



SALE

Peridia Open Floorplan Office Condo

3911 GOLF PARK LOOP, UNIT 105

Bradenton, FL 34203

PRESENTED BY:

MATT FENSKE

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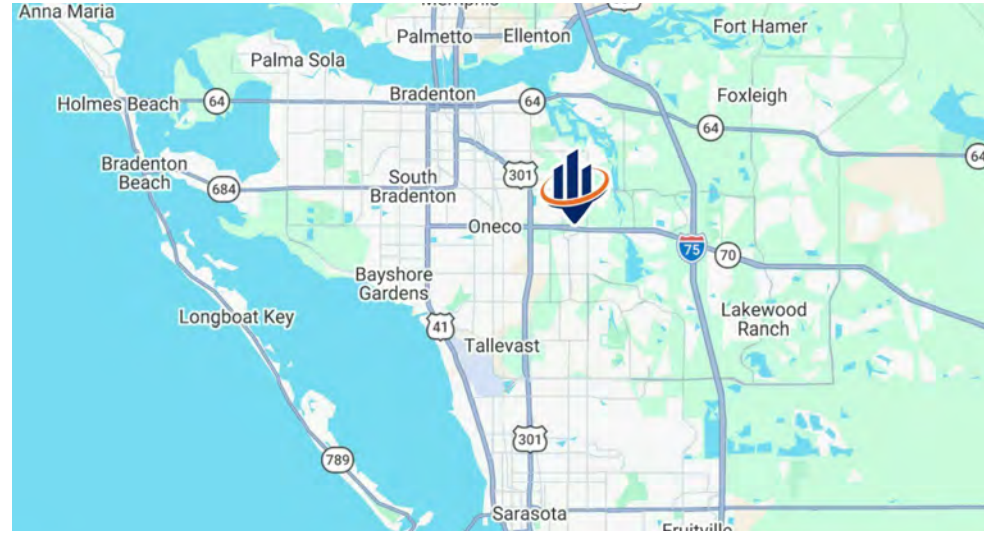
TONY VELDKAMP, CCIM

Phone: 941.487.6990

tony.veldkamp@svn.com

FL #BK576074

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|----------------------|-----------------------------------|
| SALE PRICE: | \$645,000 |
| AVAILABLE SF: | 2,340 SF |
| MARKET: | North Port-Sarasota-Bradenton MSA |
| SUBMARKET: | Braden River |
| AADT: | 53,000 |

PROPERTY HIGHLIGHTS

- Beautiful office condo within the well maintained Peridia Office Park
- Features a large open layout for a collaborative working environment or potential to build out additional offices.
- Easily Accessible with entrances off of State Road 70 and Peridia Blvd East
- Conveniently located off State Road 70 - Less than five minutes to US-301 and less than ten minutes to Interstate 75
- Quick access to Lakewood Ranch, Bradenton, and Sarasota

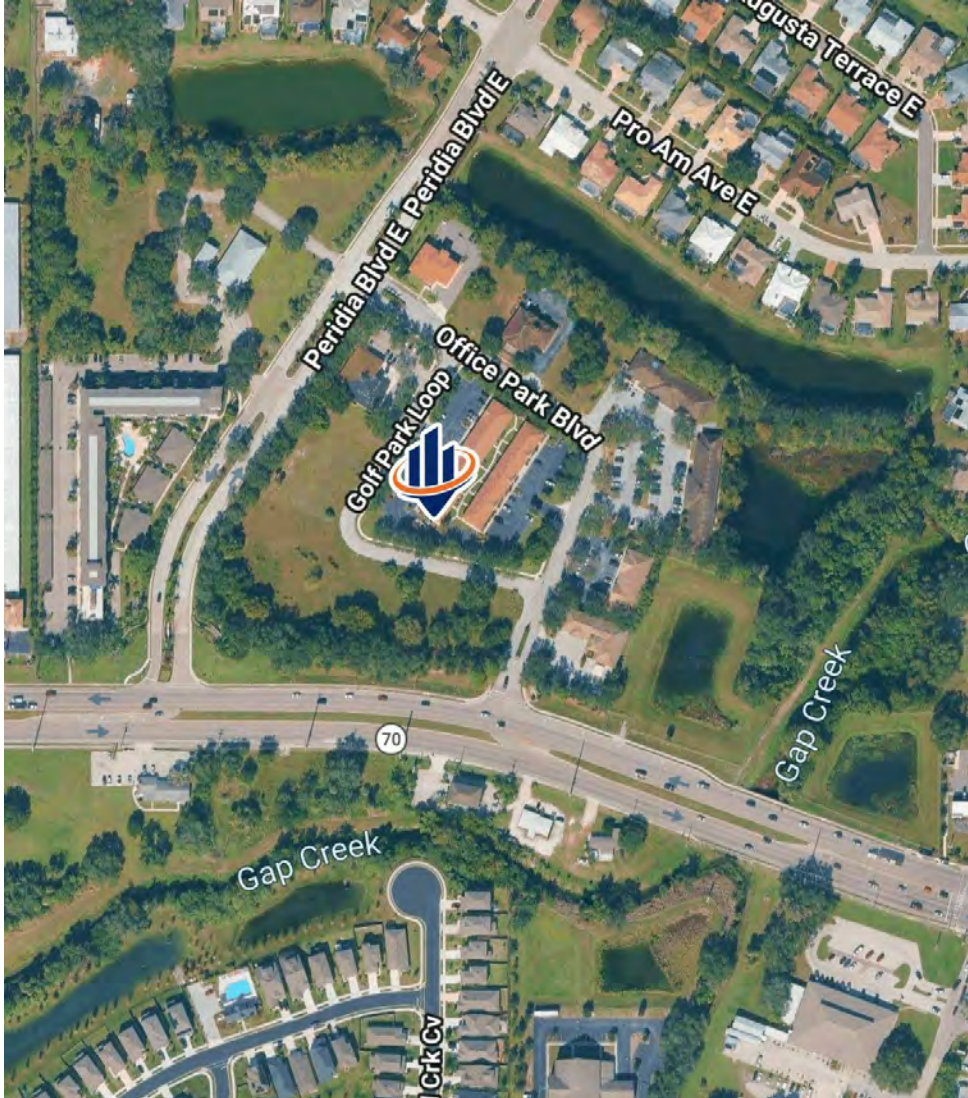
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LOCATION DESCRIPTION



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This fantastic office suite within Peridia Office Park is ideally located just off State Road 70 in Bradenton, Florida.

State Road 70 is a major east-west thoroughfare across the state of Florida, providing access from Fort Pierce through Okeechobee, Arcadia, Lakewood Ranch, and into Bradenton. Intersecting with major north-south connectors such as Interstate 75 and US 301, State Road 70 is a highly trafficked and versatile roadway offering convenient access throughout the region.

The property is located less than 1.5 miles from US 301 and just over 3 miles from Interstate 75. It is surrounded by high-volume retail destinations, including Walmart and Sam's Club to the west, as well as Lakewood Commons to the southeast, featuring popular retailers and restaurants such as Publix Supermarket, First Watch, Chicken Salad Chick, CVS, and more.

The office park offers convenient access from both State Road 70 and Peridia Boulevard East, enhancing accessibility for customers and employees alike. Peridia Boulevard also connects directly to Peridia Golf & Country Club and extends west to 45th Street East (Lockwood Ridge Road).

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PROPERTY DESCRIPTION

This 2,340 SF office condo is available for sale in the beautifully maintained Peridia Office Park. Peridia Office Park offers a professional atmosphere within a quiet setting featuring both medical and professional offices. Join THB Med Spa, Associated Family Physicians, TrustMed Billing Solution, Romero Law Firm, Fidelity Mortgage Loans, State Farm Insurance Agent, CenterWell Home Health, Lakewood Dental Excellence, APC Pediatrics, Costal Luxury Partners Real Estate, Hendricks Wealth & Real Estate Management, and more.

This corner condo unit features a welcoming front entrance that opens into a spacious, open-concept floorplan, currently configured as a physical therapy practice. Upon entry, visitors are greeted by a reception area and a large private office conveniently located to the right.

The layout includes three additional private offices along the right side of the suite, as well as a smaller office or potential storage/closet space near the front left corner. Two ADA-accessible restrooms are located in the rear left portion of the unit and are equipped with a washer and dryer, providing added convenience for medical, therapy, or service-oriented uses.

This highly versatile space is well-suited for a variety of professional applications, including medical or therapy practices, collaborative office environments, call centers, and traditional office layouts. The expansive open area offers flexibility for future customization, including the addition of a dedicated reception area, private offices, treatment rooms, or workstations to meet specific business needs. The rear right corner is currently open and could easily be enclosed to create a conference room, training space, or additional private office.

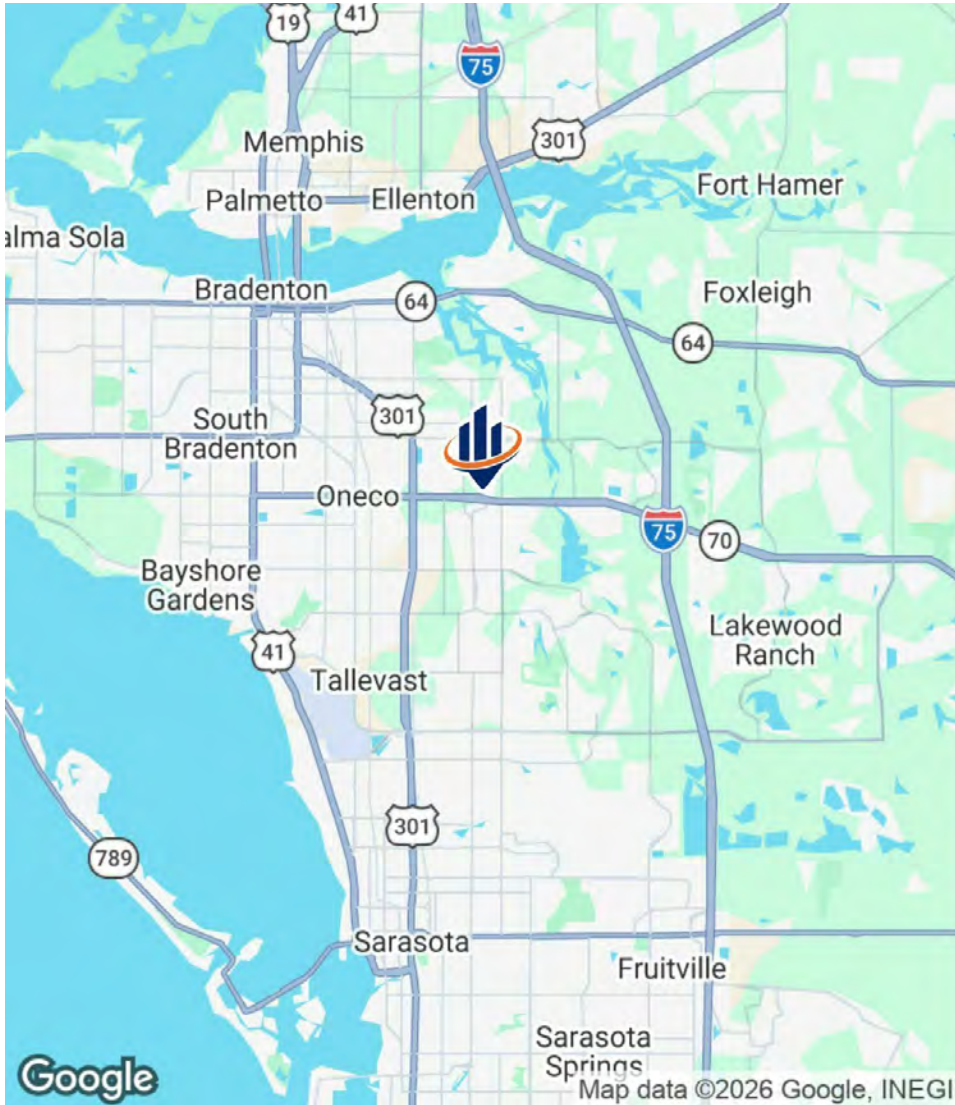
INTERIOR PHOTOS



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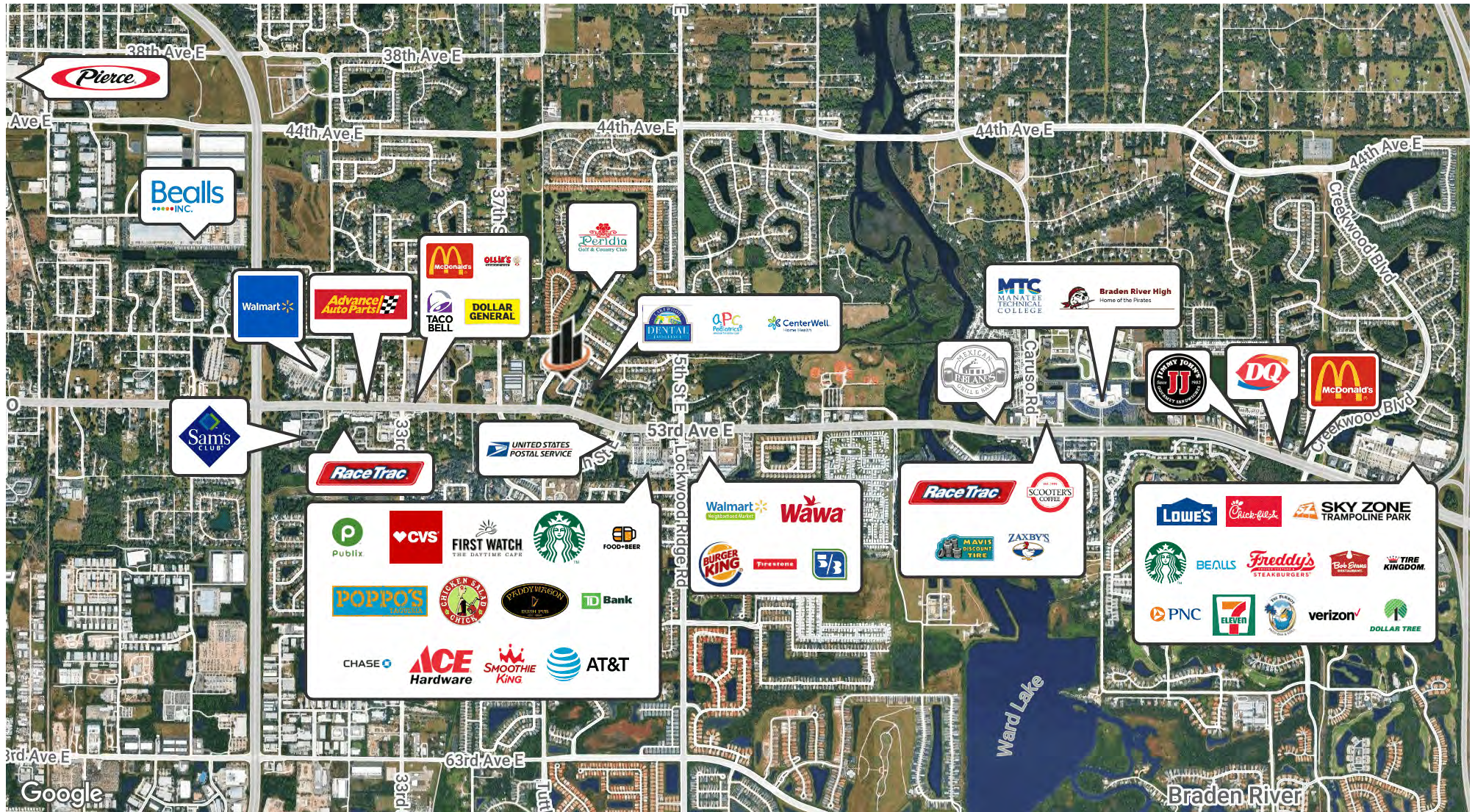
LOCATION MAPS



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

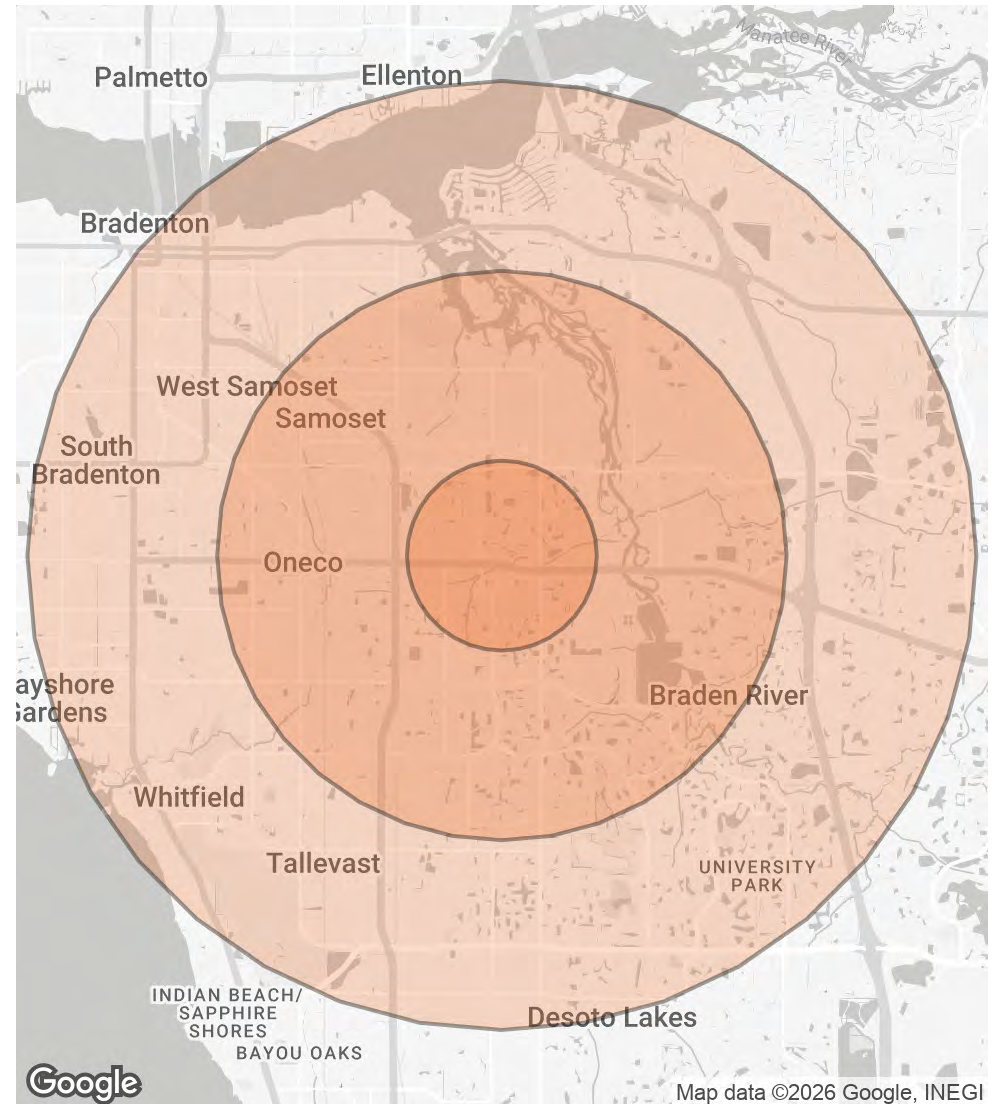
POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| TOTAL POPULATION | 6,945 | 59,867 | 175,247 |
| AVERAGE AGE | 51.3 | 48.1 | 46.4 |
| AVERAGE AGE (MALE) | 50.2 | 46.4 | 45.0 |
| AVERAGE AGE (FEMALE) | 52.5 | 49.4 | 47.1 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 2,806 | 24,058 | 72,147 |
| # OF PERSONS PER HH | 2.5 | 2.5 | 2.4 |
| AVERAGE HH INCOME | \$100,940 | \$97,095 | \$89,755 |
| AVERAGE HOUSE VALUE | \$345,390 | \$318,514 | \$316,456 |

2023 American Community Survey (ACS)



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ALL ADVISOR BIOS



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 \$140 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 PGA Golf Management program 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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Sarasota, FL 34236



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 Southwest Florida. With over thirty five years of commercial real estate experience exclusively in this area, he has completed over 1,000 sales and leasing transactions with a career volume in excess of \$400 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 since 2011.

Tony has been very active in the Realtor® community which includes being the 2022 President of the 9,000 member Realtor® Association of Sarasota and Manatee (RASM), the 2023 President of the RASM Realtor® Charitable Foundation, and the 2016 President of the Commercial Investment Division of RASM. He is also a Florida Realtors® Board Member and served as the 2025 Chair of their Commercial Alliance and is the 2026 Chair of their Public Policy Committee. He is the Legislative Chair for Florida CCIM.

Awards & Accolades include being the 2024 Realtor® of the Year, 2016 Commercial Realtor® of the Year, he received the 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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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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