

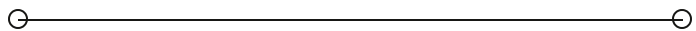


SALE

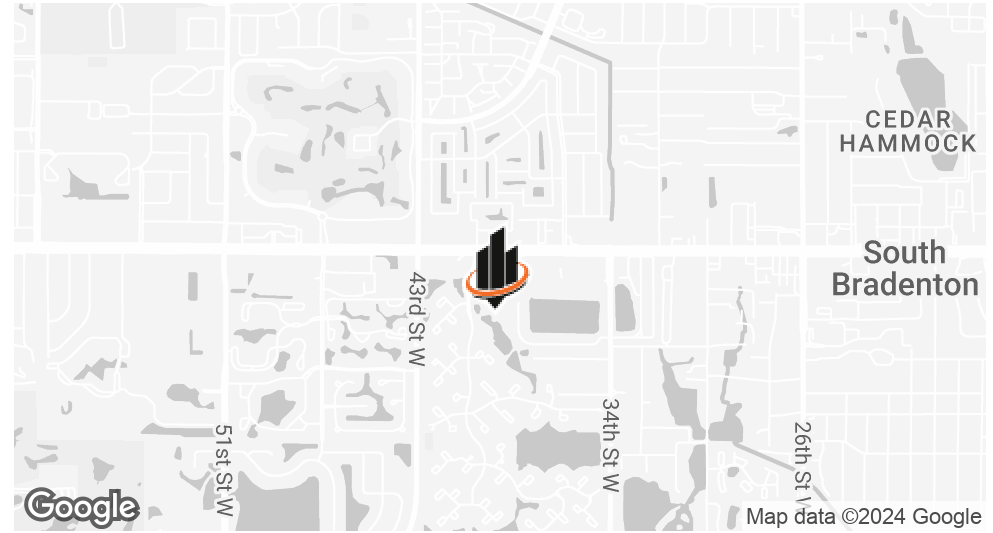
Freestanding Office Building With Income

3653 CORTEZ ROAD WEST

Bradenton, FL 34210



EXECUTIVE SUMMARY



SALE PRICE	\$1,199,000
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OFFERING SUMMARY

BUILDING SIZE:	5,762 SF
LOT SIZE:	0.57 Acres
PRICE / SF:	\$208.09
YEAR BUILT:	1989
SUBMARKET:	Cortez Road Corridor

PROPERTY OVERVIEW

PRICE REDUCED! Great investment opportunity to acquire a partially leased freestanding office building within the beautiful Wildewood Office Park on Cortez Road in Bradenton, Florida. Three suites comprising 1,692 +/- square feet are currently leased to three different tenants, leaving a fourth separate 4,070 +/- square feet (Suite 110) for the new owner to occupy.

This new owner's space features 11 offices, a large conference room, small conference room, lobby area, kitchen/breakroom, storage rooms, and men's and women's restrooms with two stalls in each. The separate entrances around the building allow for the other tenants of the leased suites to not interfere with the business operating out of the new owner's suite. Buy your business a home and stop paying rent. Possible Seller Financing Available to Qualified Buyers!

This building is one of twelve professional office buildings situated on almost 13 Acres, in a project called Wildewood Professional Park located on the busy Cortez Road corridor in Bradenton, Florida. An Owner's Association has been set up to handle cross access easements, shared retention, landscape maintenance, signage, and entrance features allowing these buildings to be owned independently. This is not a condominium association. The building owners own their buildings and their land with restrictions that support attractive appearance and appropriate usage.

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PROPERTY DETAILS & HIGHLIGHTS

BUILDING NAME	Freestanding Office Building With Income
PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
APN	5182801259
BUILDING SIZE	5,762 SF
LOT SIZE	0.57 Acres
BUILDING CLASS	B
YEAR BUILT	1989
NUMBER OF FLOORS	1



- PRICE REDUCED! Fantastic Investment Opportunity!
- 4,070 +/- Sq Ft for the New Owner to Occupy.
- Possible Seller Financing Available to Qualified Buyers!
- 3 Tenants Leasing 1,692 +/- SF with \$33,678 in Gross Income.
- Very Strong Market with less than 5% Vacancy.
- Stop paying rent, buy your business a home!
- Great Southwest Florida location.
- Wooded and peaceful setting, yet in the center of everything.

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LOCATION DESCRIPTION



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Bradenton is a city located within Manatee County on Florida's Gulf Coast at the south end of Tampa Bay. It sits on the banks of the Manatee River where it meets the Gulf of Mexico, south of Tampa and St. Petersburg, and north of Sarasota, Ft. Myers and Naples. Bradenton is home to the Village of the Arts, the Bradenton Blues Festival, IMG Academy Elite Sport Training Facility, and LECOM Park, the spring training home of the Pittsburgh Pirates. The beautiful beaches of Anna Maria Island form the western border along the Gulf of Mexico, and Lakewood Ranch, one of the fastest selling master planned communities in the United States, borders to the east.

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

This investment offering is one of twelve professional office buildings, situated on almost 13 Acres, in a project called Wildewood Professional Park located on the very busy Cortez Road corridor in Bradenton. Cortez Road is one of the three major east-west roadways in the County. Wildewood is positioned well within a myriad of retail opportunities including Hobby Lobby, Publix, Walmart, Culvers, McDonalds, Dunkin', and Taco Bell. Downtown Bradenton is a short drive north while downtown Sarasota is around 20 minutes to the south just past the Sarasota-Bradenton International Airport.

For transportation this area is serviced by the Sarasota-Bradenton International Airport, one of the fastest growing airports in the United States, which is 15 minutes south of Wildewood, Also there is Tampa International Airport approximately 45 minutes north, and the St. Petersburg-Clearwater International Airport also approximately 45 minutes to the north. SeaPort Manatee is twenty minutes to the north at the north end of Manatee County. It is the closest U.S. deepwater seaport to the Panama Canal, serving bulk, breakbulk, container, heavy lift, project and general cargo customers.

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Suite	Tenant Name	Size SF	% of Building	Price/ SF/ Year	Market Rent	Annual Rent	Lease Start	Lease End
90	Bourne Galessiere	590 SF	10.24%	\$19.83	\$20	\$12,051	8-1-2023	7-31-2026
100	Casement Group	551 SF	9.56%	\$16	\$20	\$9,720	9-1-2021	7-31-2024
110	Potential Vacant Owner Suite	4,070 SF	70.64%					
120	Tao of Wellbeing & Acupuncture	551 SF	9.56%	\$17.97	\$20	\$10,197	4-1-2018	3-31-2025
Totals		4,762 SF	100%	\$54.13	\$60	\$31,968		

Expense Recovery (Electric)

\$1,710

Total Gross Income

\$33,678

INCOME/EXPENSE PRO FORMA - OWNER OCCUPIED SUITE 110

**3653 Cortez Road General Building
Income & Expense Pro Forma
if Suite 110 were Owner-Occupied**

As of 7/21/2024

Income:

Suite 110 Owner Occupied	\$-00
Suite 90, 100 & 120 Base Rent	\$31,968.00
Additional Income (Electric)	\$1,710.00
Total Income	\$33,678.00

Expenses:

Pest Control	\$770.00
General Repairs	\$1,600.00
Signage	\$200.00
Safety Services	\$200.00
Electric (House + 90 & 120)	\$2,300.00
Water/Sewer	\$720.00
HVAC Maintenance/Repairs	\$1,200.00
Exterior Cleaning	\$1,200.00
Association Dues	\$10,958.00
Total Maintenance	\$19,148.00

Insurance Estimate \$8,000.00

Real Estate Taxes \$11,045.00

Total Estimated Building Expenses **\$38,193.00**

Expenses PSF **\$6.63**

Net Income (Loss) **\$(4,515.00)**

Suite 110 has been operated as an Executive Suite for several years with tenants leasing one or more offices, but having access to shared lobby, kitchen, conference room and restrooms. The Seller has begun the process of not renewing leases or refilling vacant spaces in order to prepare this property for sale as an owner-user building. Seller will deliver the building at closing with either the last remaining executive suite tenants in place, or vacant. The remaining 3 tenants are:

Additional Current Income NOT INCLUDED in Pro Forma

Suite 110 Remaining Tenants		SF	Monthly Rent	Annual Rent	Start Date	Expiration Date
Dr Kay	A & B	753	\$848.72	\$10,184.64	11/1/2019	8/31/2025
Fisher Counseling	C	221	\$490.00	\$5,880.00	3/1/2015	M to M
Mary Ellen Stahr	H & I	302	\$395.00	\$4,740.00	4/12/2013	7/31/2024
Total Income Suite 110			\$1,733.72	\$20,804.64		

The estimated expenses included in this proforma are based on information and estimates provided by the property manager for the entire Wildewood complex. The purpose of this pro forma is to illustrate the cost of owning the building for someone occupying Suite 110. Therefore, expenses specific to Suite 110 such as electric, janitorial, telephone, etc. are not part of this pro forma. This pro forma shows that keeping the three tenants in suites 90, 100 & 120 will cover most of the expenses of building ownership except for debt service.

Buyer should complete their own analysis of building ownership and get quotes for various expenses before making a buying decision. Broker does not warrant or guarantee any of the information in this analysis. This analysis is provided for illustrative purposes only and cannot be relied upon.

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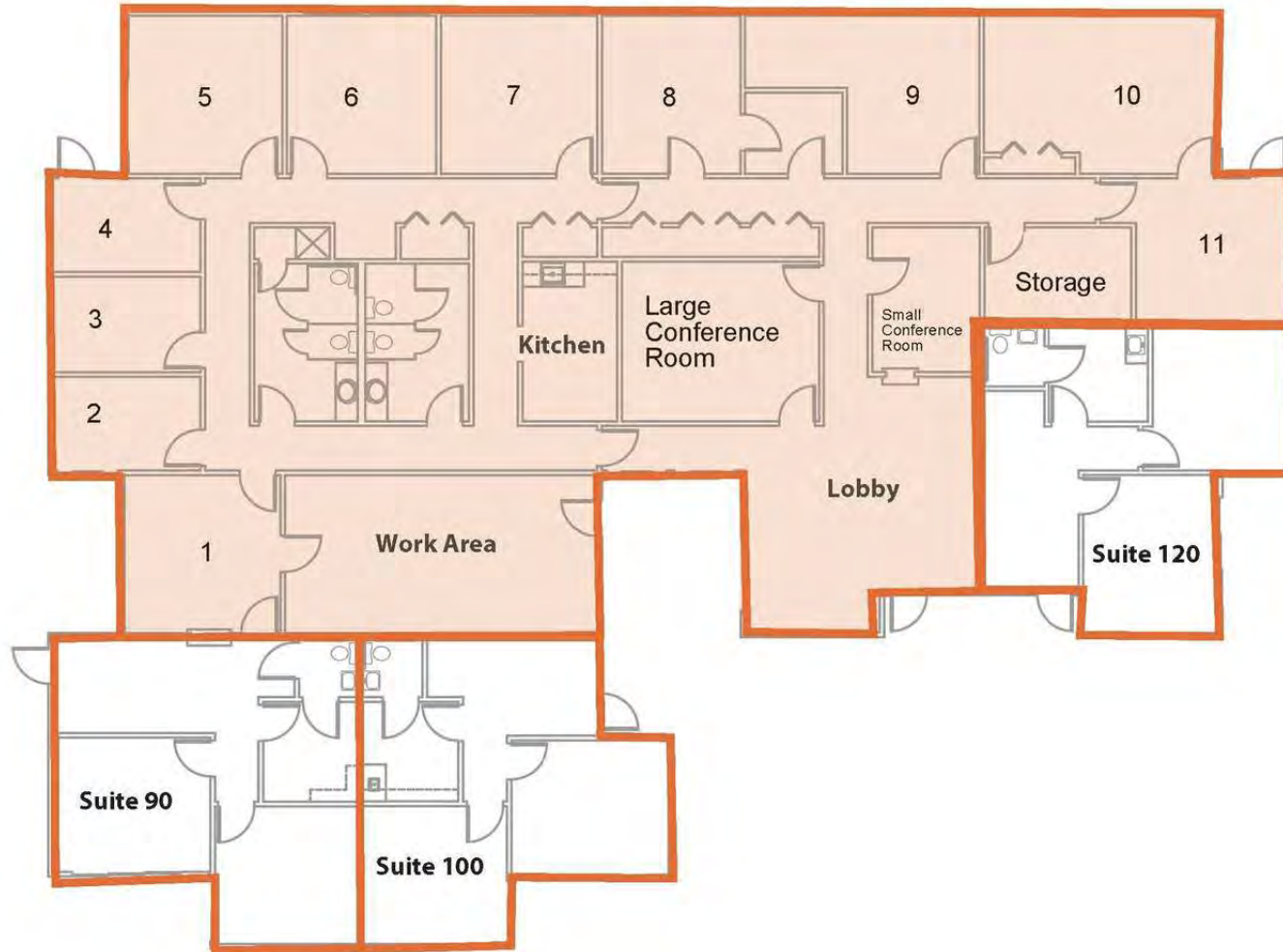
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FLOOR PLAN

Vacant Owner Suite- 4,070 +/- SF



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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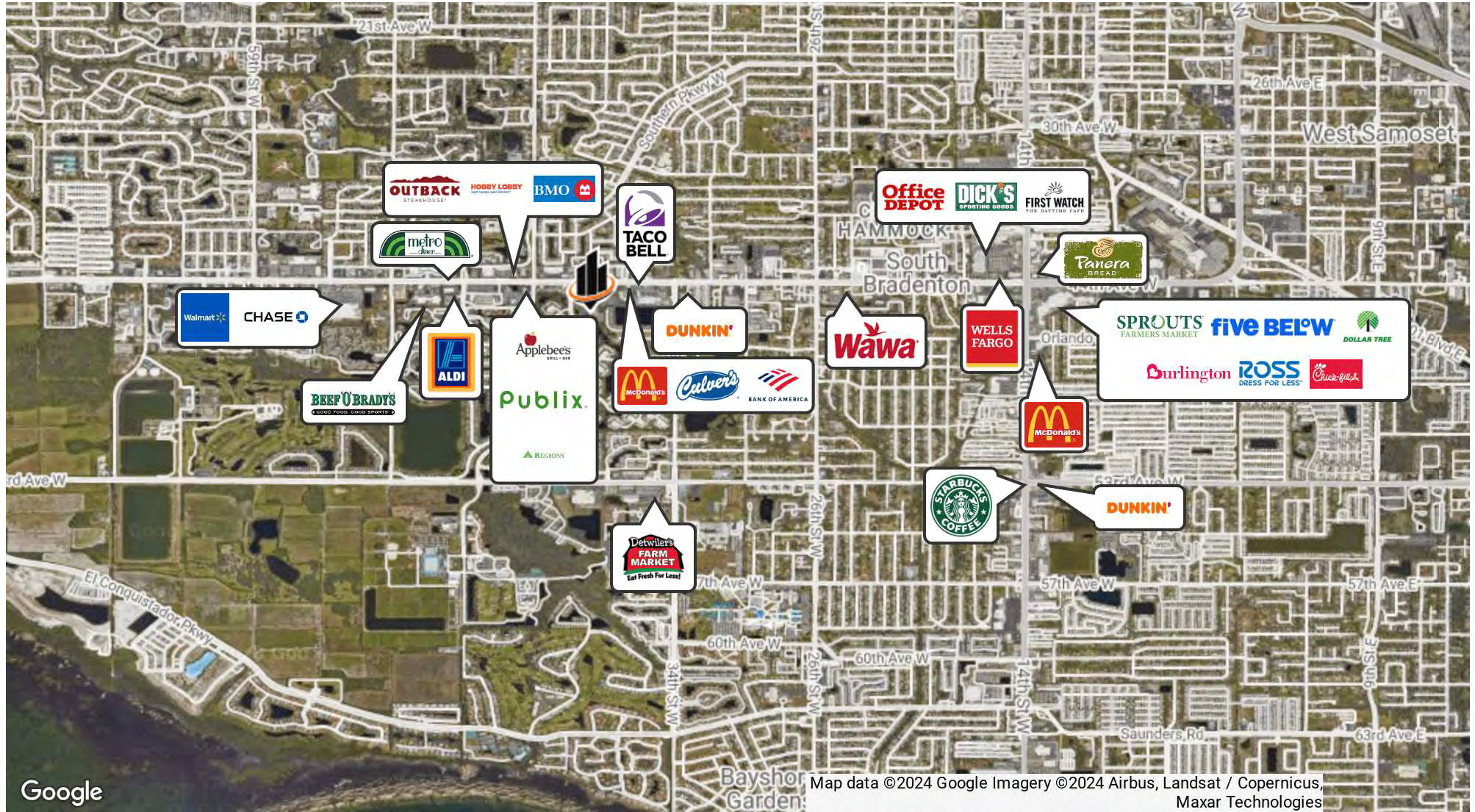
WILDEWOOD PROFESSIONAL PARK



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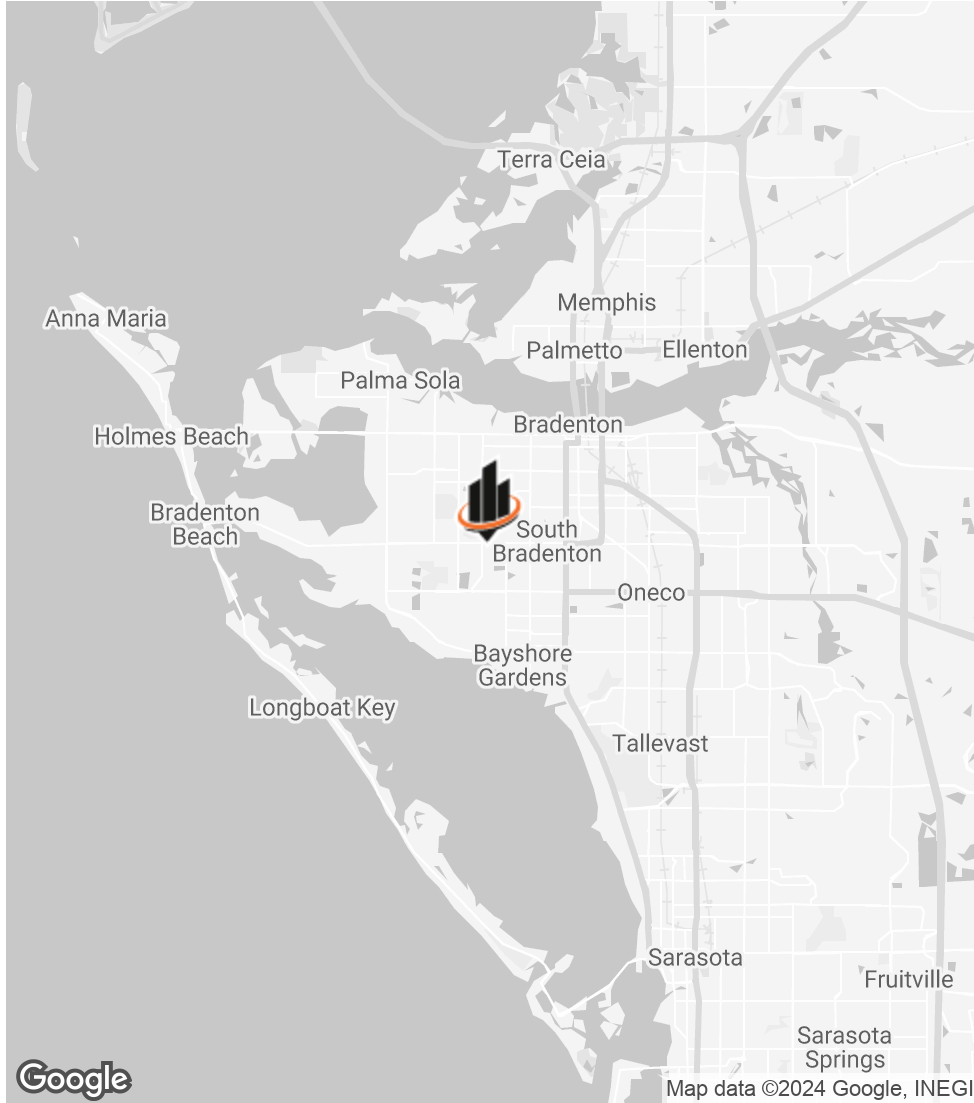
RETAILER MAP



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

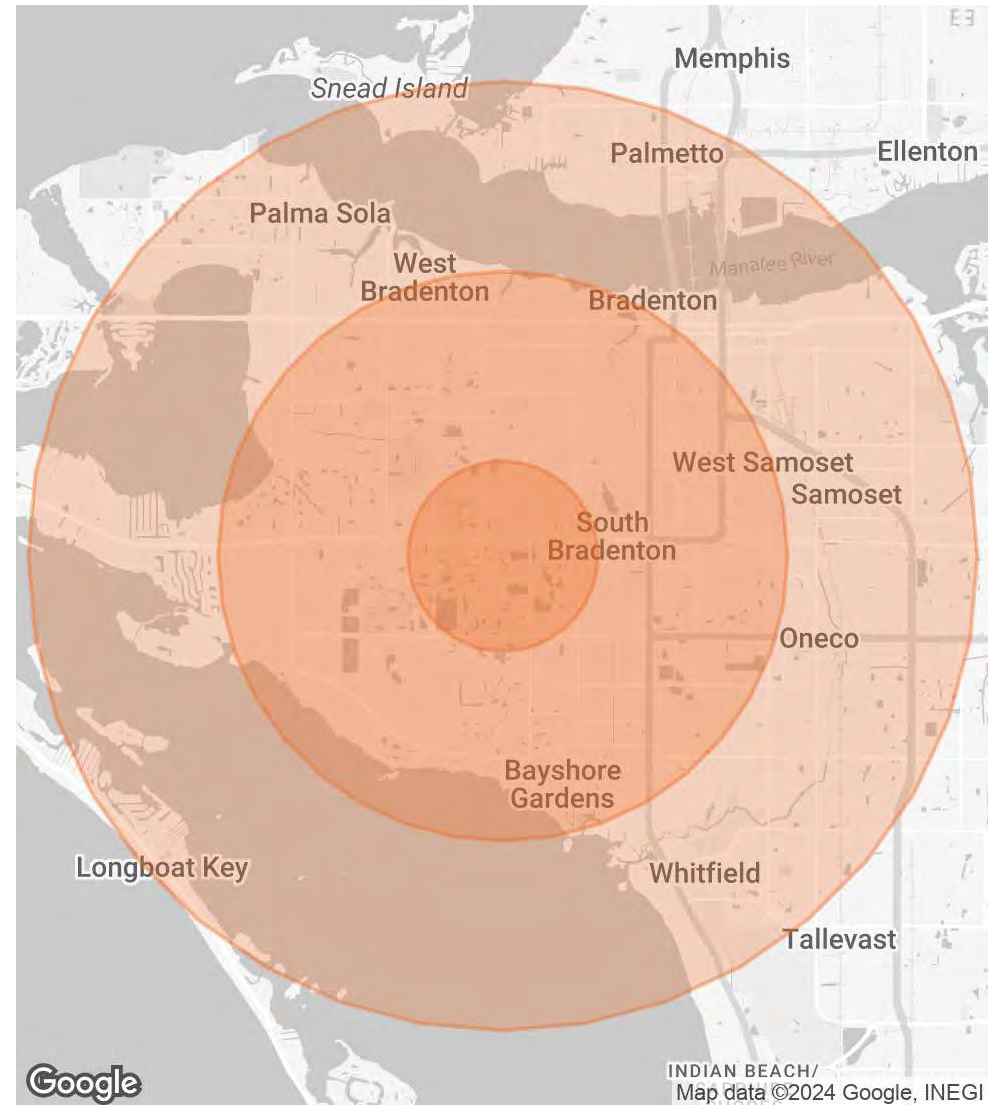
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,017	106,098	181,974
AVERAGE AGE	49.5	47.0	45.5
AVERAGE AGE (MALE)	45.0	45.1	43.9
AVERAGE AGE (FEMALE)	50.7	48.4	46.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	8,544	55,309	89,367
# OF PERSONS PER HH	1.8	1.9	2.0
AVERAGE HH INCOME	\$45,894	\$45,476	\$54,348
AVERAGE HOUSE VALUE	\$155,714	\$145,791	\$180,940

* Demographic data derived from 2020 ACS - US Census



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ALL ADVISOR BIOS



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 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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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 \$100 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 Alpha Tau Omega National Leadership Development Fraternity 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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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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