

5518 25th St W Bradenton



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Executive summary

5518 25th St W is located in the Bayshore Gardens area of Bradenton, offering convenient access to major roadways, shopping, restaurants, and other area amenities. The property is less than two miles from IMG Academy, minutes to SR 70 and Tamiami Trail for residents and commuters throughout the Bradenton/Sarasota market. It's also close to Bayshore Gardens Park & Marina, and residents have easy access to the Gulf beaches on Anna Maria Island and Bradenton Beach.

This 15,340 SF multifamily property consists of 20 units within 10 one-story duplex buildings on approximately 2.12 acres (92,399 SF). Each unit is approximately 767 SF with two bedrooms and one bathroom. The concrete block buildings make up an established rental community that generates a steady income from diverse tenants, with a mix of long-term and short-term value add units.

Property is zoned RDD-6, which allows for medium-density residential development. This gives ownership several options going forward; keep it running as-is for steady rental income, future renovations, or possible long-term redevelopment.

The property offers excellent access to the surrounding residential, commercial, and employment areas of Bradenton and Sarasota, making it a solid opportunity for investors looking for immediate income with room to grow.



ZONING & UPSIDE POTENTIAL

The property is zoned RDD-6 (Residential Duplex District) under Manatee County's Land Development Code, a designation built to support two-family and multifamily residential product including duplexes, attached single-family homes, and multiple-family dwellings. This zoning foundation gives ownership multiple paths to create value:

Continue As-Is

Operate the existing 20-unit duplex community and capture steady, in-place rental income from an established, diverse tenant base a proven cash-flowing asset from day one.

Renovate & Reposition

Upgrade unit interiors and exteriors across the portfolio, particularly the short-term/value-add units, to push rents toward market and enhance overall asset quality a clear, executable path to NOI growth.

Redevelop for the Long Term

RDD-6 zoning supports a range of residential product types, positioning the 2.12-acre site for potential long-term redevelopment as the Bradenton/Sarasota market continues to grow.

Together, these options make 5518 25th St W a rare combination: an income-producing asset today, with meaningful flexibility to renovate, reposition, or redevelop tomorrow.



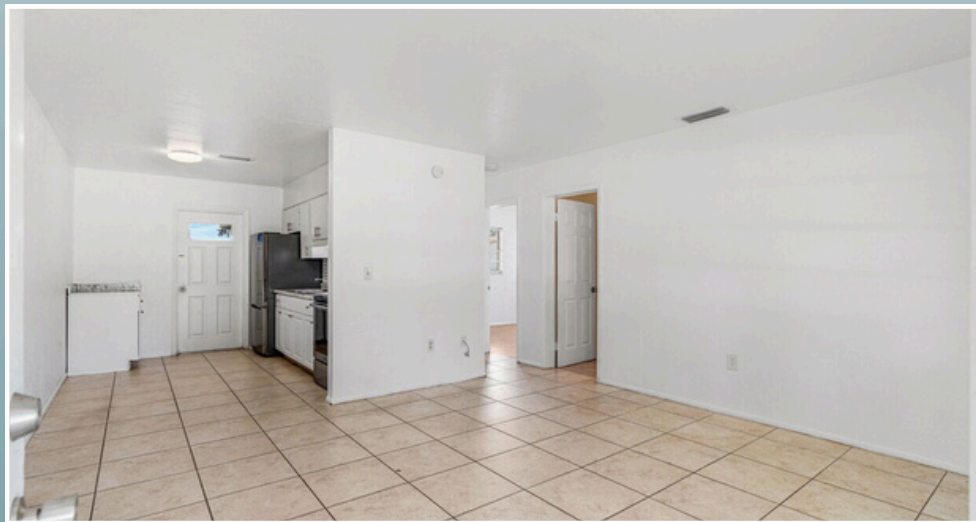
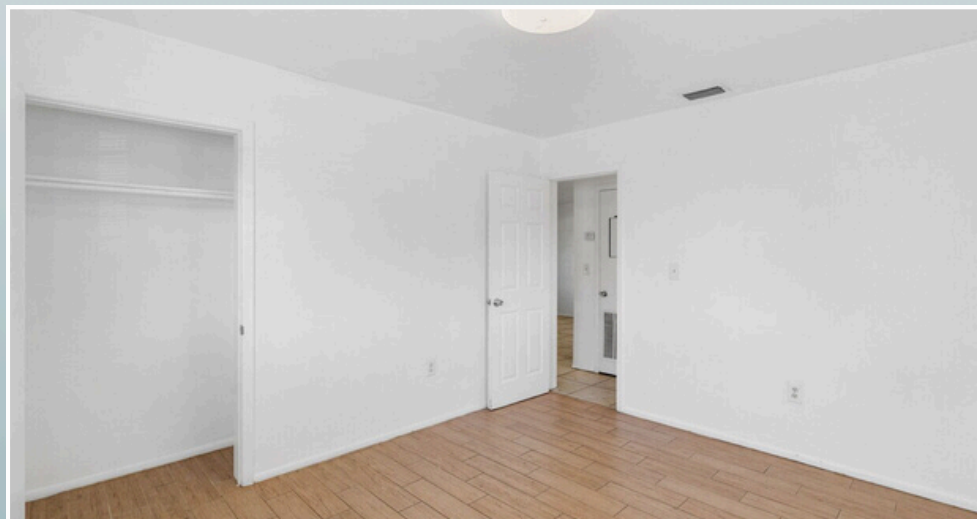
26th St W

26th St W

26th St W

55th Ave W

55th Ave W



Area Overview



Bradenton Overview

A Thriving Hub of Development

Bradenton, Florida is a vibrant and growing community, perfectly positioned along the Gulf Coast with easy access to Sarasota, Lakewood Ranch, and the greater Tampa Bay area. The city is experiencing a dynamic phase of development, offering exciting opportunities for businesses, investors, and residents alike.

DIVERSIFYING ECONOMY

Bradenton's economy is diverse and growing, fueled by sectors such as IT, life sciences, professional services, and clean technology. Strong employment across healthcare, hospitality, and professional services supports long-term business and workforce growth.

MANUFACTURING

Bradenton boasts a robust manufacturing sector producing everything from precision hydraulics to custom glass products. The city's skilled workforce and strategic location near major highways make it an ideal base for industrial growth and distribution.

TOURISM INDUSTRY

Bradenton draws millions of visitors each year with its beaches, cultural attractions, and sporting events. Residents enjoy a high quality of life with parks, scenic waterfronts, and recreational amenities.

Economy



Bradenton is home to a variety of leading employers across healthcare, hospitality, and professional services, including SMH Healthcare, Venice HMA, Doctors Hospital of Sarasota, Ritz-Carlton, and FCCI Insurance Group. These companies provide a strong employment base and support the city's ongoing economic growth and stability.



Bradenton's manufacturing sector produces a variety of high-quality goods, including fabricated metal products, computer and electronic equipment, and transportation components. These exports contribute to the region's economic strength and position the city as a key player in global trade.



Bradenton is a hub for sports enthusiasts, hosting spring training for the Baltimore Orioles and Pittsburgh Pirates. The city also offers polo, powerboat racing, BMX, and other recreational events that draw visitors and enrich the local lifestyle.



Bradenton offers a rich cultural scene, featuring attractions like the Ringling Museum of Art and performances by the Sarasota Orchestra. Residents and visitors also enjoy festivals, art galleries, and community events that celebrate the city's vibrant arts and cultural heritage.

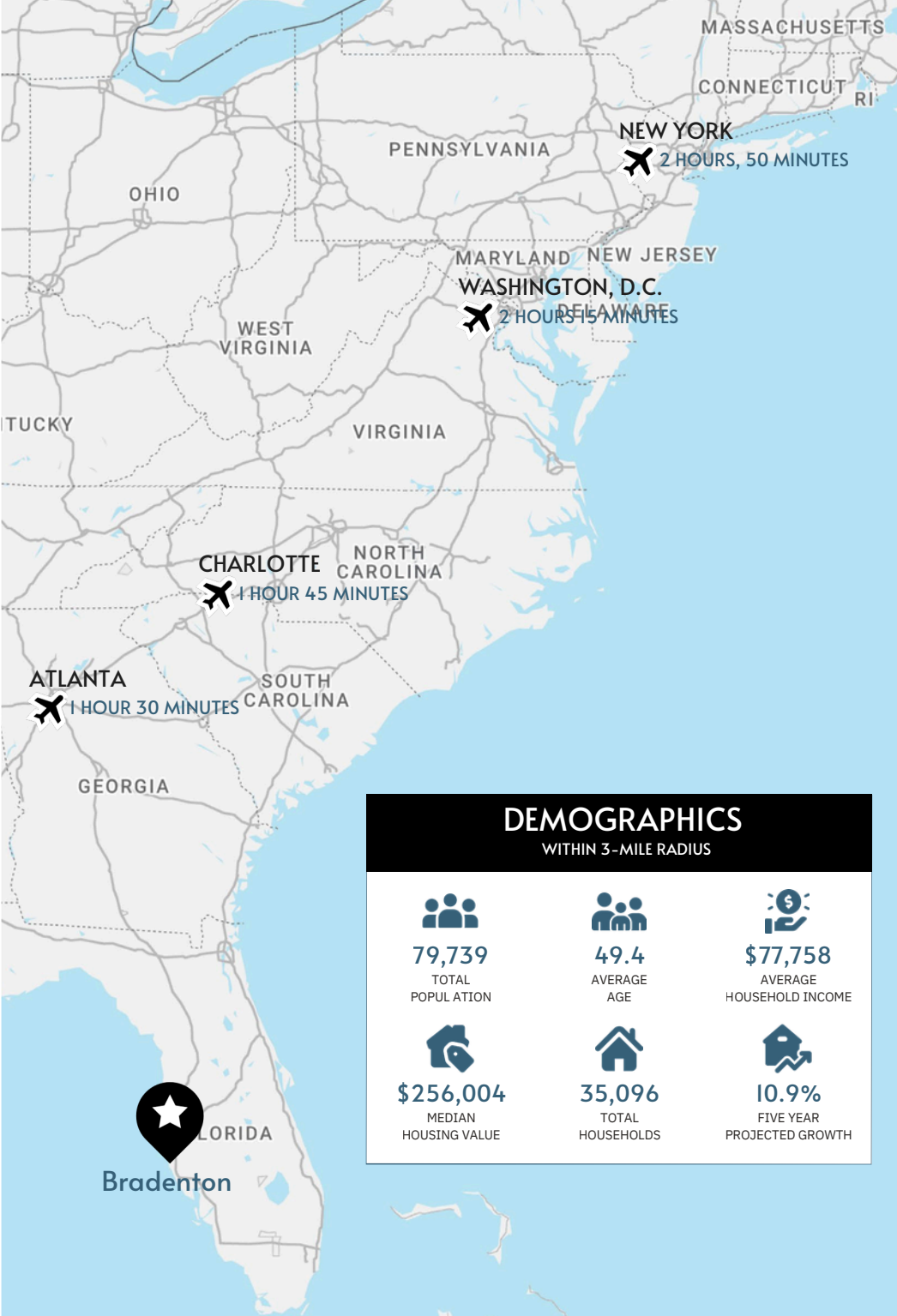
ACCESSIBILITY AND CONNECTIVITY

Exploring Transportation and Flights in the Sarasota Metro Area

Situated in the southeastern part of the United States, Sarasota is bordered to the east by Interstate 75, a significant highway stretching 1,786 miles from Sault Ste. Marie at the Canada/U.S. border to Miami. Downtown Sarasota is easily accessible via the Fruitville Rd exit, while the historic Tamiami Trail (US-41) has connected Tampa and Miami since the 1920s. The Sarasota-Bradenton International Airport is a major hub for various airlines, including U.S. Airways, American Airlines, Delta, JetBlue, United, and Air Canada. In 2022, the airport welcomed nearly 3.8 million passengers, both from domestic and international flights.

CITY	FLIGHT TIME
ATLANTA	1 Hour 30 Minutes
CHARLOTTE	1 Hour 45 Minutes
WASHINGTON, D.C.	2 Hours 15 Minutes
NEW YORK CITY	2 Hours 50 Minutes

CITY	DRIVE TIME
TAMPA	1 Hour
ORLANDO	2 Hours 30 Minutes
MIAMI	3 Hours 30 Minutes
JACKSONVILLE	4 Hours 30 Minutes



5518 25th St W



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Experienced Real Estate Professional

Troy, a proud second-generation native of Sarasota, Florida, has deep roots in the community. He joined the family business, Harry E. Robbins Associates Inc., as a sales associate in 2006 at just 19 years old, quickly rising to earn his Brokerage License in 2016. With a focus on Commercial Real Estate, Troy provides expert guidance to Buyers, Sellers, Landlords, and Tenants navigating transactions. He also works closely with investors looking to buy or sell cash-flow properties, helping them generate reliable net income. His commitment to his clients and community is a driving force behind his success.

Troy graduated from Riverview High School, where he was a standout on the Varsity Basketball team, earning three varsity letters. He was also president of the Fellowship of Christian Athletes for two years and was recognized with the Student-Athlete award for four consecutive years. After high school, Troy attended State College of Florida, where he completed his studies and successfully passed the Florida Real Estate Exam. He later returned to serve as an assistant coach for the boys' varsity basketball team at Riverview High School, where he continues to give back to the community that shaped him.

Beyond his professional and coaching roles, Troy is an active community member, contributing to a range of organizations. He has been involved with Sertoma, the Distinguished Alumni Foundation at Riverview High School, and City Commit, a non-profit helping men become better husbands, fathers, and leaders. For over two decades, he has been a dedicated participant in Mission of Hope, an initiative that supports Haiti and other Caribbean nations by providing food, education, and essential resources to those in need.



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Experienced Real Estate Professional

Originally from Ottawa, Ontario, Canada, Bradley moved to the United States in 2016, initially settling in Clearwater before making Sarasota his home in 2018. Bradley earned his Business Administration diploma with a major in information systems, and in addition, earned his Technical Writer certificate from Algonquin College. During his years as a residential realtor, Bradley began exploring commercial real estate opportunities, discovering a newfound knack for this sector. His experience in both residential and commercial has given him a comprehensive understanding of Southwest Florida's dynamic real estate landscape.

His passion for our unique market led him to transition fully into commercial, where he is proud to have joined one of Sarasota's most prestigious brokerages, Robbins Commercial, in April of 2025.

Bradley's clients often describe him as detail-oriented, proactive, willing to go the extra mile. His systematic approach to commercial transactions, combined with his strong negotiation skills and a deep commitment to each client's objectives, ensures that his clients receive the highest level of service. Whether working with investors, business owners, or developers, Bradley's focus remains on creating a stress-free environment for a smooth transaction and delivering results! His expertise spans various commercial property types, including retail, office, industrial, and investment. Having called Sarasota home since 2018, Bradley leverages



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