

LEASE

MaxHealth Manatee West Retail/Office Plaza

7421 MANATEE AVENUE WEST

Bradenton, FL 34209

PRESENTED BY:

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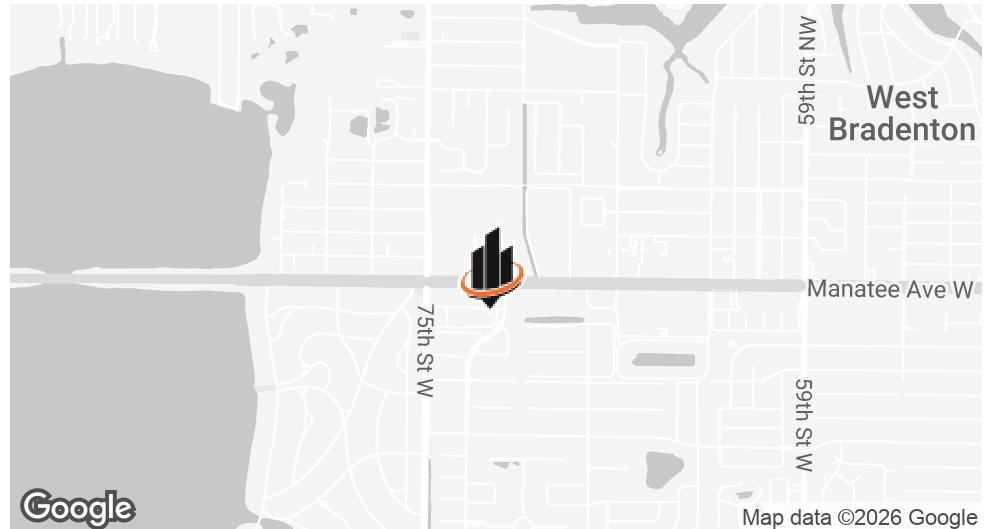
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 **SVN**[®]
COMMERCIAL ADVISORY GROUP

PROPERTY SUMMARY



LEASE RATE	\$25.00 - 30.00 SF/YR
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OFFERING SUMMARY

BUILDING SIZE:	42,131 SF
AVAILABLE SF:	1,012 - 6,272 SF
RENOVATED:	2018
ZONING:	SCC - Suburban Commercial Corridor, City of Bradenton
SUBMARKET:	West Bradenton

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PROPERTY DESCRIPTION



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This high visibility plaza for lease features notable tenants such as healthcare provider MaxHealth, national retailers - Subway and Edward Jones, and the well-known sports bar, Ed's Tavern (targeting an early to mid-2026 opening date).

The plaza boasts prominent monument signage on Manatee Ave, one of Bradenton's primary east-west thoroughfares that provides direct access from Interstate 75 and Lakewood Ranch to Anna Maria Island. This stretch of Manatee Avenue West serves as the final major retail destination before reaching the Island and has seen significant redevelopment, including a Wawa, Manatee Memorial Hospital Freestanding Emergency Room, Starbucks (coming soon), and the recent openings of Target and Five Below directly across the street.

The high traffic counts and easy access into the plaza off of Village Green Parkway, 75th Street West and Manatee Avenue, make this plaza an ideal place for any business.

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 with 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



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LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	1,012 - 6,272 SF	LEASE RATE:	\$25.00 - \$30.00 SF/yr

AVAILABLE SPACES

	SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
7437	Available	1,527 - 5,045 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 - 6,272 SF	NNN	\$25.00 SF/yr	Dark shell condition in need of full buildout including HVAC, plumbing, electrical, etc.	
7455	Available	1,073 - 6,272 SF	NNN	\$25.00 SF/yr	Dark shell condition in need of full buildout including HVAC, plumbing, electrical, etc.	
7457	Available	1,012 - 6,272 SF	NNN	\$30.00 SF/yr	Former smoothie shop with seating area, counter with sink, 3-compartment sink, back storage/prep room and restroom	

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SUITE 7439 PHOTOS



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SUITE 7441 PHOTOS



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SUITE 7457 PHOTOS



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AVAILABLE UNIT STOREFRONTS



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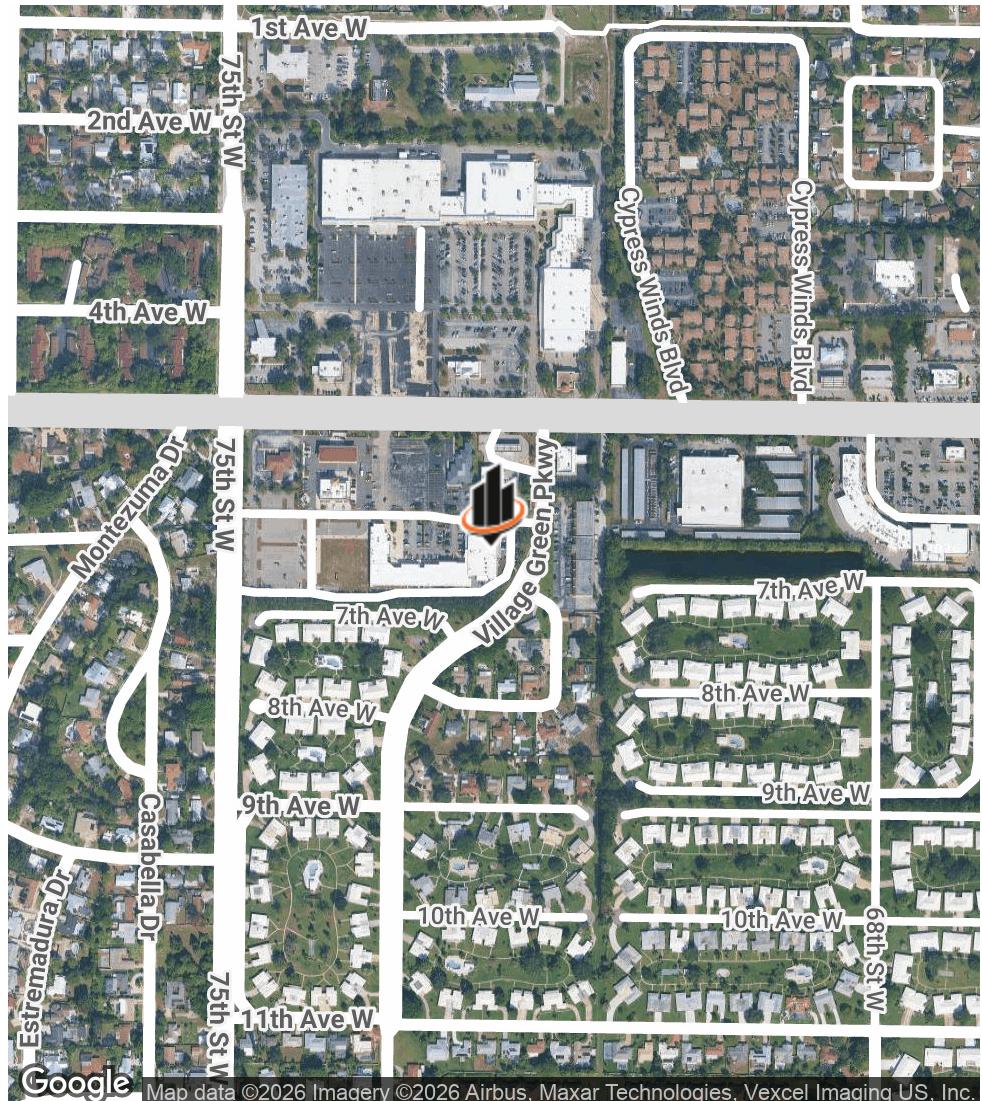
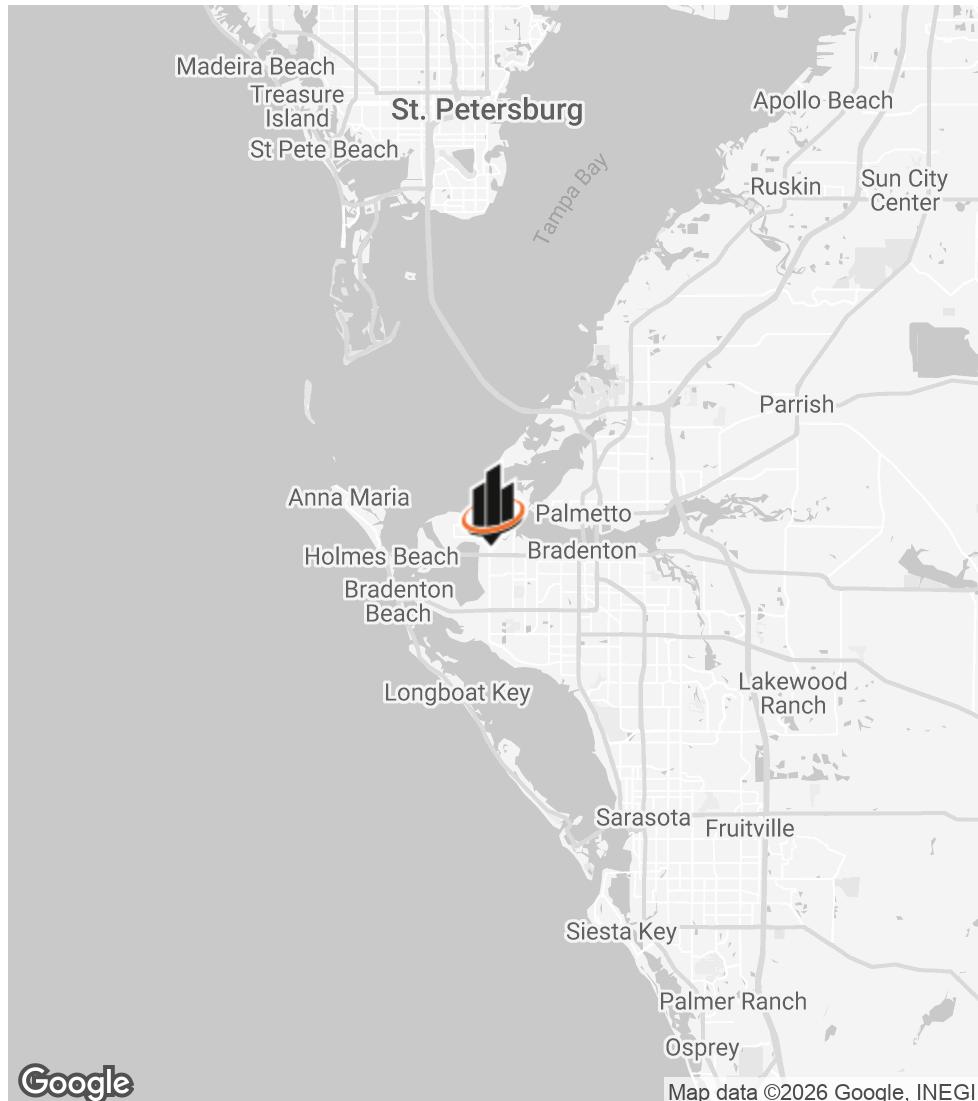
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LOCATION MAPS



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RETAILER MAP



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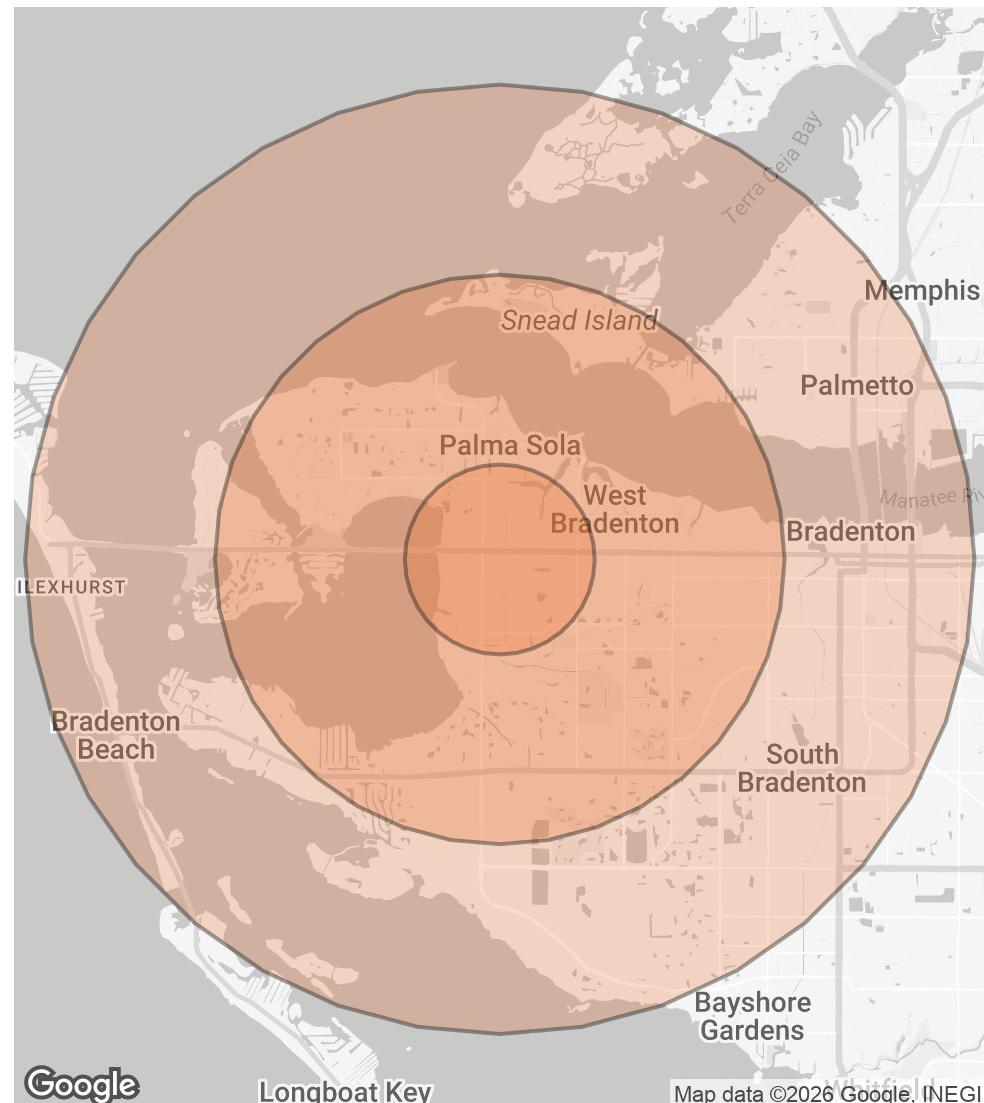
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,961	52,901	138,442
AVERAGE AGE	55	51	48
AVERAGE AGE (MALE)	53	50	47
AVERAGE AGE (FEMALE)	56	52	49
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,072	24,409	62,176
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$105,647	\$97,320	\$79,759
AVERAGE HOUSE VALUE	\$468,807	\$408,463	\$322,261

Demographics data derived from AlphaMap



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ALL ADVISOR BIOS



Matt Fenske

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.

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Senior Advisor
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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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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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