

# EXECUTIVE SUMMARY

5502 FLORIDA 64



## OFFERING SUMMARY

LEASE RATE:	Upon Request
LEASE TERM:	Negotiable
LOT SIZES:	19k and 11k square feet
FRONTAGE:	229 and 209 feet
TRAFFIC COUNT:	53,500
ACCESS:	Right In/Right Out, No Traffic Light
CROSS STREETS:	57th Street East
ZONING:	BR_SCC
PERMITTED USES:	Office, Retail, Institutional
UTILITIES:	Water/Sewer Stubbed to Lots
DRAINAGE:	On-Site Drainage
APN:	1118600559; 1118600609

## Property Description

Two vacant commercial parcel at 5502 and 5506 SR 64 E in Bradenton, FL, presents an exceptional build-to-suit opportunity. Located in the City of Bradenton in the Morgan Johnson Commerce Park, the property boasts excellent visibility and access from SR 64 E. Special zoning approvals allow for a variety of uses, including medical, dental, veterinarian, and professional offices, as well as retail establishments such as banks and restaurants. Lease rates for this build-to-suit development are negotiable.

## Location Overview

These prime build-to-suit parcels are strategically located on 64 E in Bradenton, FL. SR 64, also known as Manatee Avenue, is a major east-west thoroughfare in Manatee County, providing excellent connectivity and high visibility for businesses. This heavily traveled corridor boasts an average daily traffic count of 53,000 vehicles.

The property is situated within the bustling North Port-Sarasota-Bradenton Metropolitan Statistical Area, a dynamic region experiencing significant growth. Bradenton offers a strong local economy and a growing population. The area boasts a variety of amenities, including schools, parks, and commercial centers. Public transportation access includes proximity to the Sarasota/Bradenton International Airport and Port Manatee, enhancing the site's logistical advantages. This location provides an ideal setting for businesses seeking a custom presence in a thriving Florida market.

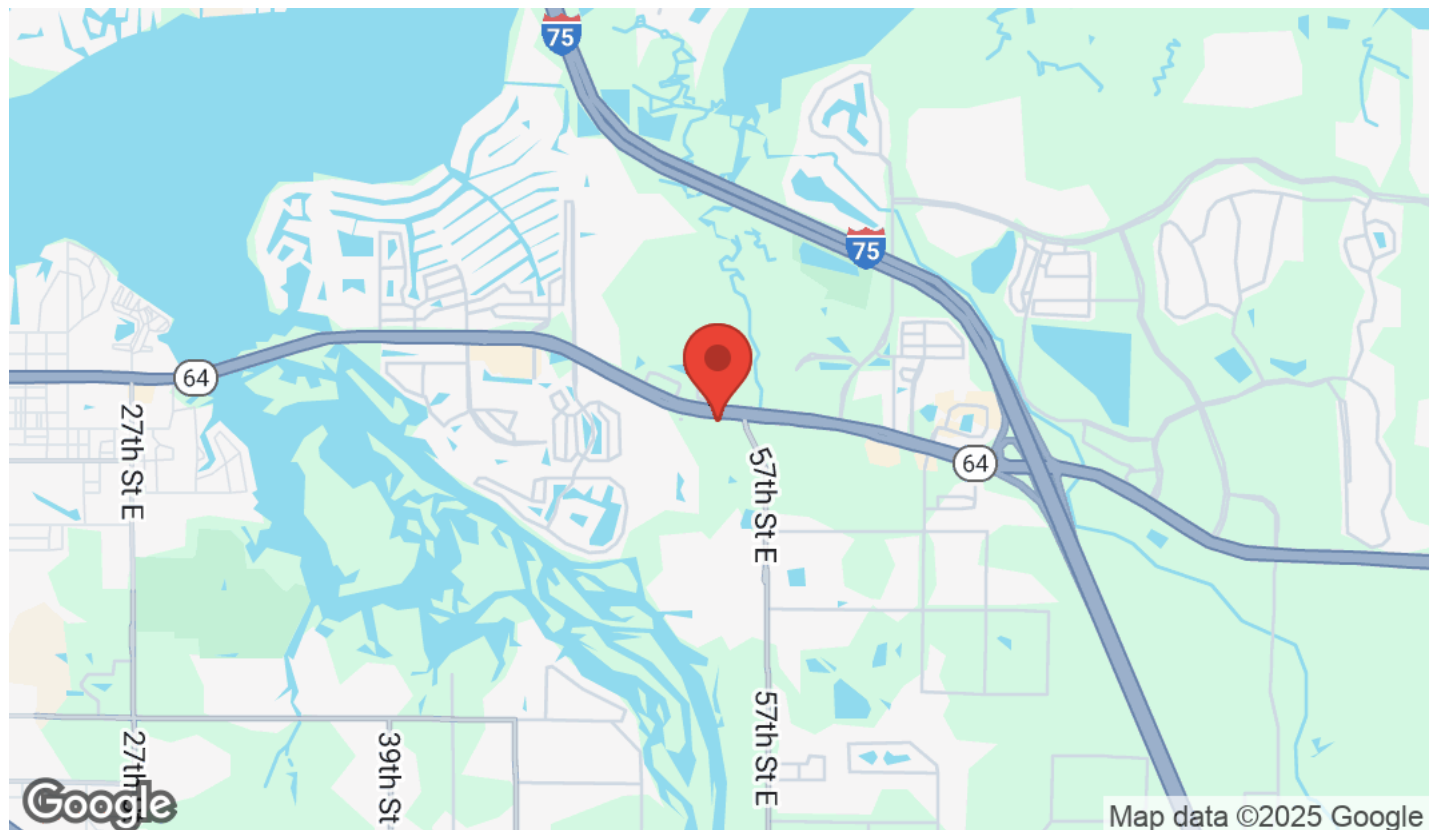
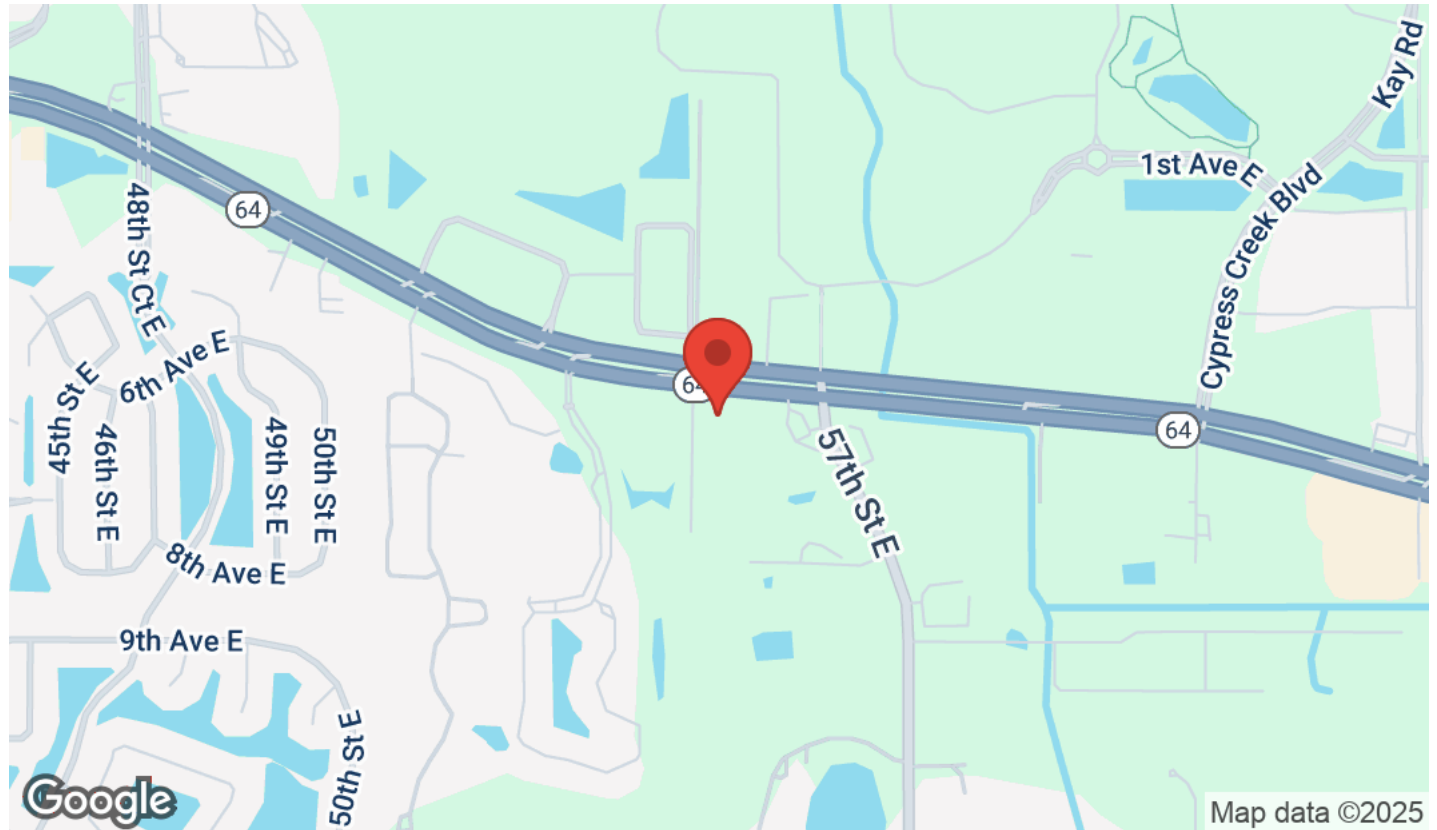
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**DAVID KINNARD**  
Director  
O: (813) 417-2586  
C: (813) 417-2586  
dkinnard@kw.com

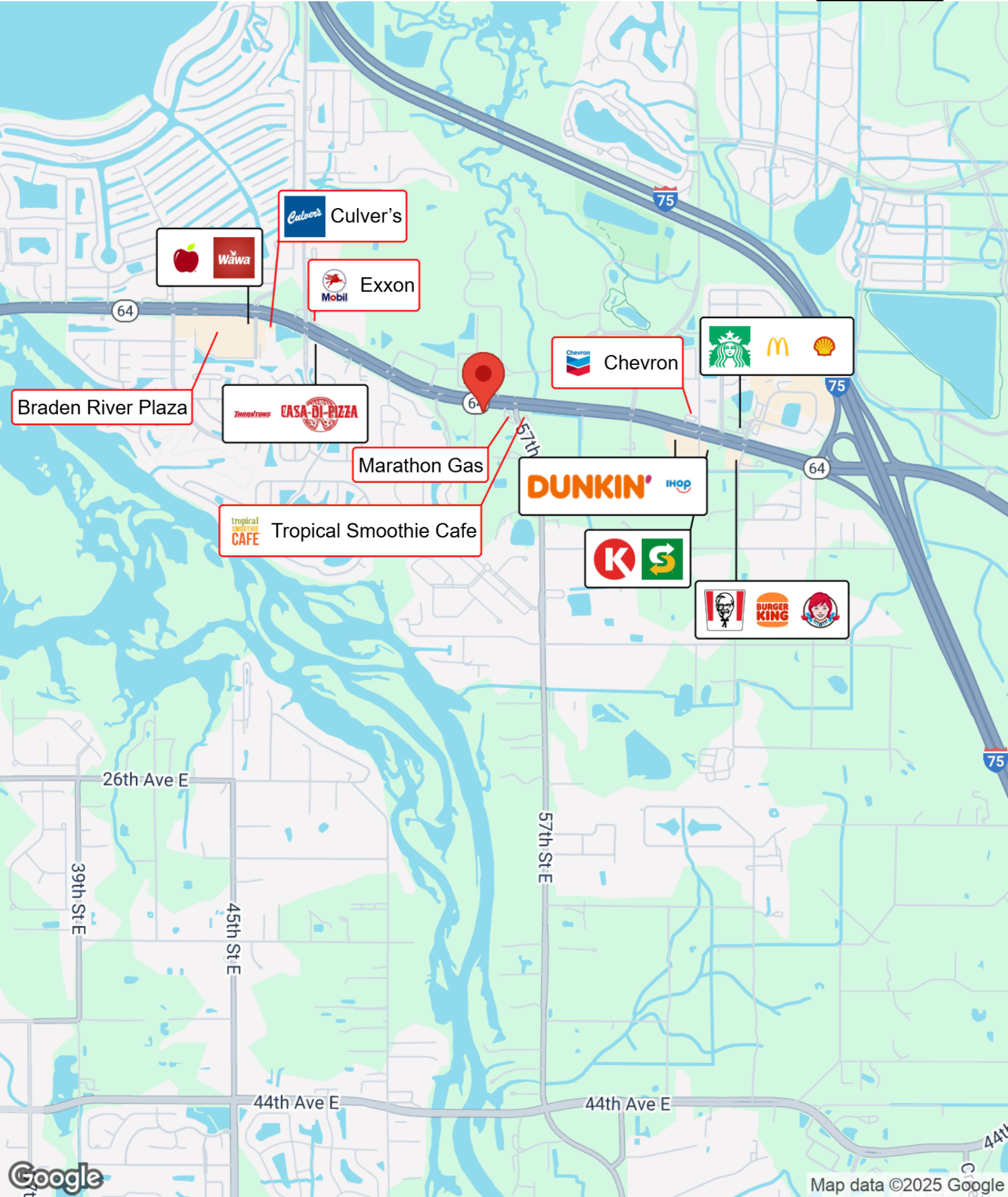
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C: (813) 417-2586  
dkinnard@kw.com

BUSINESS MAP

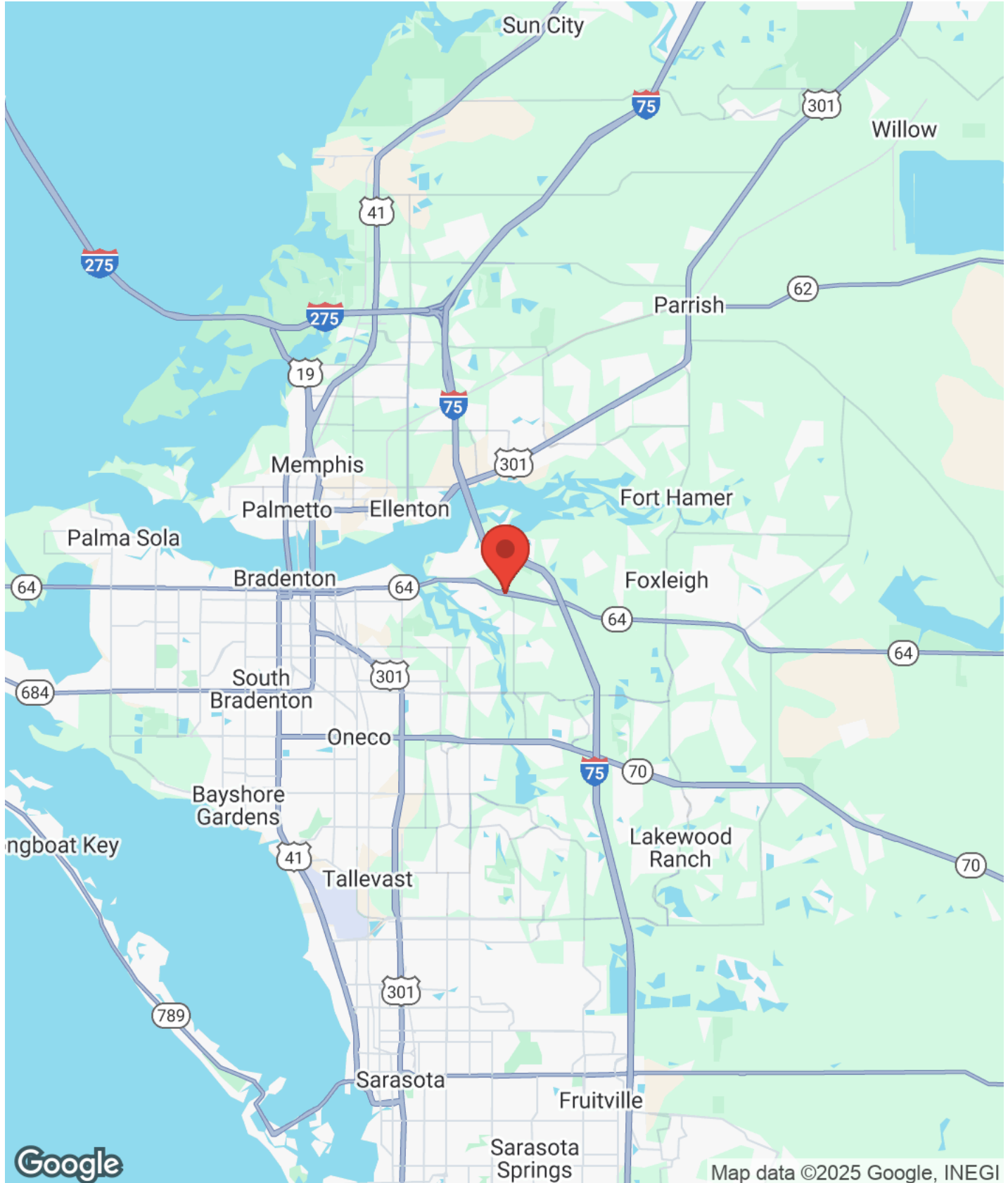
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## REGIONAL MAP

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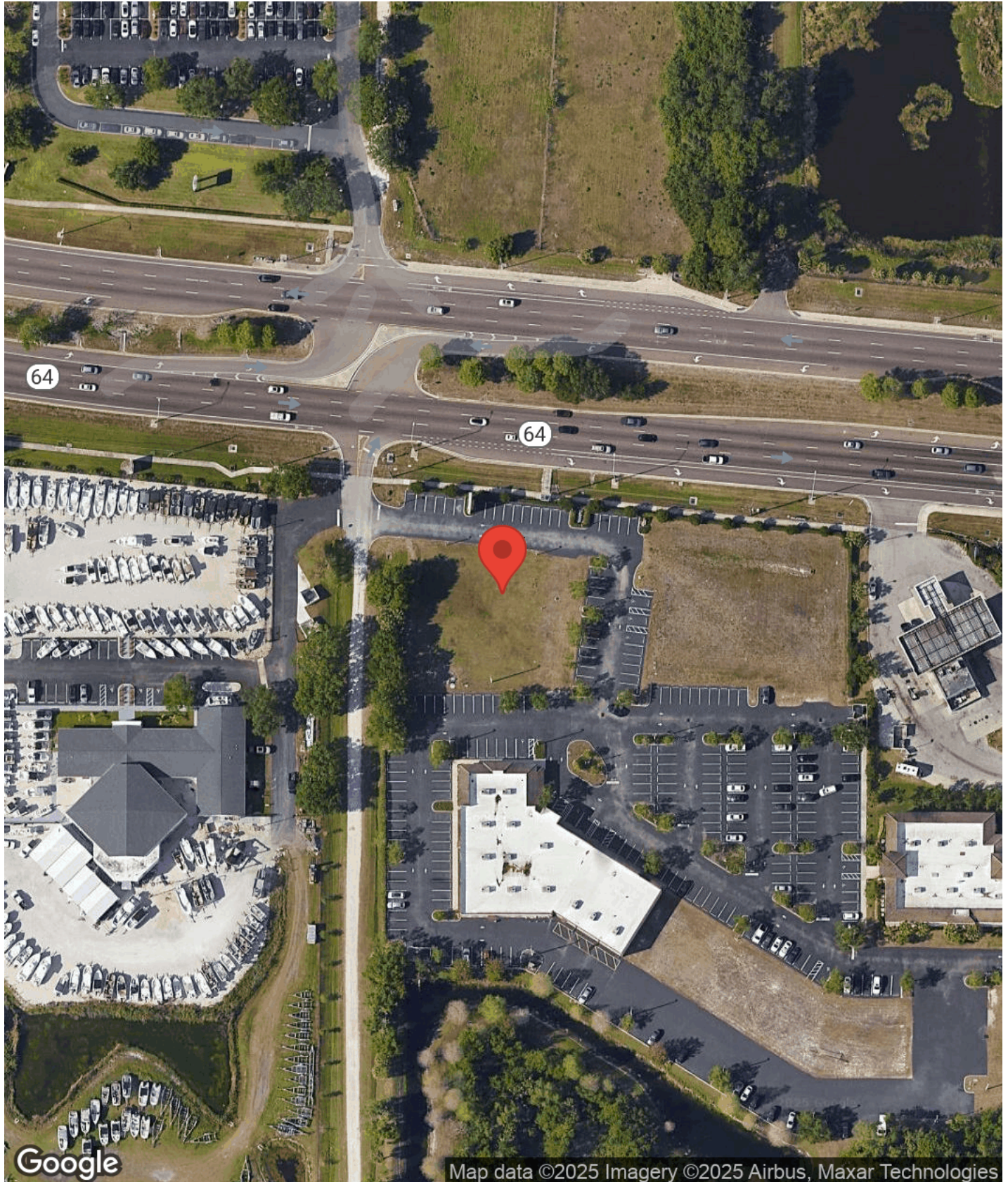
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Director  
O: (813) 417-2586  
C: (813) 417-2586  
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## AERIAL MAP

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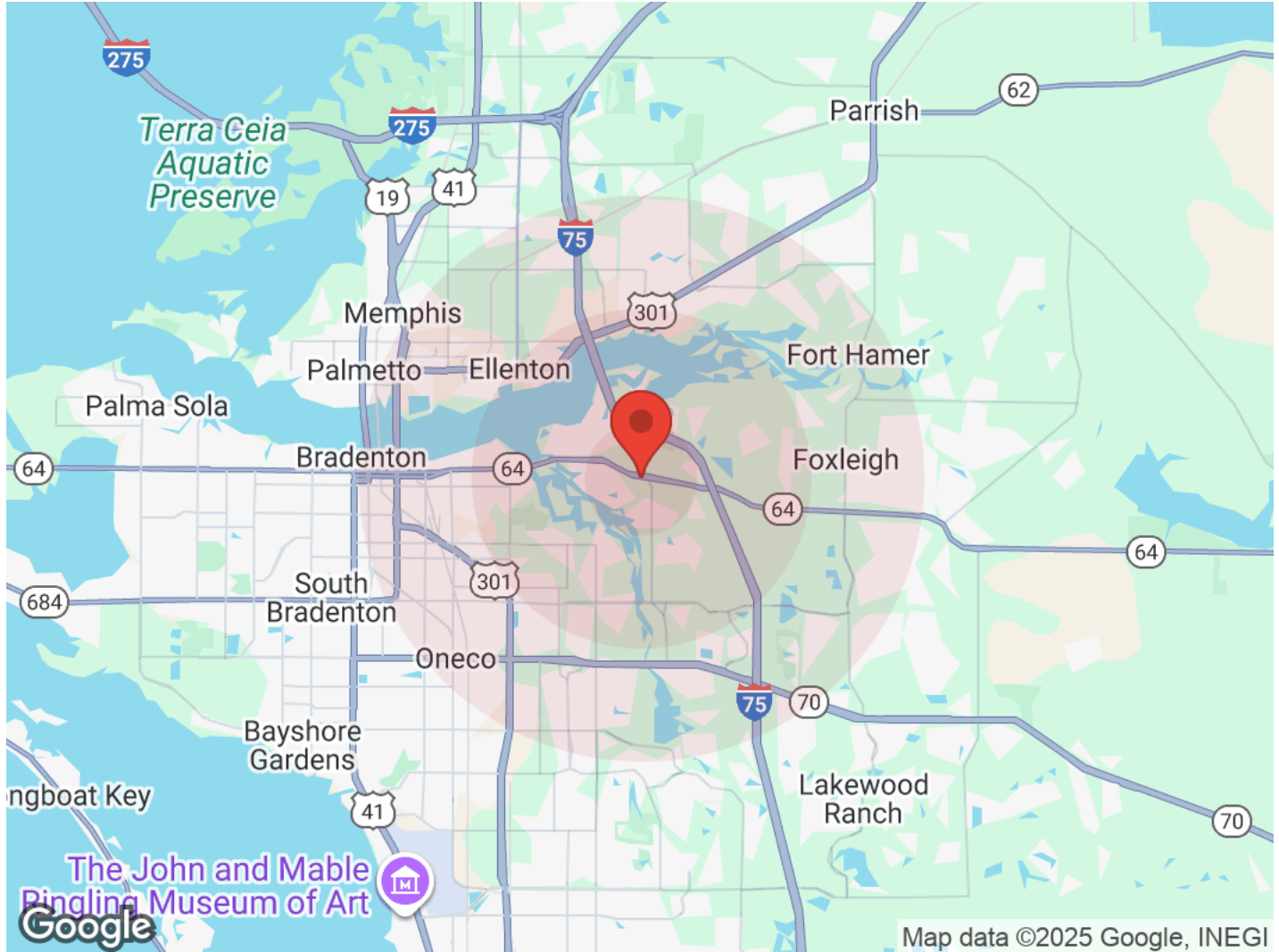
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	1,969	18,993	51,868	Median	\$43,627	\$48,090	\$40,842
Female	2,070	20,774	56,414	< \$15,000	368	2,002	5,799
Total Population	4,039	39,767	108,282	\$15,000-\$24,999	144	1,565	5,499
				\$25,000-\$34,999	133	1,496	4,767
				\$35,000-\$49,999	315	2,727	7,610
				\$50,000-\$74,999	196	3,472	7,327
				\$75,000-\$99,999	289	2,025	4,668
				\$100,000-\$149,999	162	1,705	4,012
				\$150,000-\$199,999	11	434	1,375
				> \$200,000	N/A	604	1,176
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	955	7,648	21,965	Total Units	1,749	19,764	52,093
Ages 15-24	552	4,647	13,473	Occupied	1,561	16,183	42,679
Ages 25-54	1,228	12,659	33,850	Owner Occupied	714	11,382	29,598
Ages 55-64	573	5,108	11,817	Renter Occupied	847	4,801	13,081
Ages 65+	731	9,705	27,177	Vacant	188	3,581	9,414
Race	1 Mile	3 Miles	5 Miles				
White	2,994	31,555	79,472				
Black	671	4,634	15,634				
Am In/AK Nat	N/A	34	114				
Hawaiian	N/A	11	59				
Hispanic	567	5,633	23,150				
Multi-Racial	602	5,668	22,990				

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## PROFESSIONAL BIO

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David Kinnard has over 10 years of experience in commercial real estate, specializing in general office leasing, sales, and consulting. Throughout his career, he has successfully represented both buyers and sellers, consistently delivering results that align with his clients' financial and operational objectives. With a strong understanding of the market and a straightforward approach to transactions, David provides reliable guidance to his clients.

Before entering real estate, David spent 20 years in corporate finance, developing expertise in financial analysis, strategic planning, and capital management. Additionally, his entrepreneurial experience buying and selling businesses gives him a broader perspective on transaction management and investment strategies. This combined background allows David to offer clients practical advice aimed at maximizing the value of their real estate investments while ensuring alignment with their broader business goals.

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### PRESENTED BY:

#### DAVID KINNARD

Director

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