



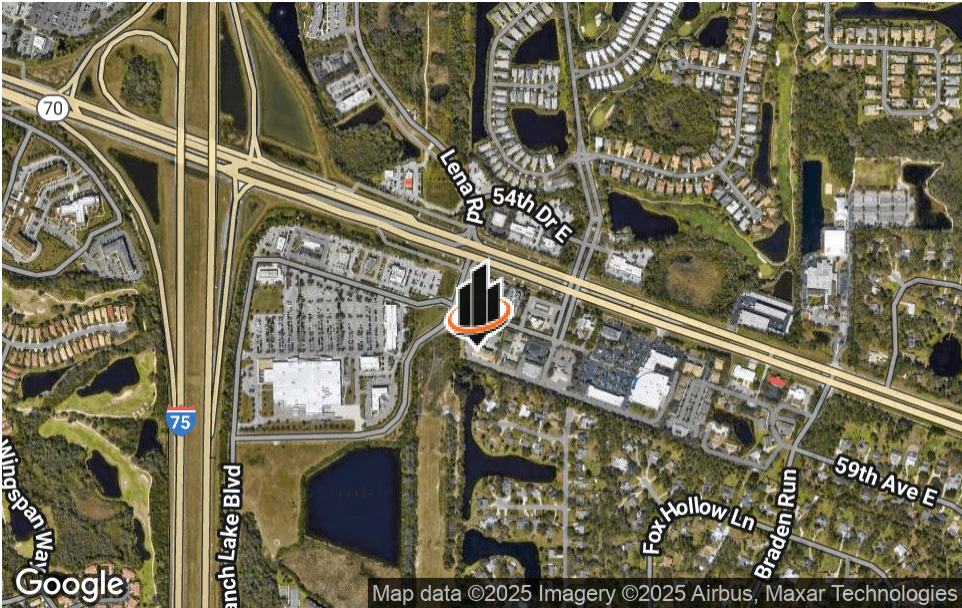
Medical Office Investment



Ranch Lake Medical Office Building

8614 STATE ROAD 70 EAST, BRADENTON, FL 34202

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE: **\$4,475,000**

CAP RATE: 5.6%

BUILDING SIZE: 14,400 SF

LOT SIZE: 1.7 Acres

YEAR BUILT: 2009

YEAR RENOVATED: 2017

TRAFFIC COUNT: 60,000

NOI: \$250,438

PROPERTY HIGHLIGHTS

- Incredible location at SR 70 & I-75 at the entrance to Lakewood Ranch
- Long-term net leases include three medical and one health-care related tenant.
- Incredible synergy with surround medical offices and Emergency Department
- High traffic location adjacent to a Walmart Supercenter
- By 2028 over 60% of the building has potential to increase rents based on Fair Market Value providing tremendous upside
- 5-year Proforma shows NOI increasing by over 40%

PROPERTY DESCRIPTION



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Incredible office investment opportunity located just off of State Road 70 on Ranch Lake Boulevard in Bradenton Florida. This two story medical office building boasts four tenants, two of which have been long-term tenants and the first to occupy their suites. The building features Net leases for each of the four tenants with current expiration dates into 2028 and options to extend reaching far beyond.

Located behind the HCA Florida Freestanding Emergency department, this opportunity offers premium visibility and has been well maintained with beautiful flooring and light fixtures, marble check in counters, and an elevator for accessibility to the second floor. With the adjacent Walmart Supercenter this property has retail, high visibility exposure and traffic.

LOCATION DESCRIPTION

This incredible net-leased medical office investment opportunity is located on the State Road 70 corridor just east of Interstate 75 at the entrance into the Lakewood Ranch area. State Road 70 is a main East - West corridor across the width of Florida from Fort Pierce to Bradenton, bisecting Lakewood Ranch. This property has a premium location just off of Interstate 75, with great access west to Bradenton, east into Lakewood Ranch, north to St. Petersburg/Tampa and south to Sarasota. This property offers unparalleled accessibility in a premium retail / office space location.

ADDITIONAL PHOTOS



CURRENT TENANTS



DAVID TSAI, MD PHYSICAL MEDICINE & REHABILITATION

David Tsai, MD specializes in Physical Medicine and Rehabilitation dedicated to improving functional abilities and quality of life for individuals with physical impairments and disabilities. With over 33 years of experience, he offers Physical Evaluation & Diagnosis, Medical Cannabis Evaluations, Pain Relief Solutions, and Supplements for Health Aging.

Learn More Here: <https://drdavidtsai.com/>



Rubino Periodontics & Implant Dentistry

Rubino Periodontics & Implant Dentistry offers three locations in Manatee, Sarasota, and Hillsborough counties. This dental practice specializes in treating conditions involving the gums and bone surrounding your teeth and in placing dental implants. They provide services such as gum disease treatment, gum recession treatment, regeneration of lost bone, and full dental implant services.

Learn more here: <https://bradentonperio.com/>



Time Saver Fitness, boasting three locations in the Manatee and Sarasota County. It is a private setting health center, offering one-on-one strength training with a personal trainer designed to meet your goals in just two 20 minute sessions per week. They focus on slow weight training to bring muscles past the point of muscle fatigue and into Muscle Success.

Learn more here: <https://timesaverfitness.com/>



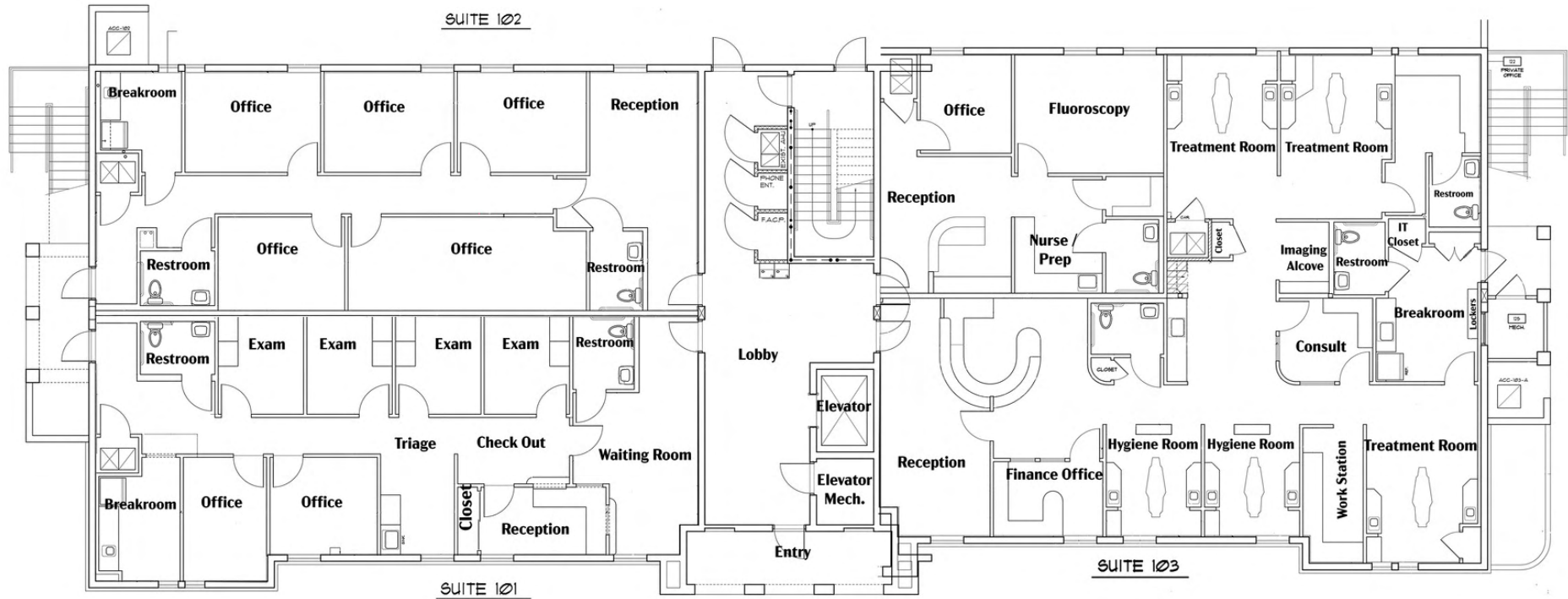
INNOVACARE

Bradenton East Integrative Medicine, is a subsidiary to Innovacare, which offers 37 locations across the state of Florida.

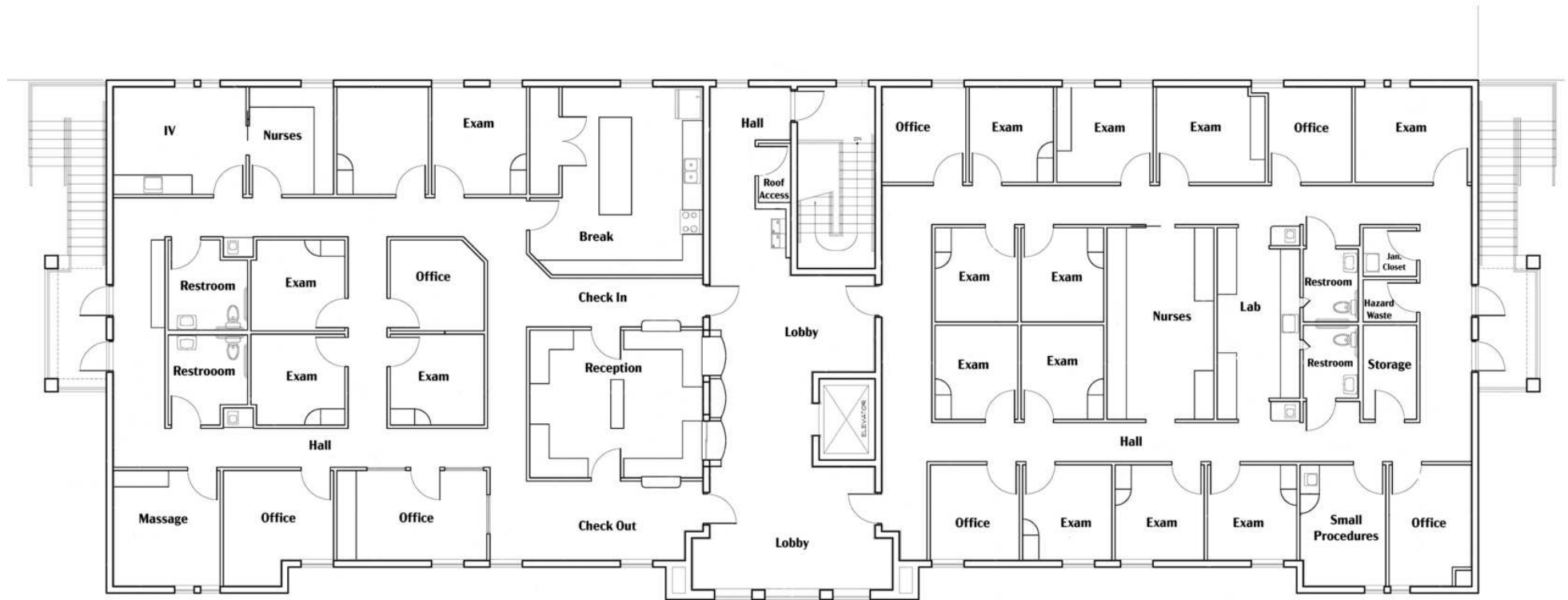
Innovacare offers high-quality health care offering a variety of services including Primary Care, Ultrasound, Diagnostic Testing, and more.

Learn more here: <https://innovacarehealth.com/location/bradenton-east-integrative-medicine/>

FIRST FLOOR- FLOORPLAN



SECOND FLOOR- FLOORPLAN



AERIAL LOOKING NORTH



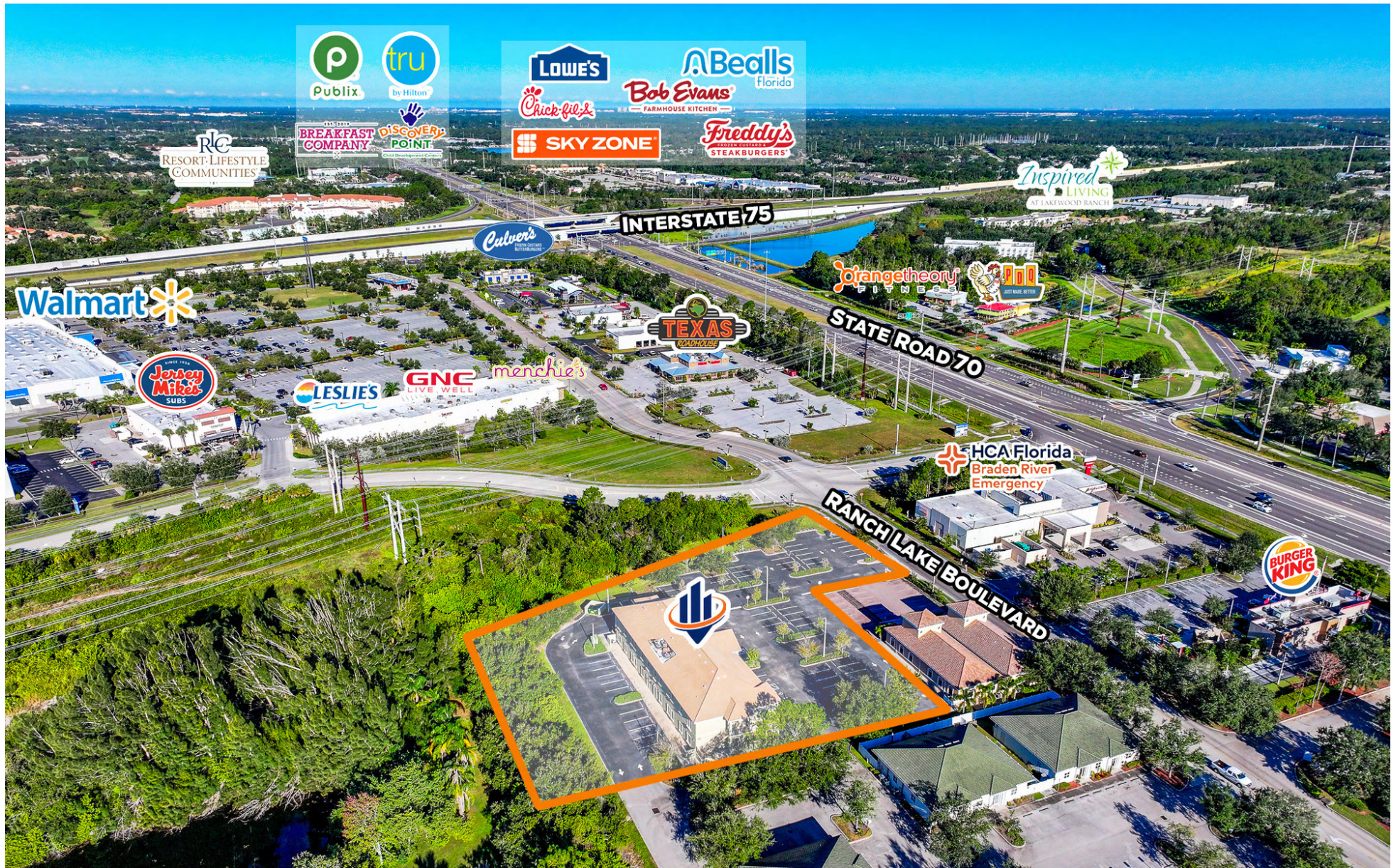
AERIAL LOOKING EAST TOWARD LAKEWOOD RANCH



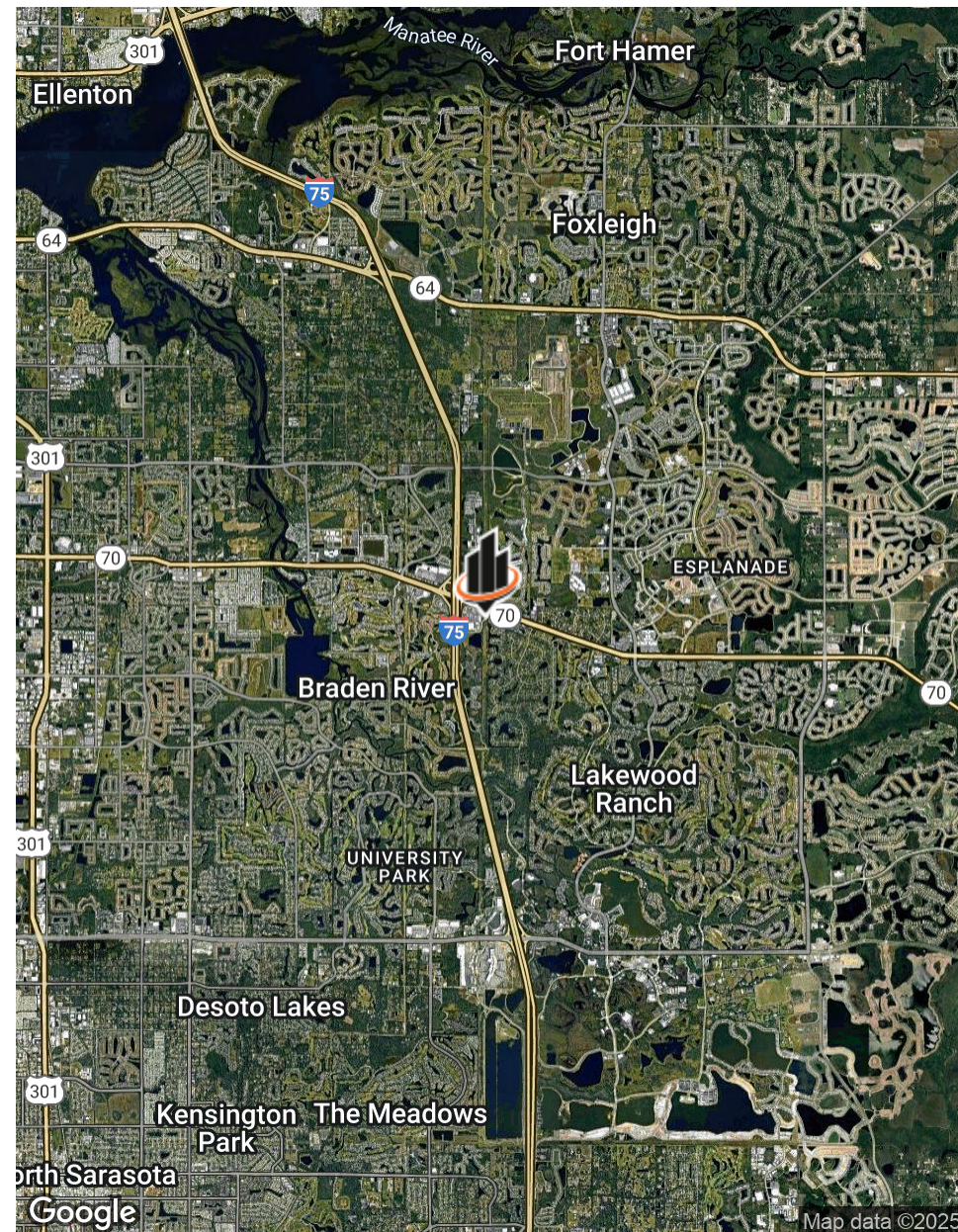
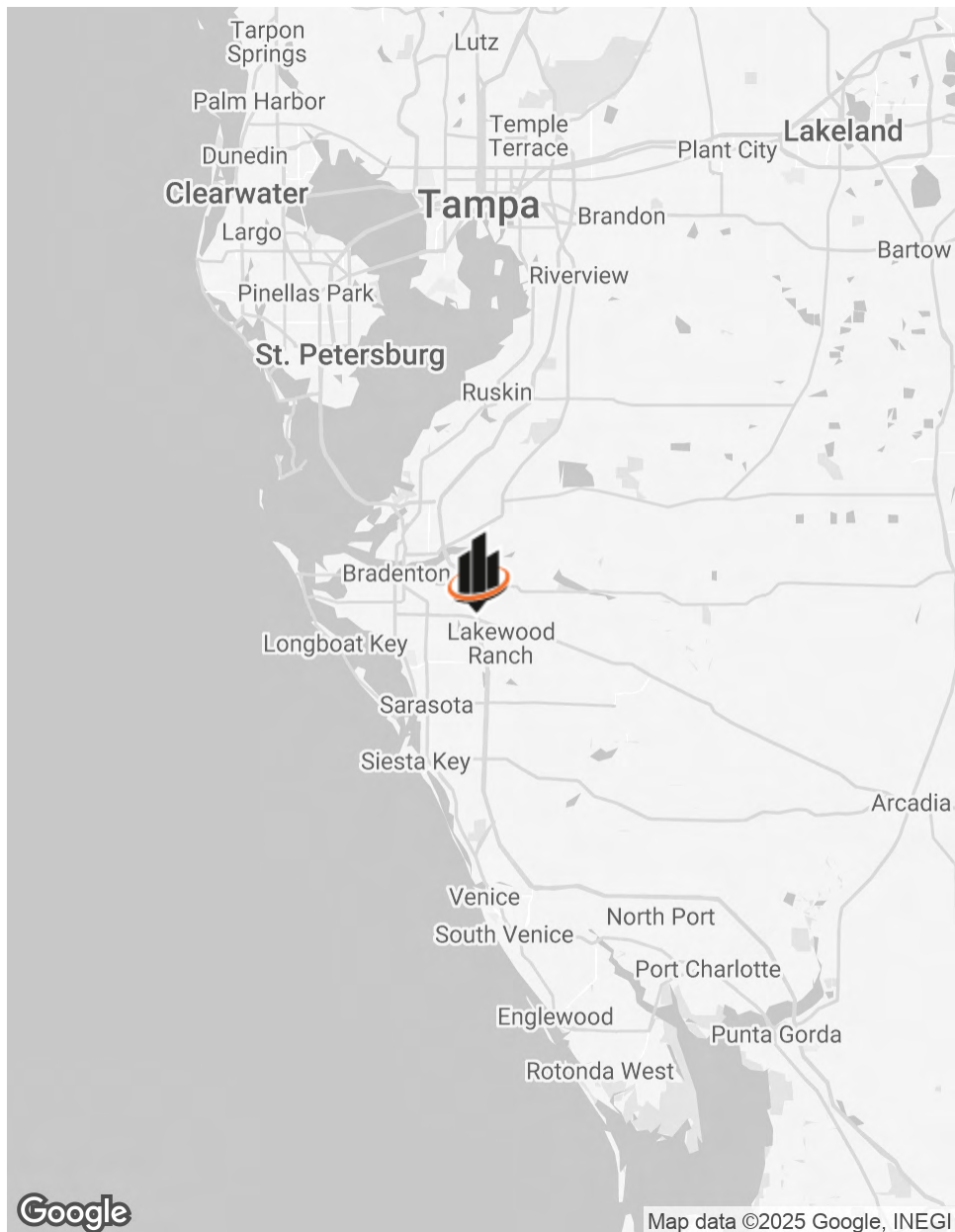
AERIAL LOOKING SOUTH TOWARD SARASOTA



AERIAL LOOKING WEST TOWARD INTERSTATE 75



LOCATION MAPS

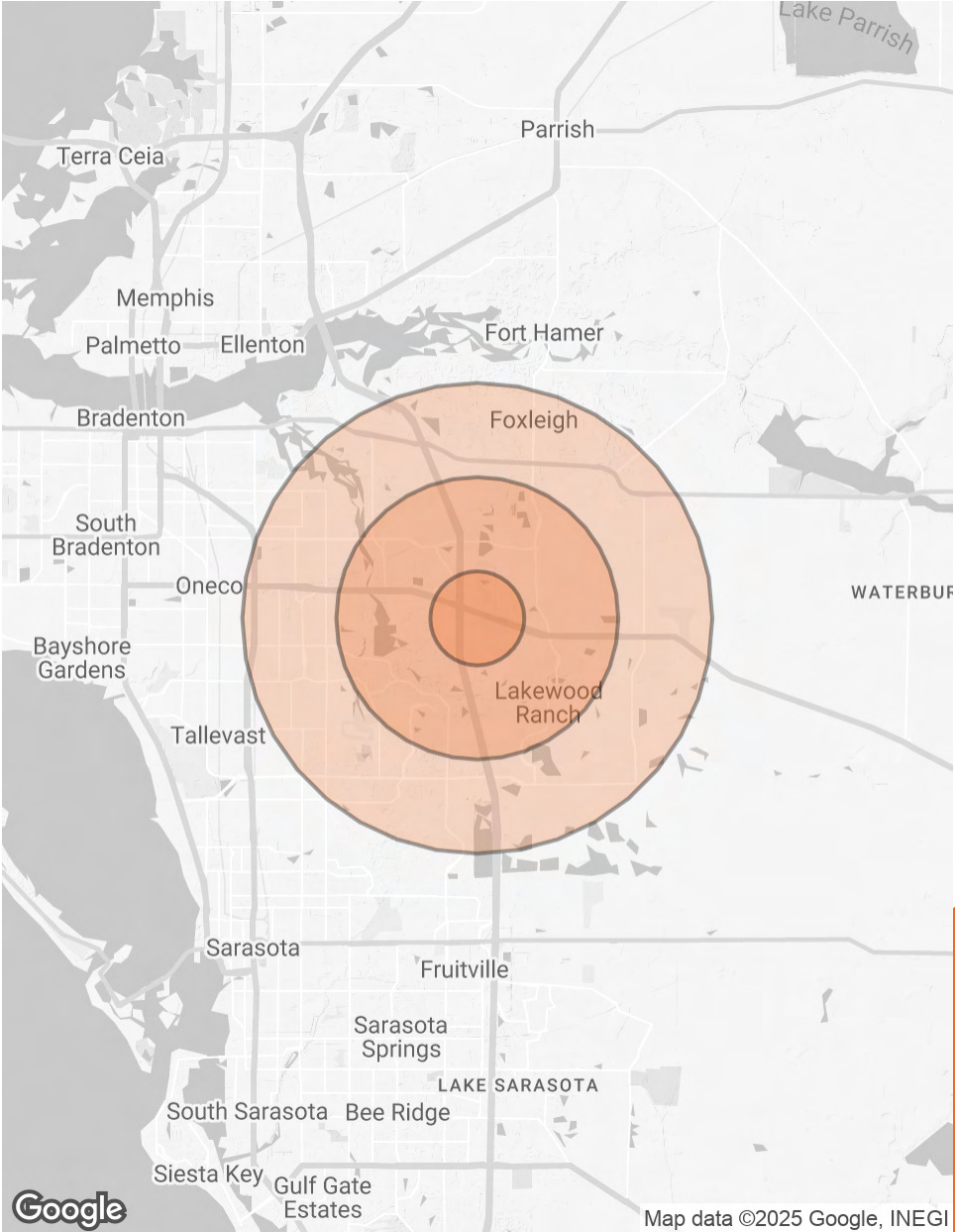


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,129	45,230	121,320
AVERAGE AGE	54	51	50
AVERAGE AGE (MALE)	54	51	50
AVERAGE AGE (FEMALE)	54	51	51

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,945	20,245	53,889
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$131,696	\$137,832	\$124,550
AVERAGE HOUSE VALUE	\$508,459	\$567,101	\$526,037

Demographics data derived from AlphaMap



Map data ©2025 Google, INEGI

MEET THE TEAM



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