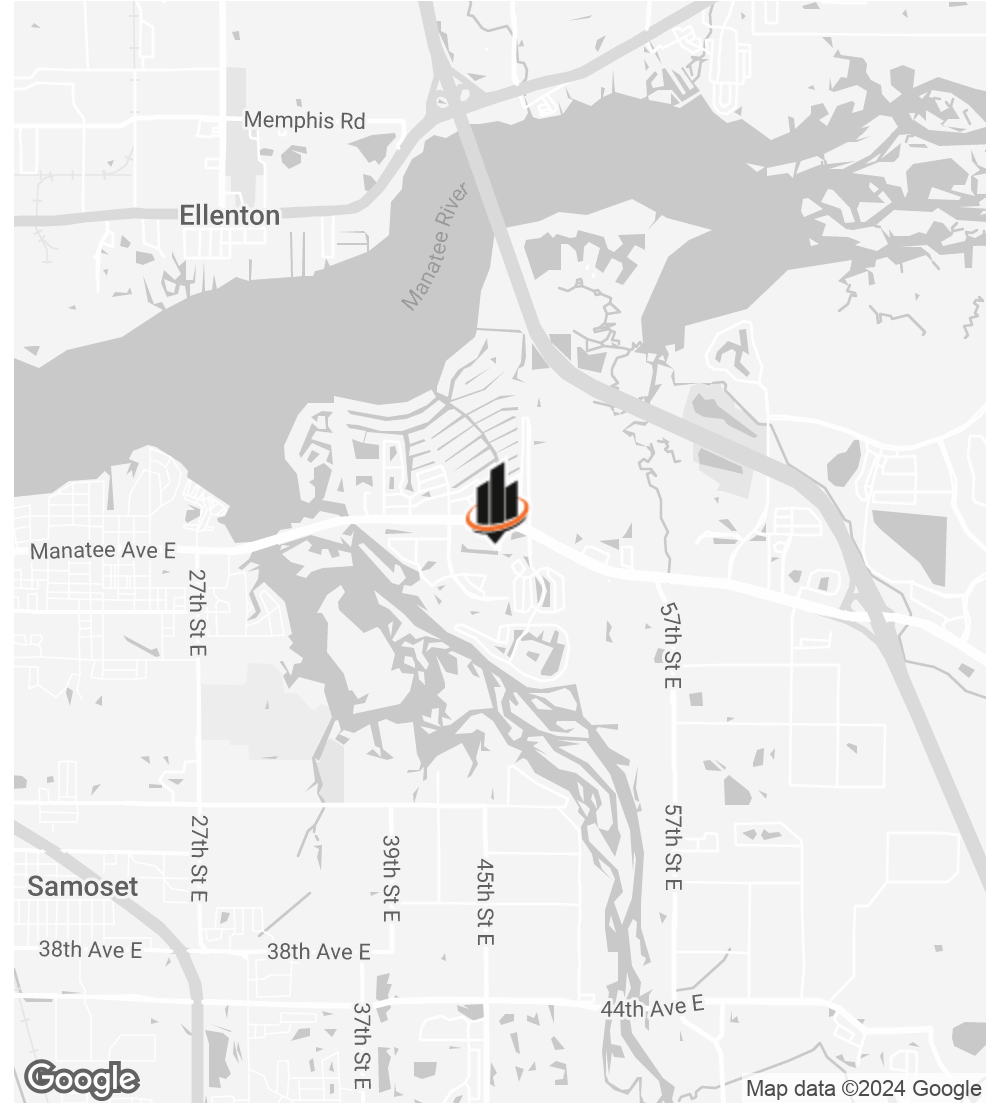
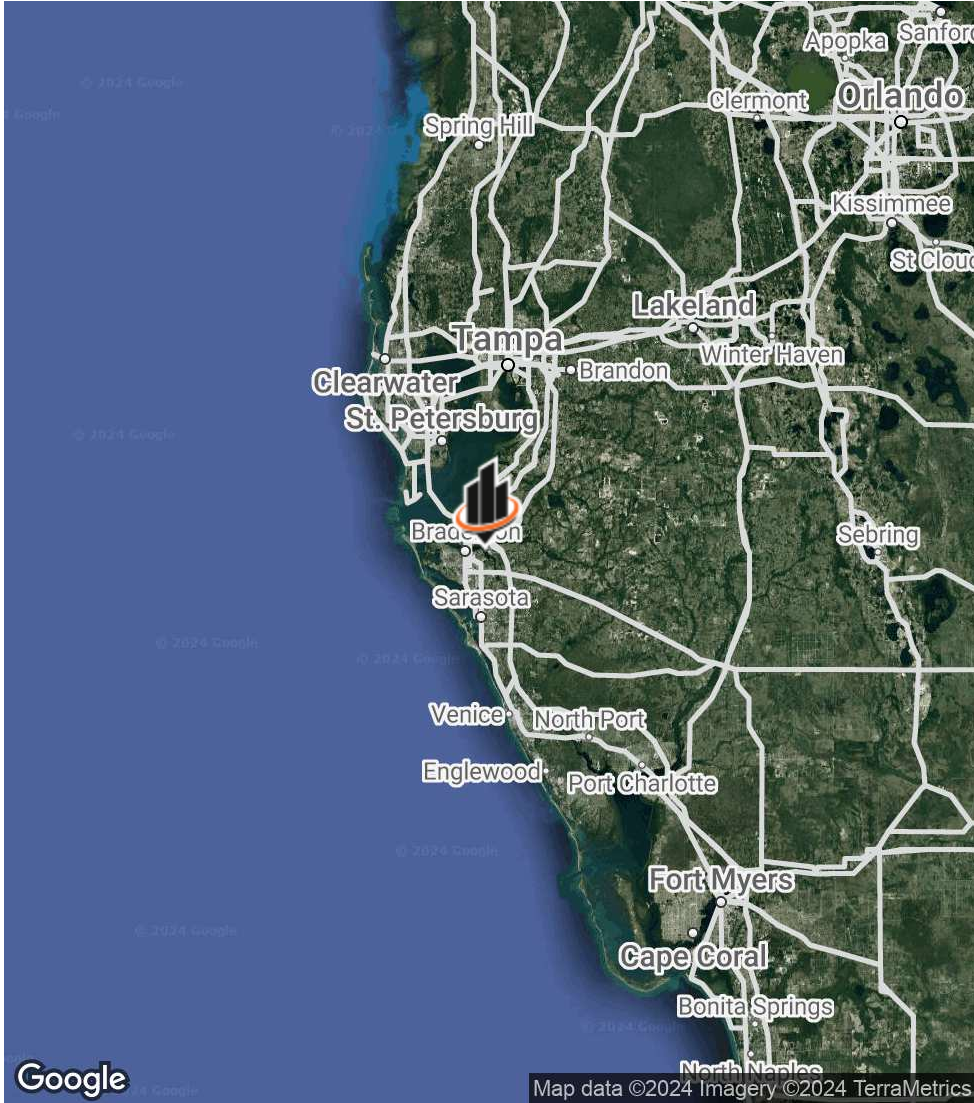
RETAILER MAP



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LOCATION MAP



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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 2018 when he was ranked #1 in the State of Florida and #8 in the World with SVN.

Tony very much enjoys life on the SunCoast with his wife Debbie, their five children and their families. They enjoy boating, hiking, and family time.

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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 nearly 20 years ago. Matt currently resides in Sarasota and enjoys playing golf and spending time on the water.

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DEMOGRAPHICS MAP & REPORT

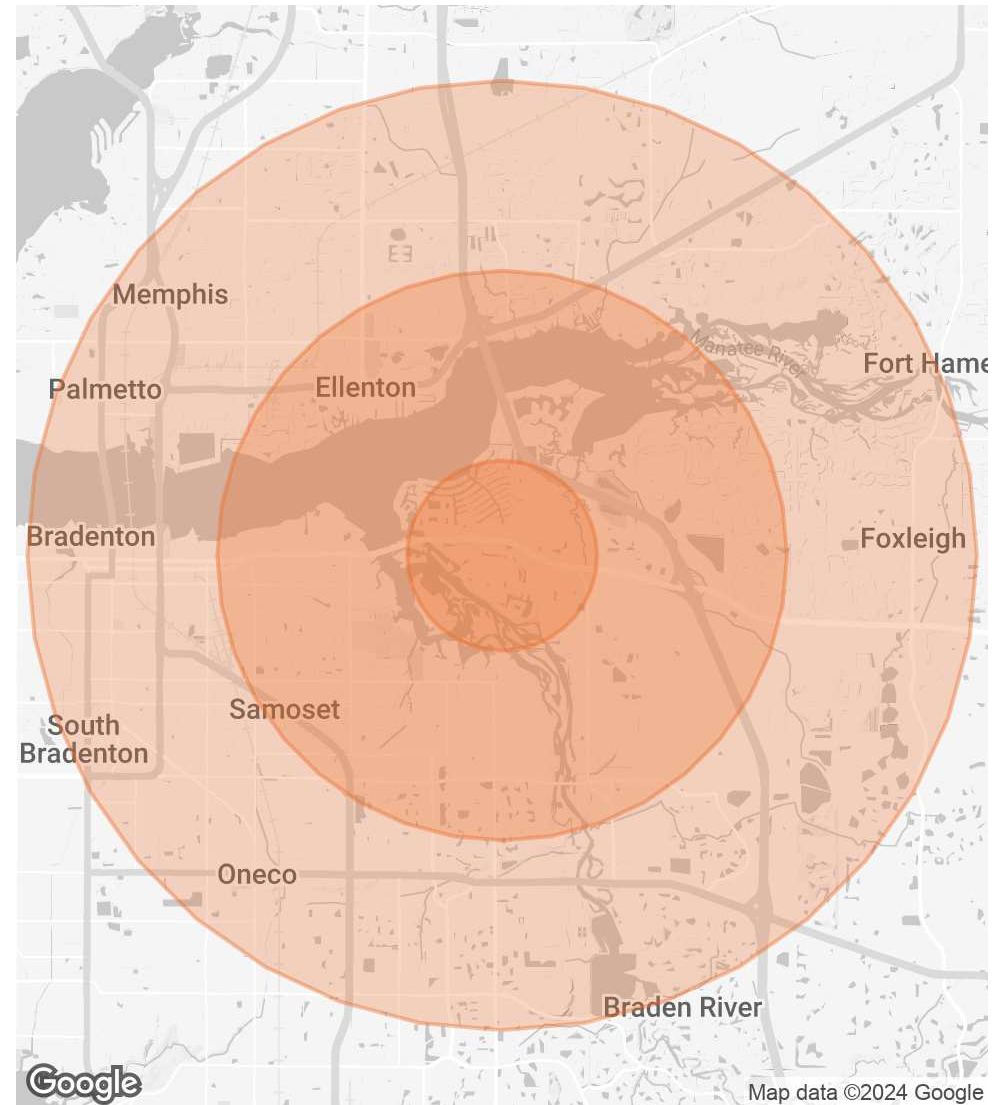
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,435	49,544	160,145
AVERAGE AGE	46	45	46
AVERAGE AGE (MALE)	45	44	45
AVERAGE AGE (FEMALE)	46	45	47

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,874	20,406	66,100
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	\$103,785	\$88,593	\$86,480
AVERAGE HOUSE VALUE	\$525,225	\$395,124	\$334,722

Demographics data derived from AlphaMap



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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.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

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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