



# EXCLUSIVELY LISTED BY



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# PROPERTY OVERVIEW

East Glen Professional Park  
9904-9928 SR-64 E, Bradenton, FL 34212



**9904-9928 SR-64 E**  
Bradenton, FL 34212

**±14,540 SF**

GLA

**2005**

Year Completed

**±39,500**

Vehicles Per Day

**±2.89 AC**

Lot Size

**4.9/1,000 SF**

Parking Ratio



# INVESTMENT HIGHLIGHTS

## Property Highlights

- **Fully Occupied:** Fully leased professional office park providing stable, in-place income from day one, featuring contractual annual rent increases that create built-in revenue growth and serve as a natural hedge against inflation, while supporting long-term value appreciation.
- **Strong Core Tenant Mix:** East Glen Professional Park features a diversified roster of necessity-based users including medical, education, and childcare operators. These businesses serve everyday community needs and generate consistent traffic.
- **Ample Parking:** The property offers 71 parking spaces, equating to an attractive 4.9 spaces per 1,000 square feet, supporting customer demand.
- **Committed Tenancy:** The property is leased to established tenants who have demonstrated long-term commitment to their spaces through substantial build-out investments. Significant tenant investment in the space makes relocation costly and unlikely, strengthening long-term occupancy and income security.

## Location Highlights

- **Premium Corridor Visibility:** The property boasts 348± linear feet of frontage along State Road 64, one of Eastern Manatee County's primary east-west arterials. With 39,500+ vehicles per day (ADT), the site delivers sustained, high-impact exposure. SR-64 serves as a critical commuter and retail spine connecting North Bradenton to the rapidly expanding Lakewood Ranch and eastern growth markets, ensuring long-term relevance and visibility.
- **Strategic National Retail Synergy:** Positioned within a dense and proven retail node, the site benefits from immediate adjacency to Carlos E. Haile Middle School and is surrounded by established, high-performing national tenants including Starbucks, Aldi, Publix, and Wawa. This concentration of daily-needs and service-oriented brands drives consistent traffic, enhances tenant demand, and reinforces the corridor's role as a dominant neighborhood retail destination.
- **Robust Development Flexibility:** Zoned PDC (Planned Development Commercial), the property offers investors and developers a highly flexible entitlement profile. The zoning supports a wide range of uses, enabling immediate deployment for high-traffic retail or service users, while also preserving optionality for future mixed-use or higher-density redevelopment as land values and demographics continue to strengthen.
- **Exceptional Site Physics:** Spanning nearly 3 acres, the site features 70+ existing parking spaces, yielding a superior 5:1 parking ratio. This parking profile supports high-turnover, intensive uses such as quick-service restaurants, medical, or specialty retail, while also reducing future capital requirements and entitlement risk.
- **High-Growth Florida Submarket:** Located in the heart of Eastern Manatee County, one of Florida's fastest-growing submarkets, the property is ideally positioned to benefit from sustained population growth, strong in-migration, and rising household incomes. The Bradenton–Lakewood Ranch corridor continues to attract both residents and employers, reinforcing long-term demand fundamentals and supporting durable rent growth.



**MD NOW**  
URGENT CARE  
Affiliated with HCA Florida Healthcare

**Wawa**

**Publix** **verizon**

**WELLS FARGO**

**ups** **BEEF 'O BRADY'S**  
GOOD FOOD. GOOD SPORTS™

**3D DENTISTRY**

**APC Pediatrics** **MD NOW**  
URGENT CARE  
Affiliated with HCA Florida Healthcare

**UrgentVet**

Your pet can't wait to feel better.

**JGBOSS**  
Dental Care

**Subject Property**

64

64 ± 39,500 VPD

New Construction

**COSTCO WHOLESALE**

**Academy SPORTS+OUTDOORS** **target**

**HOBBY LOBBY**

**MILLER'S ALE HOUSE** **CAVA**

**sleep number**

**lake dental**

**Ranch**  
Animal Hospital

**THE RANCH**  
DENTAL CARE

**Lifetime Dentistry of Bradenton**

**FRESENIUS**  
MEDICAL CARE

**DENTAL CARE**  
AT WHITE EAGLE

New Construction

**ALDI** **CRUNCH FITNESS** **TACO BELL**

**CIRCLE K**

**Chipotle MEXICAN GRILL** **CIRCLE K**

**Panera BREAD** **DQ**

**COVENANT**  
ANIMAL CLINIC

**BAYSHORE**  
ENDODONTICS

Lakewood Ranch Blvd ± 17,000 VPD

**Animal Dermatology Clinic**  
BRADENTON, FL

**Indigo by Neal Communities**  
Neighborhood

75

± 118,000 VPD

**Florida Digestive Health**  
Specialties

**SUNCOAST**  
BLOOD CENTERS

**Savanna at Lakewood Ranch**  
Neighborhood

**AAA PET RESORT**  
By PetSmart Family

**STEWART**  
FAMILY ORTHODONTICS  
where exceptional is the rule

**Ryan Homes at Amber Creek**  
Neighborhood

**LECOM**  
LAKE ERIE COLLEGE OF OSTEOPATHIC MEDICINE

Google Earth

# FINANCIAL OVERVIEW

**East Glen Professional Park**  
9904-9928 SR-64 E, Bradenton, FL 34212



# FINANCIAL SUMMARY

**\$3,431,944**  
List Price

**7.31%**  
Cap Rate

**\$250,934**  
NOI

**±2.89 AC**  
Lot Size

## Property Overview

Address	East Glen Professional Park
Property Size	±14,540 SF
Lot Size	±2.89 AC
Year Completed	2005
Occupancy	100%
Property Type	Retail/Office
Number of Buildings	3
Number of Tenants	4
Parking Spaces	71



# RENT ROLL

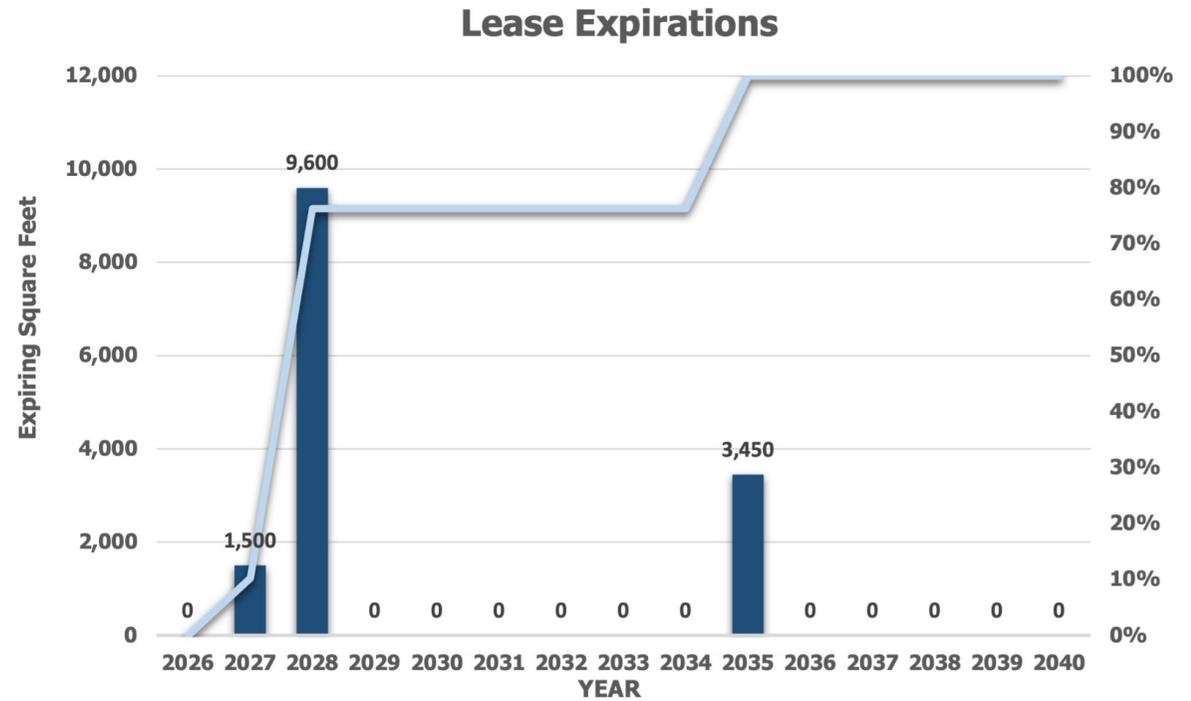
Suite	Tenant	GLA	% of GLA	Lease Start	Lease End	Term Remaining	Annual Rent	Monthly Rent	Rent Per SF	Options Remaining
9904	Creative Edge	1,500 SF	10.31%	9/1/2022	8/31/2028	2.5 Years	\$31,570	\$2,631	\$21.05	One, 3-Year
9906	Lakewood Ranch Music Academy	1,500 SF	10.31%	5/1/2025	4/30/2027	1.2 Years	\$46,665	\$3,889	\$31.11	Two, 2-Year
9908	Meadows Family Dentistry	2,950 SF	20.27%	10/1/2022	9/30/2028	2.6 Years	\$66,405	\$5,534	\$22.51	Two, 3-Year
9912-9916	Meadows Family Dentistry	3,450 SF	23.71%	3/19/2025	3/31/2035	9.1 Years	\$69,258	\$5,771	\$20.07	Three, 3-Year
9922-9928	Sunny Daze Preschool	5,140 SF	35.40%	3/1/2022	2/28/2028	2.0 Years	\$120,495	\$10,041	\$23.40	One, 3-Year
Occupied	5 Suites	14,540 SF	100.0%				\$334,393	\$27,866	\$22.98	
Vacant	0 Suites	0 SF	0.00%				\$0	\$0	\$0.00	
Total	5 Suites	14,540 SF	100.0%				\$334,393	\$27,866	\$22.98	

# PROFIT AND LOSS

Income	Total	\$PSF
Rental Income	\$334,393	\$22.98
Reimbursement Revenue	\$39,688	\$2.73
Vacancy Factor	(\$18,704)	(\$1.29)
<b>Effective Gross Revenue</b>	<b>\$355,377</b>	<b>\$24.42</b>
Expenses		
Real Estate Taxes	\$40,357	\$2.77
Insurance	\$26,591	\$1.83
Roads and Grounds	\$5,100	\$0.35
Repairs & Maintenance	\$480	\$0.03
Water & Sewer	\$15,600	\$1.07
Other Expenses	\$2,100	\$0.14
Property Management Fee	\$14,215	\$0.98
EGR (%)	4%	
<b>Total Operating Expenses</b>	<b>\$104,443</b>	<b>\$7.18</b>
<b>Net Operating Income</b>	<b>\$250,934</b>	<b>\$17.25</b>
Operating Expense Ratio	29.4%	
Recovery Ratio (All Operating Expenses)	38.0%	

# LEASE EXPIRATION SCHEDULE

Year	Year End	SF	% of GLA	Cumulative %
1	2026	0	0%	0%
2	2027	1,500	10%	10%
3	2028	9,600	66%	76%
4	2029	0	0%	76%
5	2030	0	0%	76%
6	2031	0	0%	76%
7	2032	0	0%	76%
8	2033	0	0%	76%
9	2034	0	0%	76%
10	2035	3,450	24%	100%



<b>Occupied Total(s)</b>	<b>14,550</b>
<b>Vacant Total(s)</b>	<b>0</b>
<b>Property Total(s)</b>	<b>14,550</b>

# TENANT OVERVIEWS



## Creative Edge

Creative Edge Salon & Spa operates as a personal service business out of the location at 9904 State Road 64 in Bradenton, Florida, creating a convenient, one-stop destination for beauty and wellness needs. Creative Edge Hair Studio is a **locally owned, full-service salon offering haircuts, coloring, styling, and related beauty services**. The salon has built a strong reputation within the Bradenton/Lakewood Ranch community for personalized service, experienced stylists, and consistent customer satisfaction, supported by favorable online reviews and repeat clientele. Its neighborhood-oriented positioning and service-based business model make it **well suited for inline retail and service-focused commercial real estate**.

The business model supports steady local clientele seeking ongoing personal care and wellness services as part of their regular routines. By offering multiple complementary beauty services in one location, the salon encourages repeat visits, cross-utilization of services, and strong customer retention. This integrated use of space supports **stable occupancy, recurring demand, and consistent daily foot traffic**—characteristics that are attractive for small-format retail and service-oriented real estate investors.



LAKWOOD  
RANCH  
**MUSIC  
ACADEMY**

## Lakewood Ranch Music Academy

Lakewood Ranch Music Academy is a **highly respected, family-owned music education institution** located in the Lakewood Ranch area of Bradenton, Florida. Founded to nurture musical talent across all ages and skill levels, the academy delivers private, semi-private, and group lessons with experienced instructors committed to fostering confidence, creativity, and a lifelong appreciation for music. The school has earned **strong community reviews** and is known for its personalized approach to instruction. Their broad range of instrument offerings including piano, voice, guitar, drums, violin, and more bring a welcoming environment for beginners through advanced students alike.

With programs designed for children and adults, Lakewood Ranch Music Academy emphasizes both foundational skills and performance development, **offering classes that cover music theory, ensemble performance, and early childhood music engagement**. Its curriculum supports students from their first notes to stage performance readiness, with specialized offerings like toddler music classes and regular performance opportunities to build confidence. The academy's dedication to excellence and community engagement has made it a **go-to destination for local families seeking quality music education outside of traditional school settings**.

# TENANT OVERVIEWS



## Meadows Family Dentistry

Meadows Family Dentistry is a well-established dental practice located at 9912 State Road 64 East in Bradenton, Florida, offering comprehensive family dentistry services under one roof. Founded in 2008, this **family-owned and -operated clinic** provides a broad range of oral health care for patients of all ages — from **routine preventive care and general adult dentistry to pediatric dentistry and orthodontic services**. The practice emphasizes compassionate, patient-centered care and takes extra steps to create a comfortable, welcoming environment for children, adults, and individuals with dental anxiety, which is reflected in its strong patient satisfaction and high online ratings.

Meadows Family Dentistry's clinical team includes experienced dentists and hygienists who focus on oral health education and long-term preventive strategies, helping patients maintain healthy, confident smiles. Services extend beyond standard cleanings and exams to include restorative treatments, cosmetic procedures, and orthodontic options such as Invisalign for both children and adults, making it a **versatile choice for families seeking comprehensive care in one location**. Conveniently positioned to serve residents of Bradenton, Sarasota, and surrounding communities, the practice combines modern dental technology with a personal approach to care. While one of the largest dental practices in the area, it has proudly maintained a family atmosphere often conspicuously absent from corporately owned dental practices.

## SUNNY DAZE PRESCHOOL

### Sunny Daze Preschool

Sunny Daze Preschool is a **locally operated early childhood education provider** serving families in the Bradenton, Florida area. The preschool is **focused on delivering a safe, nurturing, and structured learning environment for children during their formative years**. With an emphasis on social development, early academics, and age-appropriate play-based learning, Sunny Daze Preschool positions itself as a community-oriented tenant that meets a consistent, needs-based demand from nearby residential neighborhoods. Its service offering aligns well with family-centric retail and service corridors, benefiting from daily drop-off and pick-up traffic and strong parental loyalty.

The school provides full-day and part-day preschool programs designed to support early literacy, numeracy, and social skills, while also preparing children for a smooth transition into kindergarten as well as after school programs. Sunny Daze Preschool's operations are supported by **licensed educators and structured curricula** that balance education with creativity and hands-on activities. As a childcare and education tenant, the business benefits from recession-resilient demand, limited e-commerce disruption, and predictable weekday occupancy, making it an attractive use for neighborhood commercial real estate.

# MARKET OVERVIEW

**East Glen Professional Park**  
9904-9928 SR-64 E, Bradenton, FL 34212



# Lakewood Ranch, FL

**34,877**  
Total Population

**\$122,925**  
Median HH Income

**17,888**  
# of Households

**53.5**  
Median Age



## Local Market Overview

Bradenton and Lakewood Ranch are positioned along Florida’s central Gulf Coast, offering a blend of coastal accessibility and master-planned suburban growth. Bradenton sits between the Manatee River and the barrier islands of Anna Maria Sound, providing a waterfront setting supported by established urban infrastructure and direct access to Gulf beaches, marinas, and recreational amenities. Just east of Bradenton, Lakewood Ranch is a nationally recognized master-planned community spanning Manatee and Sarasota counties, known for its organized development patterns, residential villages, town centers, and integrated commercial corridors.

The area benefits from direct access to U.S. Highway 41 and Interstate 75, allowing efficient connectivity to Tampa, St. Petersburg, Sarasota, and the broader West Florida region. Downtown Bradenton has experienced steady reinvestment, anchored by the Riverwalk, cultural venues, and mixed-use development that supports pedestrian activity and year-round engagement. Lakewood Ranch complements this urban core with planned retail centers, medical facilities, business parks, and community amenities that support sustained residential and commercial growth.

## Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	40,078	105,690	407,571
Five Year Projection	47,556	124,279	476,976
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	15,903	43,626	167,730
Five Year Projection	18,733	50,907	195,032
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$126,410	\$114,080	\$90,505

# EAST GLEN PROFESSIONAL PARK

BRADENTON, FL 34212

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **9904-9928 SR-64 E, Bradenton, FL 34212** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™, has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™, or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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