

MAXHEALTH RIVER LANDING

6110 State Road 70
Bradenton, FL 34203



\$2,123,632

SALES PRICE

6,478 SF

PROPERTY SIZE

100%

OCCUPANCY

6.41 YRS

WALT

\$19.67

AVERAGE LEASE RATE

\$132,727

CURRENT NOI

100%

MAXHEALTH BUILDING SHARE

KEY TENANTS

MaxHealth

**DERMATOLOGY
associates**

HIGHLIGHTS

Year Renovated

2016

Acres

0.64

Zoning

Manatee County - Planned Development-Commercial (PD-C)

Traffic Count

53,584

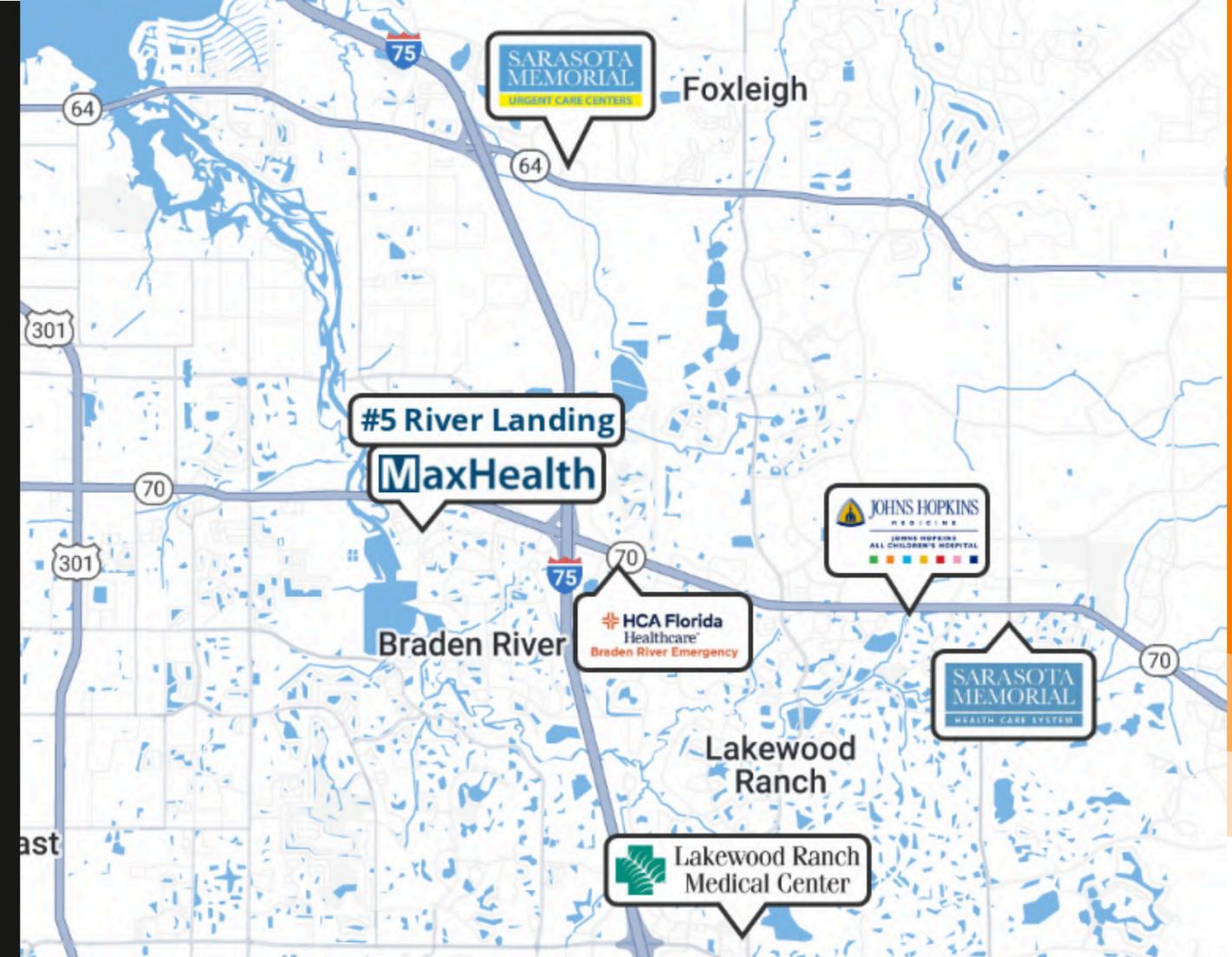
RIVER LANDING

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PROPERTY DESCRIPTION

This well-maintained, single-tenant building was constructed as three suites, but is fully occupied by MaxHealth and an affiliated partner, Dermatology Associates. Located in the very popular River Landings Office Park with direct frontage and visibility on State Road 70, a major east-west corridor in Manatee County connecting Bradenton to I-75 and into Lakewood Ranch.

The River Landings Office Park/Health Park East complex is a 14-building center that includes notable tenants such as Bank OZK, Blue Wave Orthodontics, A Readiness Learning Academy, Manatee Endodontics, and Dental Care at Ward Lake. With four different access points to this site on State Road 70, Caruso Road and 63rd Street East, this site has tremendous accessibility.



PROPERTY LOCATION

This building is positioned directly on State Road 70, which is one of the three major east-west corridors in the Manatee County and is just under 1.5 miles west of the I-75 interchange. State Road 70 connects west to US-301 and US-41, and east into Lakewood Ranch.

River Landing Office Park is located adjacent to a high-end residential community that includes two golf courses, hotels, shopping and restaurants. The property is directly across from Manatee Technical College and Braden River High School, which drive significant traffic into this area.

The property is conveniently located near Lakewood Ranch Medical Center (6.5 miles) and Manatee Memorial Hospital (7.5 miles), with numerous urgent care facilities, outpatient clinics and freestanding emergency departments also in close proximity.

AREA OVERVIEW

Florida remains one of the fastest-growing states in the U.S., with over 1,000 new residents per day. The state's pro-business climate, which includes no state income tax, ongoing infrastructure investments, rapid real estate expansion, and an enviable quality of life, continues to attract both residents and businesses alike.

The Bradenton/Sarasota area is located on Florida's beautiful West Coast on the Gulf of America about one hour south of Tampa. With a projected 6% population growth over the next five years, the region is well-positioned for continued expansion—making this portfolio a valuable asset within a thriving, high-demand healthcare market.

Both cities are best known for their beautiful beaches; Bradenton features Anna Maria Island with Holmes Beach, Bradenton Beach and Coquina Beach, while Sarasota is best known for Siesta Key and Lido Key Beach, with both Counties sharing Longboat Key.

Manatee County is an ideal spot for nature enthusiasts with attractions such as De Soto National Memorial, Robinson Preserve, Lake Manatee State Park, Palma Sola Botanical Park, Neal Preserve, Perico Preserve, Rye Preserve, Terra Ceia Preserve State Park, and the Bradenton Riverwalk, to name a few. Other attractions bringing visitors each year include the Village of the Arts, the Bishop Museum of Science, LECOM Park (Spring Training home of the Pittsburgh Pirates), the Florida Railroad Museum and the Florida Maritime Museum.

Manatee County draws national attention each year through the highly esteemed IMG Academy, which services elite athletes from around the world.

Vibrant hot spots in Sarasota County driving visitors to the area include St. Armands Circle, Mote Marine, Marie Selby Botanical Gardens, The Van Wezel Performing Arts Hall, Ed Smith Stadium (Spring Training home of the Baltimore Orioles), Sarasota Jungle Gardens, The John and Mable Ringling Museum of Art, Nathan Benderson Park and its internationally acclaimed rowing facility, Historic Downtown Venice, and CoolToday Park (Spring Training Home of the Atlanta Braves).

Many nationally recognized companies call the Bradenton/Sarasota Area home or have major facilities located here. These include Tropicana Products (PepsiCo), Air Products & Chemicals, Beall's Department Stores, Chris-Craft Boats, Yellowfin Yachts, Feld Entertainment (Ringling Brothers Circus / Monster Jam), Sunz Holdings, Sun Hydraulics, Sysco West Coast, and Pierce Manufacturing.



AREA OFFICE MARKET

NORTH PORT-BRADENTON-SARASOTA MSA OFFICE OVERVIEW

Demand for office space is stronger than the national average as this area has a very high residential in-migration resulting in faster absorption of office space. As a result, rent prices rose faster than the national average and vacancy rates are lower.

LARGEST OF THE SOUTHWEST FLORIDA MARKETS

The North Port-Bradenton-Sarasota MSA office market is the largest of the Southwest Florida markets with over 28 million square feet of office inventory.

CONSISTENT LEASING ACTIVITY

Office leasing activity has remained consistent over the last few years with medical office development leading the charge for new construction projects. This MSA has remained one of the more desirable office markets in all of Florida.

HEALTHCARE REMAINS A LARGE COMPONENT OF THE REGIONAL ECONOMY

Healthcare is a large component of the region's economy, only behind the Trade, Transportation, and Utilities industry. Several hospital groups are expanding their offerings, either through new outpatient facilities or by upgrading existing hospitals.

\$29.70

MARKET ASKING RENT/SF

2.6%

ASKING RENT GROWTH PER YEAR

5.4%

MSA OFFICE VACANCY RATE

14.1%

NATIONAL OFFICE VACANCY RATE

\$57 BILLION

MSA GROSS DOMESTIC PRODUCT (GDP)

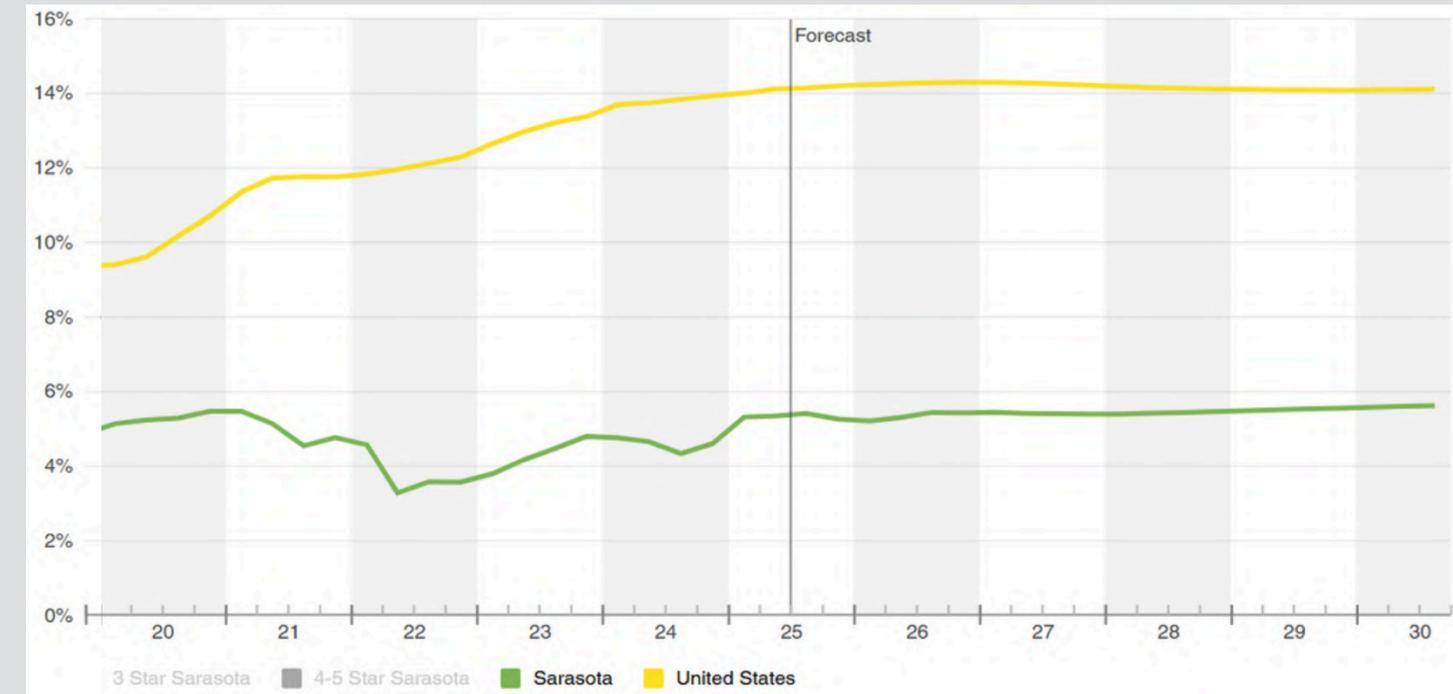
28 MILLION

OVERALL OFFICE INVENTORY SF

*Data derived from CoStar & FRED



MSA OFFICE VACANCY RATES COMPARED TO NATIONAL AVERAGE



DEMOGRAPHICS



930,000

2023 MSA TOTAL POPULATION

1.07 MIL

PROJECTED 2030 POPULATION



1.54%

POPULATION GROWTH/YR

4.2%

UNEMPLOYMENT RATE



\$82,683

MEDIAN HHI

0.9%

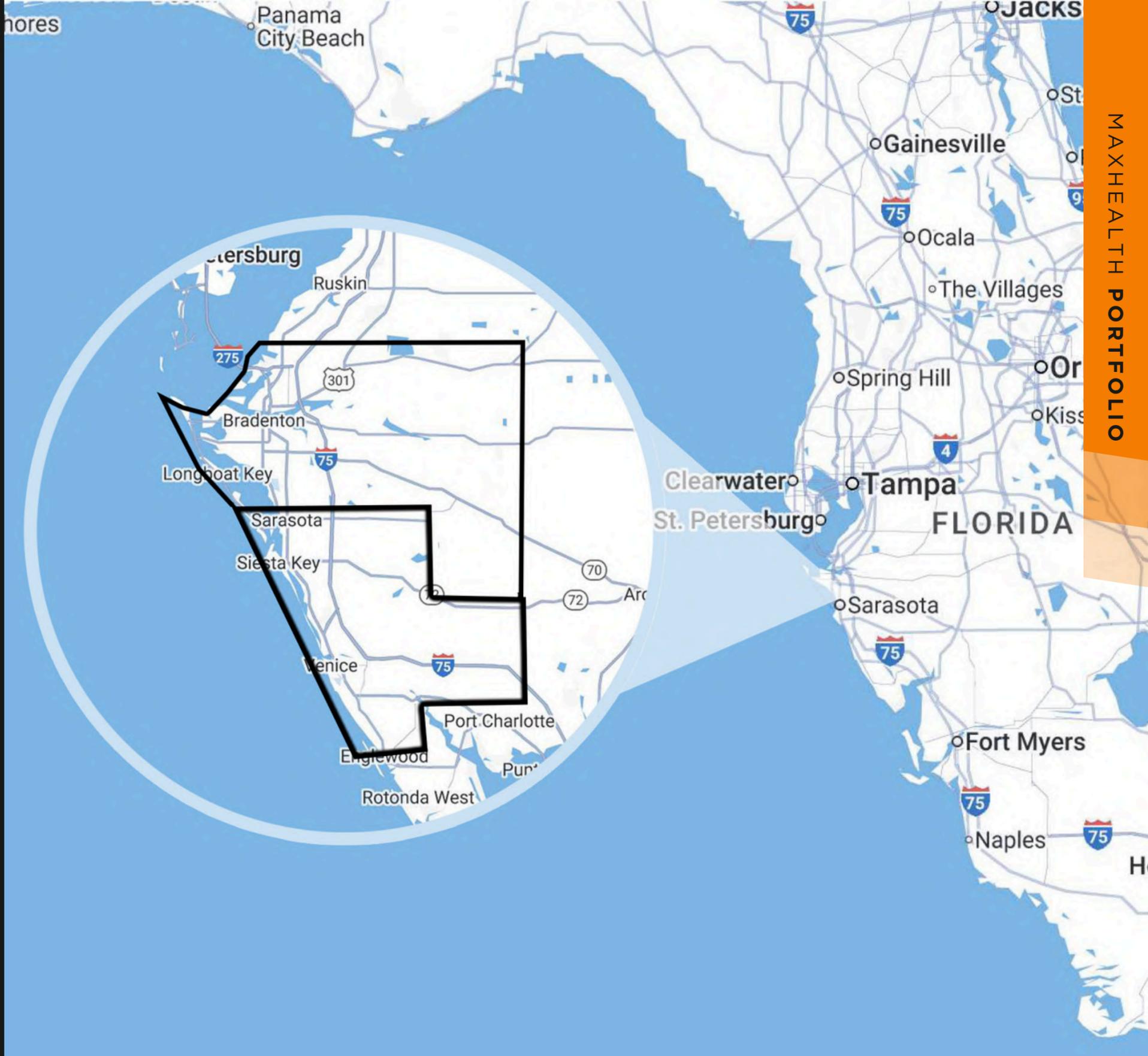
JOB GROWTH YOY

*Data derived from CoStar

EDUCATION & HEALTH SERVICES EMPLOYMENT

Current Number of Health Services Jobs	64,800
Overall Nonfarm Jobs	353,500
Health Services as % of Overall Nonfarm Jobs	18.3%
12-Month % Health Services Job Growth	1.1%

*June 2025 employment data from the U.S. Bureau of Labor Statistics



MAXHEALTH PORTFOLIO

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