



2816 MANATEE AVENUE WEST

Bradenton, FL 34205 | **Sarasota MSA**

CLASS A SINGLE TENANT MEDICAL OFFICE
INVESTMENT OR OWNER-USER OPPORTUNITY

AVAILABLE FOR SALE
ASKING PRICE \$2,075,000

RIPCO
INVESTMENT SALES

PROPERTY OVERVIEW

RIPCO Real Estate has been retained on an exclusive basis to arrange for the sale of **2816 Manatee Avenue West** — Bradenton, FL (the 'Property').

This medical suite is currently income producing on a longer-term lease; however, the existing tenant is open to vacating upon sale.

This Class A medical office has high-end finishes, 7 exam rooms, 2 treatment rooms, and large executive offices making it well suited for a medical practice seeking a turnkey location. Exceptional road frontage on Manatee Avenue provides 'in-place advertising,' ensuring maximum practice exposure and ease of access for patients.



PROPERTY SUMMARY

THE OFFERING

Property Address	2816 Manatee Avenue West
Price	\$2,075,000
Down Payment	\$622,500
Down Payment %	30%
Number of Suites	1
Price PSF	\$472.67
Rentable Built Area (RBA)	4,390 SF
Lot Size	0 Acres
Year Built/Renovated	0
Occupancy	100%

FINANCING

	1ST LOAN
Loan Amount	\$1,452,500
Loan Type	New
Interest Rate	6.00%
Amortization	25 Years
Year Due	2031

	CURRENT		PRO FORMA	
INCOME				
Scheduled Base Rental Income		\$124,548		\$127,038
Potential Gross Revenue		\$124,548		\$127,038
Effective Gross Revenue		\$124,548		\$127,038
Net Operating Income		\$124,548		\$127,038
Cash Flow		\$124,548		\$127,038
Debt Service		(\$112,302)		(\$112,302)
Net Cash Flow After Debt Service	1.97%	\$12,246	2.37%	\$14,736
Principal Reduction		\$25,855		\$27,450
Total Return	6.12%	\$38,101	6.78%	\$42,186

	CURRENT		PRO FORMA	
RETURNS				
CAP Rate		6.00%		6.12%
Cash-on-Cash		1.97%		2.37%
Debt Coverage Ratio		1.11		1.13

INCOME & REVENUE

TENANT NAME	SUITE	SF	% BUILDING SHARE	LEASE DATES COMM. EXP.	BASE RENT PSF	MONTHLY RENT	ANNUAL RENT	PRO FORMA ANNUAL RENT	CHANGES ON	RENT INCREASE	LEASE TYPE
AMA Health Providers	0	4,390	100%	9/1/23 8/31/30	\$28.09	\$10,276	\$123,312	\$127,038	Aug-2027	\$10,482	NNN
Total		4,390				\$10,276	\$123,312	\$127,038			

INCOME	IN PLACE	PSF	CURRENT	PSF	PRO FORMA	PSF
Scheduled Base Rental Income	\$123,312	\$28.09	\$124,548	\$28.37	\$127,038	\$28.94
Expense Reimbursement Income						
Total Reimbursement Income	\$0	\$0	\$0	\$0	\$0	\$0
Effective Gross Revenue	\$123,312	\$28.09	\$124,548	\$28.37	\$127,038	\$28.94

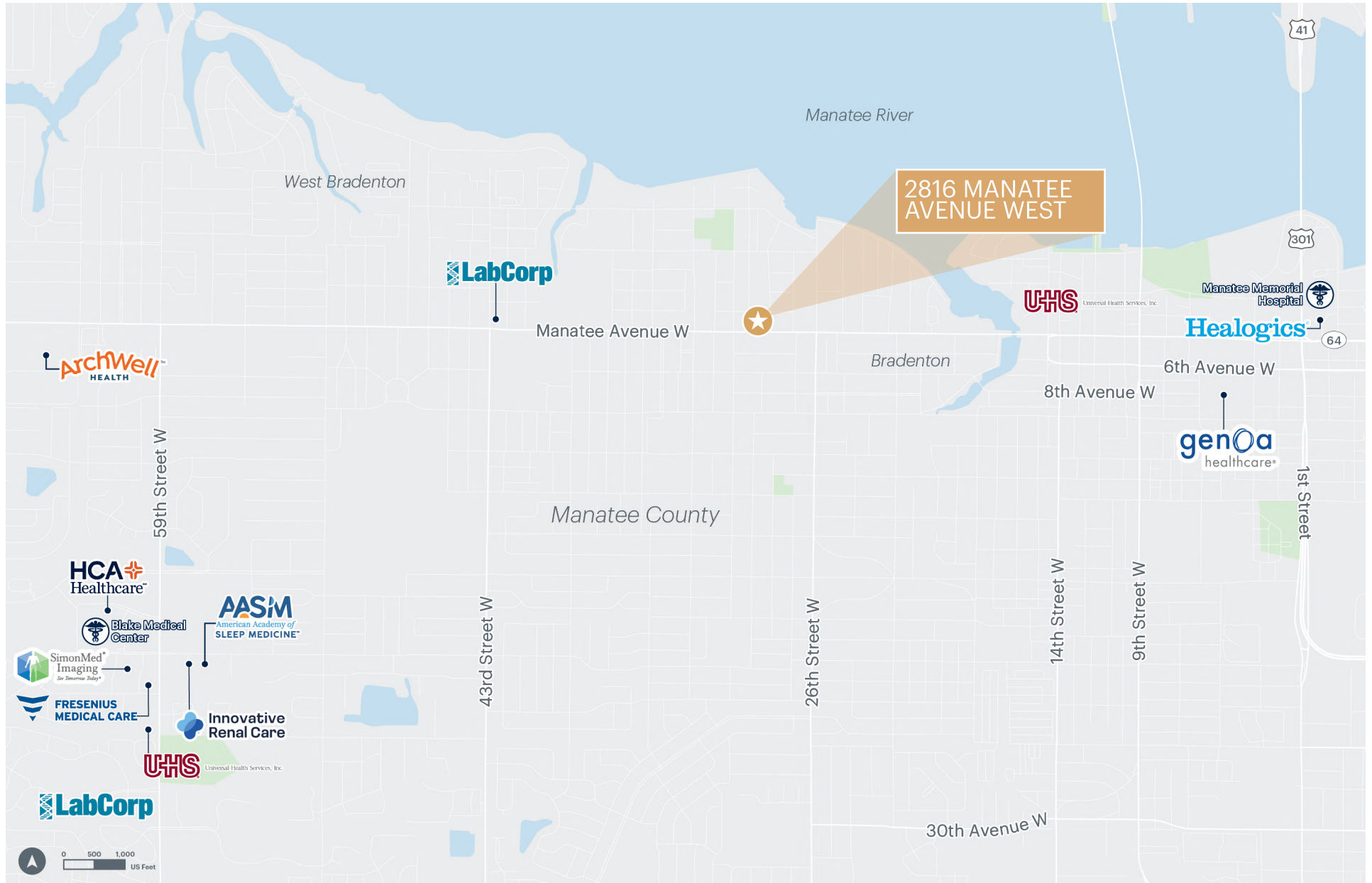
OPERATING EXPENSES	IN PLACE	PSF	CURRENT	PSF	PRO FORMA	PSF
Total Expenses	\$0	\$0	\$0	\$0	\$0	\$0
Expenses as % of EGR	0%		0%		0%	
Net Operating Income	\$123,312	\$28.09	\$124,548	\$28.37	\$127,038	\$28.94

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Manatee Avenue West 44,000 AADT

MARKET MAP



PROPERTY PHOTOS



MARKET OVERVIEW

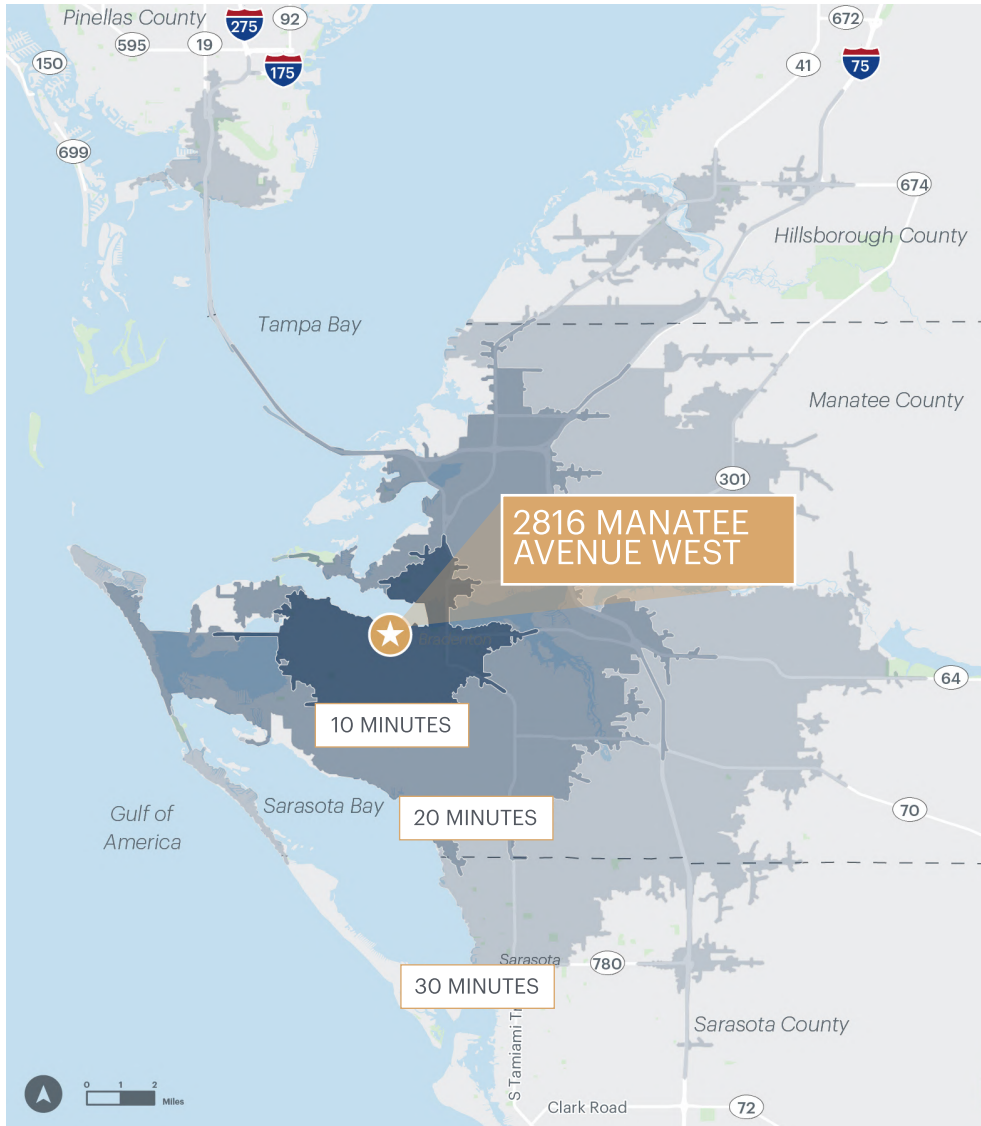
The Bradenton market, located within the North Port–Sarasota–Bradenton MSA, is experiencing strong population and economic growth that continues to fuel demand for commercial and industrial real estate. The region's population is on track to surpass 950,000 by 2025, supported by steady job creation and expanding GDP.

Industrial real estate has emerged as one of the fastest-growing sectors. E-commerce, logistics, and distribution users are driving absorption, while industrial rents remain above \$10 per square foot with limited vacancy. A planned \$500 million, 3 million-square-foot Class A industrial campus highlights the scale of investment flowing into the market, complementing steady leasing activity across smaller warehouse and distribution facilities.

In addition to its industrial strength, Bradenton is seeing significant commercial development, including new retail and hospitality projects, further diversifying the local economy. With strategic connectivity via I-75, US-301, seaports, airports, and rail, the market is positioned as a key logistics hub for Southwest Florida. Together, these dynamics make Bradenton a compelling market for investors seeking long-term stability and growth.



AREA DEMOGRAPHICS



	10 MINUTES	20 MINUTES	30 MINUTES
Population	95,664	262,334	521,619
Number of Households	40,766	113,593	224,989
Average Household Income	\$84,622	\$91,742	\$113,908
Median Household Income	\$62,226	\$67,372	\$80,343
Median Age	45.7	47.8	48.3
Total Businesses	4,702	10,501	22,315
Total Employees	48,947	105,304	219,154
Daytime Population	105,692	263,160	522,986

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