

**LEASE**

# High Visibility Retail/Office Space for Lease

**835-839 8TH AVENUE WEST**

Palmetto, FL 34221

**PRESENTED BY:**

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**MATT FENSKE**

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FL #SL3373336



## PROPERTY SUMMARY



### LEASE RATE

**\$900 - 2,940 PER  
MONTH**

### OFFERING SUMMARY

|                |                                       |
|----------------|---------------------------------------|
| AVAILABLE SF   | 520 SF - 1960 SF                      |
| BUILDING SIZE: | 1920 SF - 3500 SF                     |
| MARKET:        | North Port-Sarasota-<br>Bradenton MSA |
| TRAFFIC COUNT: | 30,500                                |

### PROPERTY HIGHLIGHTS

- High Visibility Business U.S. 41 Location
- Near 10th Street/ US 301 access
- Excellent for Retail or Office Uses
- Remodeled and Ready for Occupancy!
- Ample parking in rear of building
- FLDOT AADT: 30,500

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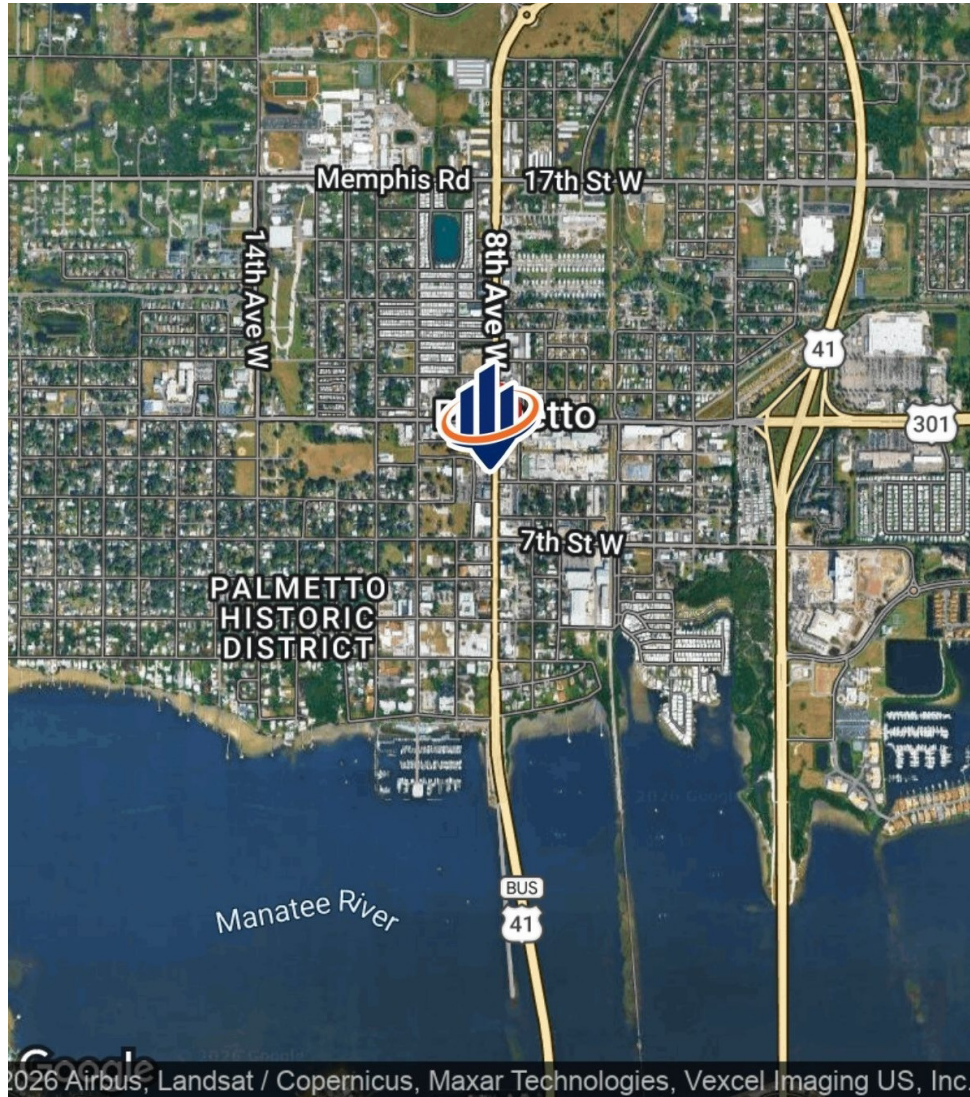
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## PROPERTY DESCRIPTION



## LOCATION DESCRIPTION

This retail/office strip center is located on busy 8th Avenue West (Business 41) in Palmetto, just two blocks from 10th Street West (US 301).

Business 41 serves as a key north-south corridor, providing direct access to Sarasota, Downtown Bradenton, and Palmetto, and connecting to Interstate 275, which links east to Interstate 75 and west to St. Petersburg.

The surrounding area has experienced significant recent growth, with several national retailers located just north of the property, including CVS Pharmacy, Walgreens, Dollar Tree, and the highly trafficked Publix Super Markets, which serves thousands of customers each week.

Two blocks north, 10th Street West transitions into US 301 at the S. Tamiami Trail intersection. This prominent junction is home to major destinations such as the Bradenton Area Convention Center, host of the Manatee County Fair, and the Palmetto Marriott Resort & Spa, a premier 252-room luxury resort.

Traffic in this area is only continuing to increase continuing to drive up this corridor in value and popularity.

The property adjacent to the Palmetto Police Department as well as Popi's Place, a locally loved, Greek-owned diner-style restaurant that has been serving the community since 1983. With multiple locations throughout the Sarasota-Manatee area, it is a well-established draw to the immediate trade area.

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## PROPERTY DESCRIPTION

This is a prime opportunity to lease a highly visible retail/office unit on bustling 8th Avenue West in Palmetto.

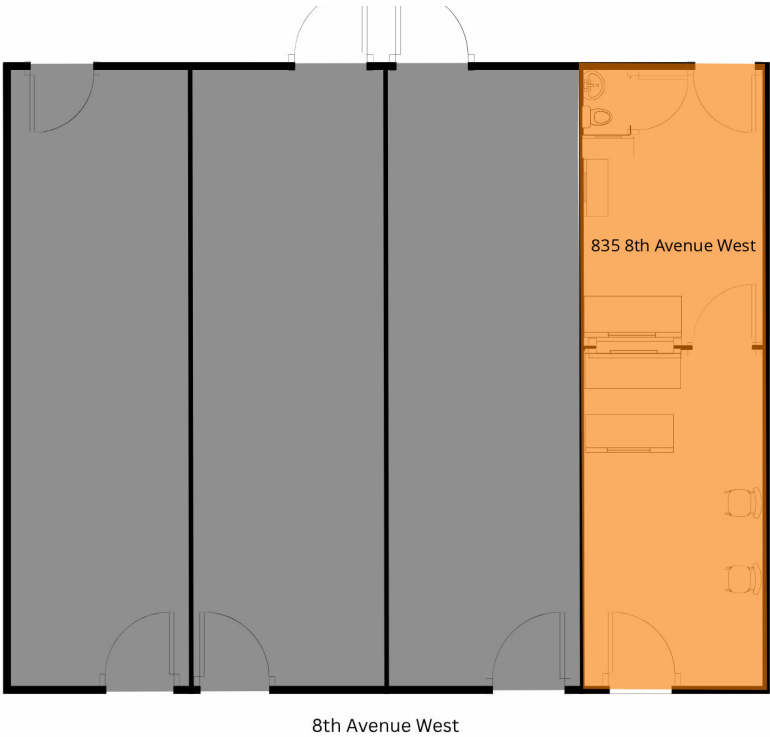
The unit features both front and rear access, with a welcoming reception area in the front and a private workspace in the rear, separated by a dividing wall. Additional highlights include a private restroom and ample rear parking for tenants and customers.

The property benefits from steady foot traffic generated by nearby employers such as the Palmetto Police Department, Pacific Tomato Growers, and the CEMEX Palmetto Concrete Block Plant, making it an ideal location for businesses looking to expand their clientele.

The building's exterior has recently undergone a major refresh, enhancing its modern appearance and overall curb appeal.



PLANS



Floor plans are for illustrative purposes only, intended as a general guide to layout and design. Dimensions, features, and materials are approximate and subject to change without notice. Actual as-built conditions may vary; buyers should verify all details. Renderings, layouts, and furniture are not part of any legal contract or warranty.

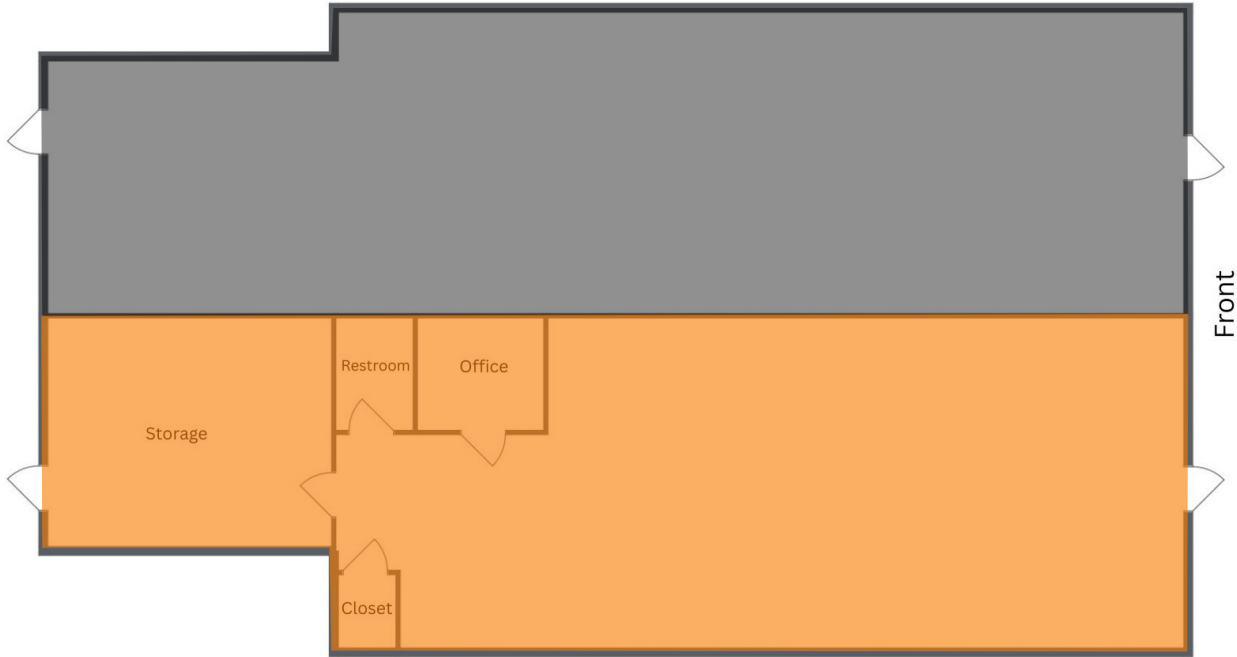
AVAILABLE SPACES

| SUITE               | TENANT    | SIZE   | TYPE  | RATE            | DESCRIPTION             |
|---------------------|-----------|--------|-------|-----------------|-------------------------|
| 835 8th Avenue West | Available | 520 SF | Gross | \$900 per month | Available April 1, 2026 |

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AVAILABLE SPACES

| SUITE               | TENANT    | SIZE     | TYPE           | RATE              | DESCRIPTION            |
|---------------------|-----------|----------|----------------|-------------------|------------------------|
| 837 8th Avenue West | Available | 1,960 SF | Modified Gross | \$2,940 per month | Available July 1, 2026 |

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## 835 8TH AVENUE WEST PHOTOS

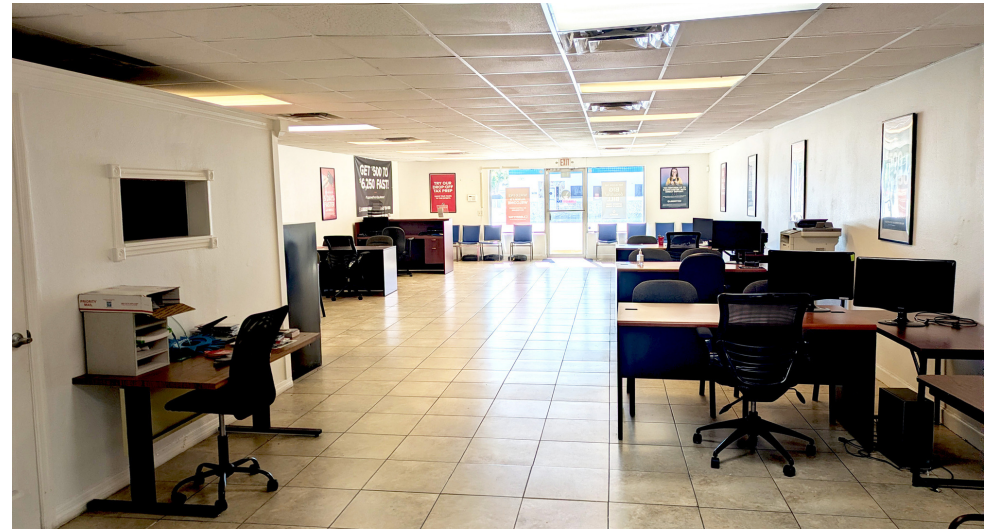


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## 837 8TH AVENUE WEST PHOTOS

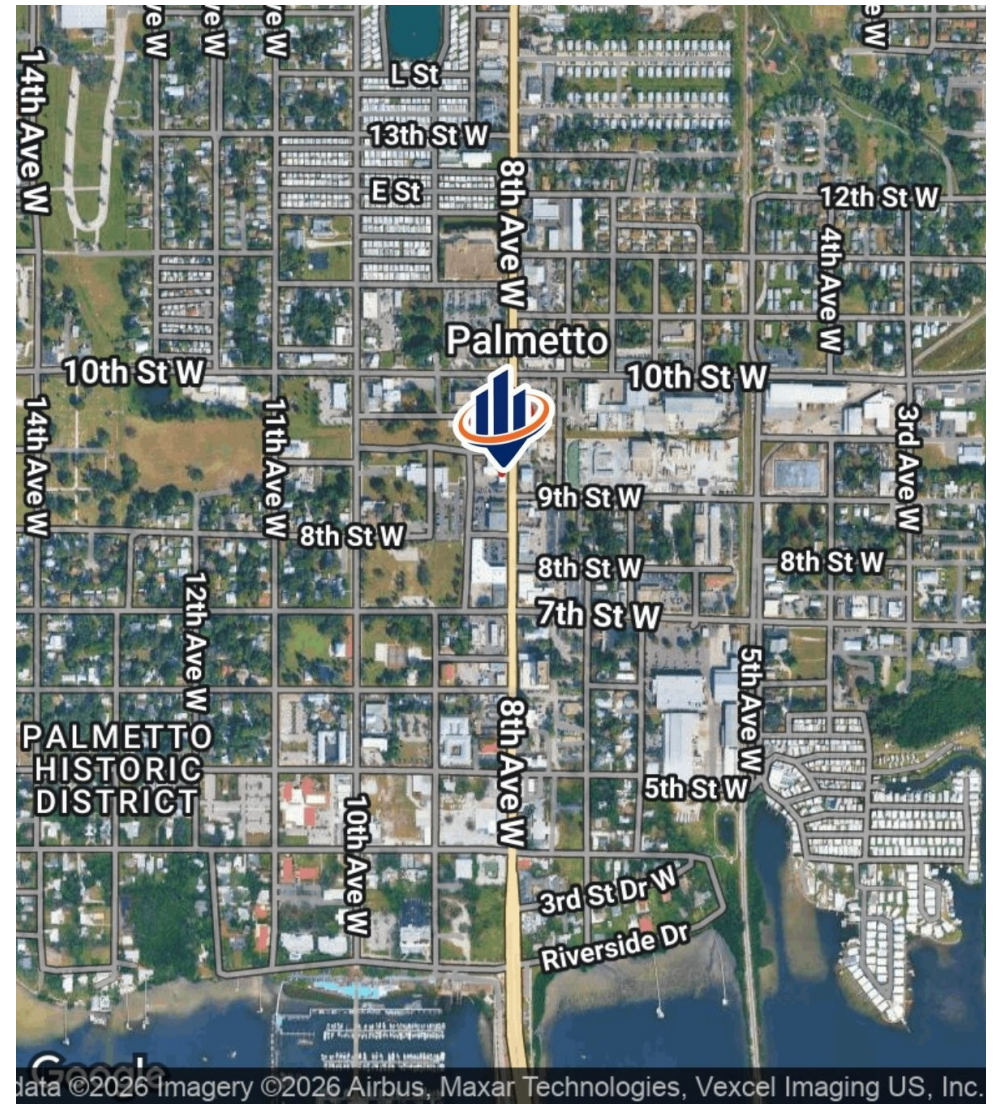
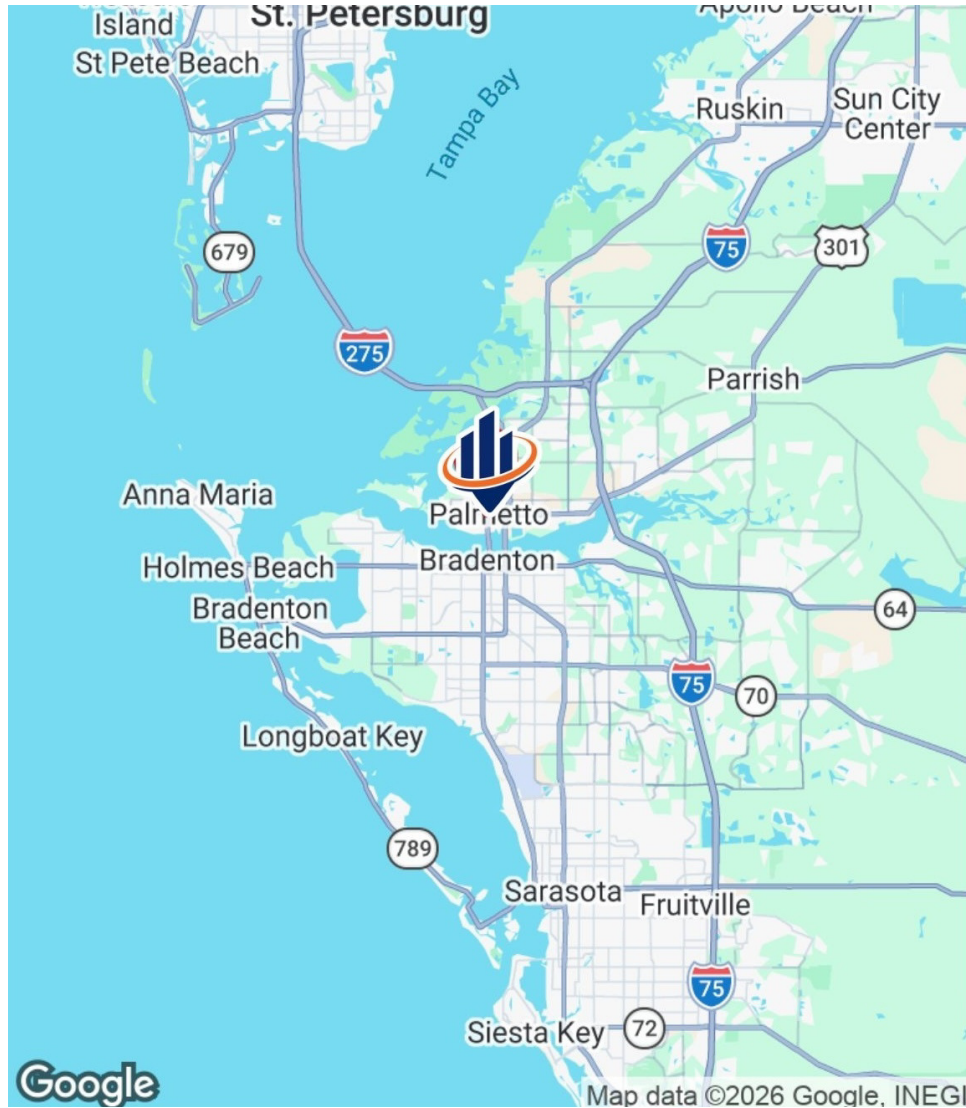


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## LOCATION MAPS



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This aerial map of the Palmetto area in Florida features several callout boxes identifying local businesses and landmarks. The map includes a grid of streets, with major thoroughfares like 14th Ave W, 12th Ave W, 10th Ave W, 8th Ave W, 6th Ave W, 4th Ave W, 2nd Ave W, 1st Ave W, 16th Ave E, 14th Ave E, 12th Ave E, 10th Ave E, 8th Ave E, 6th Ave E, 4th Ave E, and 2nd Ave E. Key locations marked include:

- Palmetto Historic District** (center-left)
- Point Ogden** (bottom-left)
- Bradenton River** (bottom)
- Bradenton Area Convention Center** (bottom-right)
- Businesses and Landmarks:**
  - Publix** (top-left)
  - Checkers** (top-left)
  - CVS pharmacy** (top-left)
  - Walgreens** (top-center)
  - Bank of America** (center-left)
  - Wells Fargo** (center-left)
  - Winn-Dixie** (center-left)
  - Abuela's Kitchen** (center-left)
  - South State Bank** (center-left)
  - Ellenton Urgent Care** (center-left)
  - RIVERHOUSE WATERFRONT RESTAURANT** (bottom-left)
  - Dunkin'** (top-right)
  - Walmart** (top-right)
  - Detwiler's Farm Market** (top-right)
  - McDonald's** (center-right)
  - ALDI** (center-right)
  - Clam House** (center-right)

The map is credited to Google and includes a copyright notice for 2026.

**HIGH VISIBILITY RETAIL/OFFICE SPACE FOR LEASE** | 835-839 8th Avenue West Palmetto, FL 34221 **SVN** | **COMMERCIAL ADVISORY GROUP**

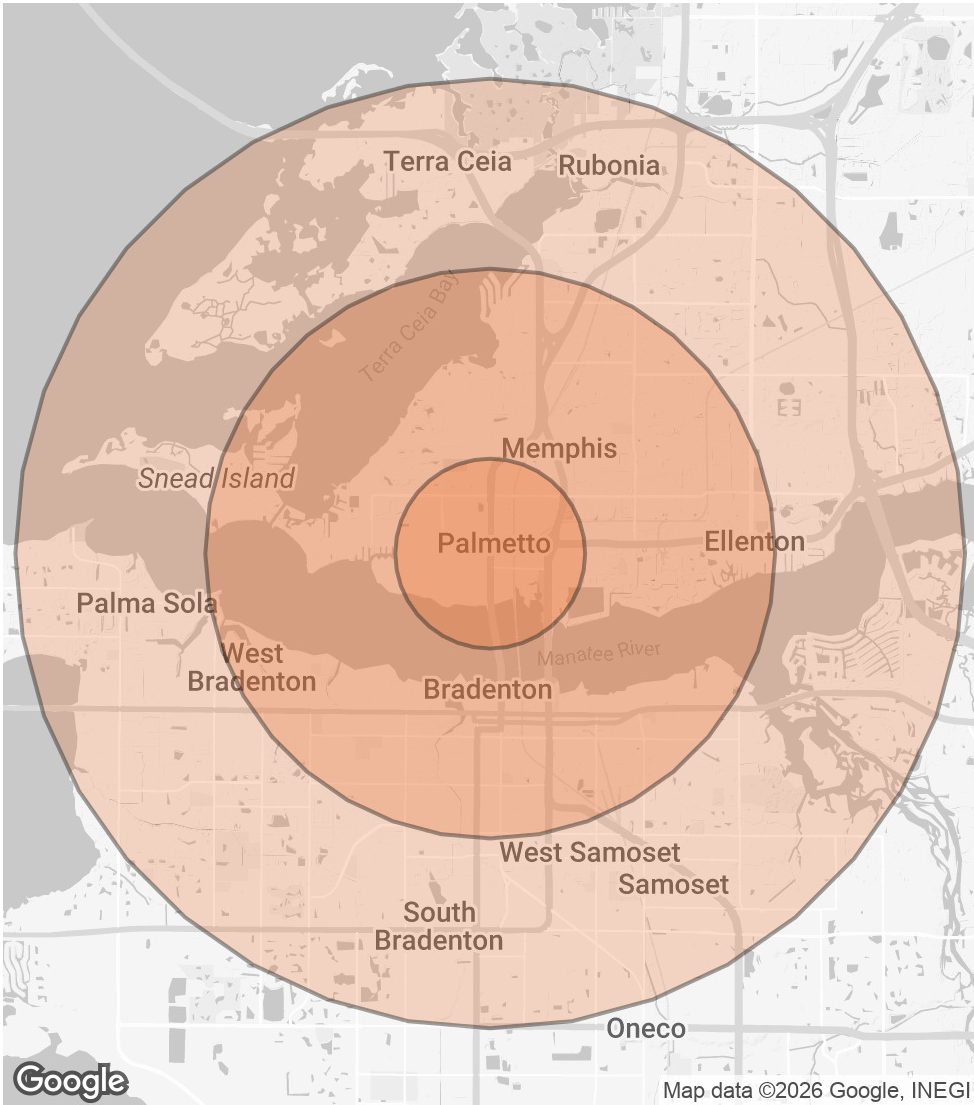


DEMOGRAPHICS MAP & REPORT

| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 7,474  | 58,126  | 159,589 |
| AVERAGE AGE          | 42.9   | 41.8    | 45.8    |
| AVERAGE AGE (MALE)   | 40.4   | 40.0    | 45.1    |
| AVERAGE AGE (FEMALE) | 45.5   | 44.0    | 46.7    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 2,602     | 21,317    | 63,097    |
| # OF PERSONS PER HH | 2.9       | 2.7       | 2.5       |
| AVERAGE HH INCOME   | \$87,685  | \$87,248  | \$83,087  |
| AVERAGE HOUSE VALUE | \$130,542 | \$295,115 | \$283,944 |

2023 American Community Survey (ACS)



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## ALL ADVISOR BIOS



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### 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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### 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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## DISCLAIMER

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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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