



**PROPOSAL**

# Lakeside Medical Center

**842 SUNSET LAKE BLVD, STE 401**

Venice, FL 34292

**PRESENTED BY:**

**BRAD LINDBERG**

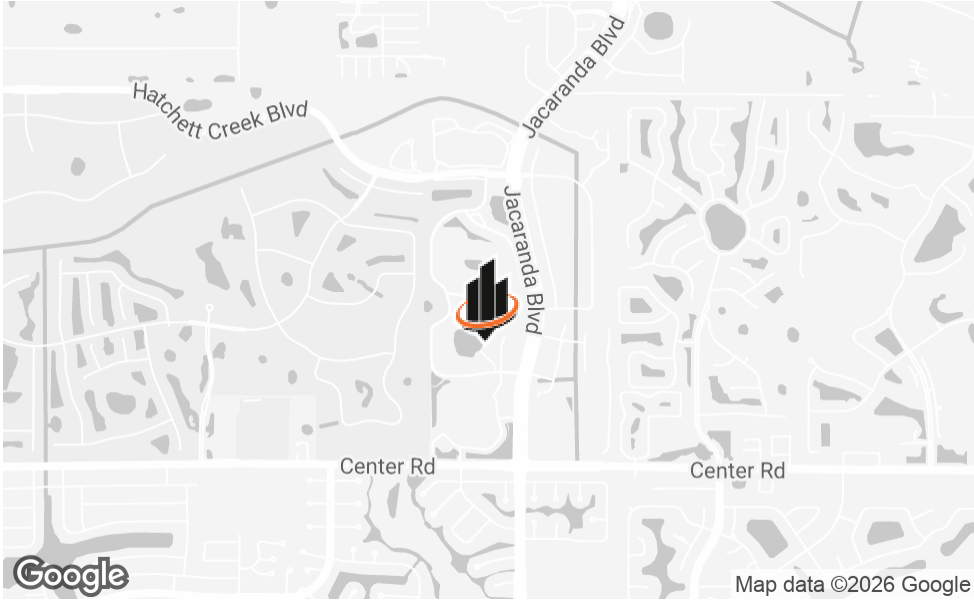
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FL #BK3176823



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,399,000
NUMBER OF UNITS:	1
LOT SIZE:	241,800 SF
BUILDING SIZE:	5,243 SF
NOI:	\$46,370.00
CAP RATE:	3.31%

PROPERTY DESCRIPTION

Looking to expand your Medical Office space? Do you need some time to make your move? The Seller's current lease expires December 31st, 2027. The Seller can be flexible with the Buyer's timeline with the current lease termination. It can be available for occupancy as soon as Sept 2026. SELLER WILL CONSIDER OFFERS!!!

LOCATION DESCRIPTION

Discover the vibrant Venice / North Port market, a bustling area known for its strong economic growth and thriving business community. The location is strategically situated near prominent landmarks such as the bustling downtown district, pristine beaches, and popular dining and entertainment venues. With easy access to major transportation routes and a dynamic workforce, the area offers a prime opportunity for office building investors looking to capitalize on the region's upward trajectory. Embrace the potential of this flourishing market and position your investment at the forefront of opportunity.



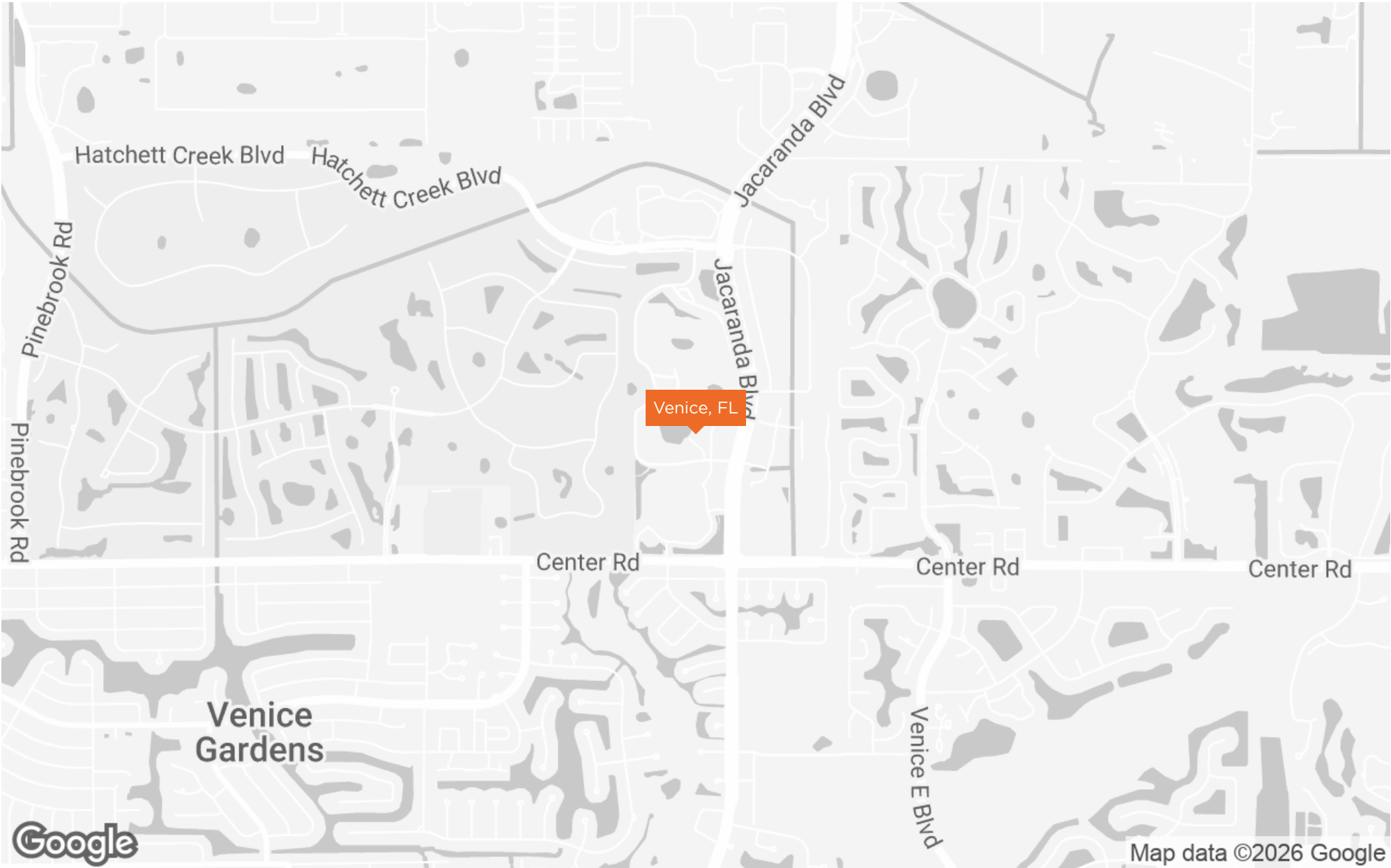
## COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

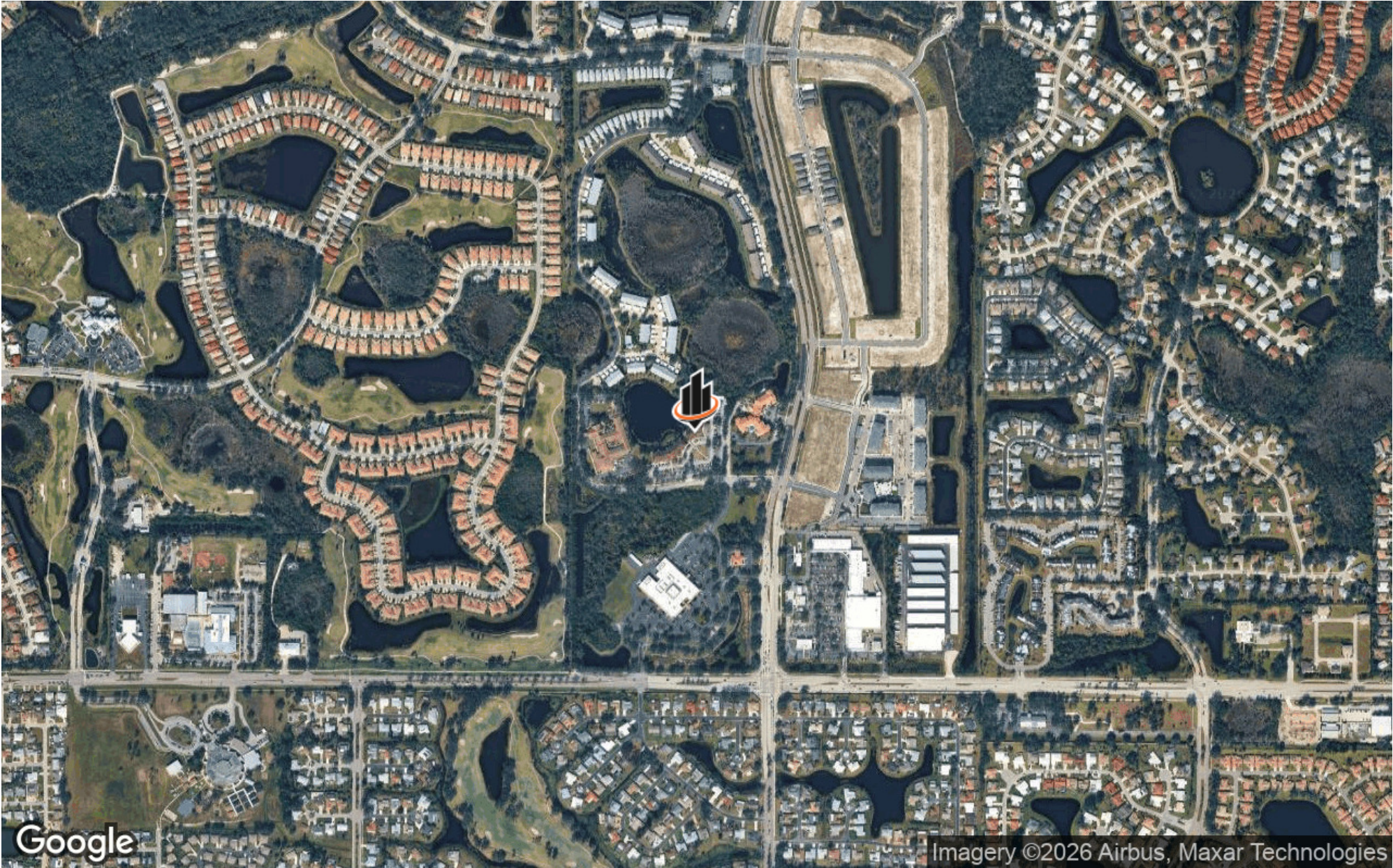
- Attractive Medical Office in Medical Complex
- Abundant parking
- 2nd floor office adjacent to the elevator
- 14 exam rooms. 3 of the exam rooms are used as offices
- Conference room, kitchen and lab
- Storage room
- 3 bathrooms (2 staff and 1 in lobby)
- New flooring and paint
- Covered drop-off area

REGIONAL MAP



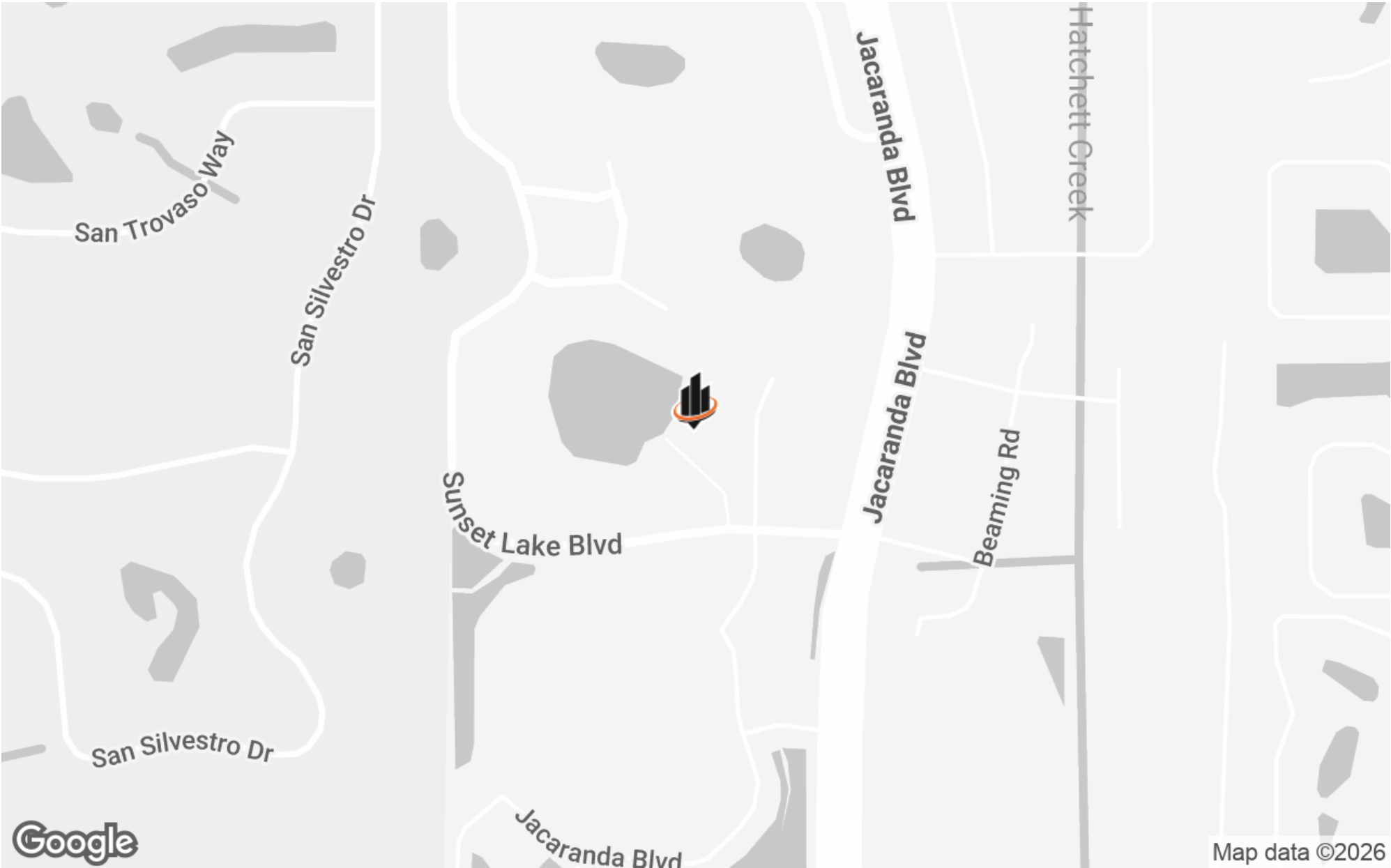


AERIAL MAP





LOCATION MAP





RETAILER MAP





# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

PRICE	\$1,399,000
PRICE PER SF	\$267
PRICE PER UNIT	\$1,399,000
CAP RATE	3.31%

## OPERATING DATA

NET OPERATING INCOME	\$46,370
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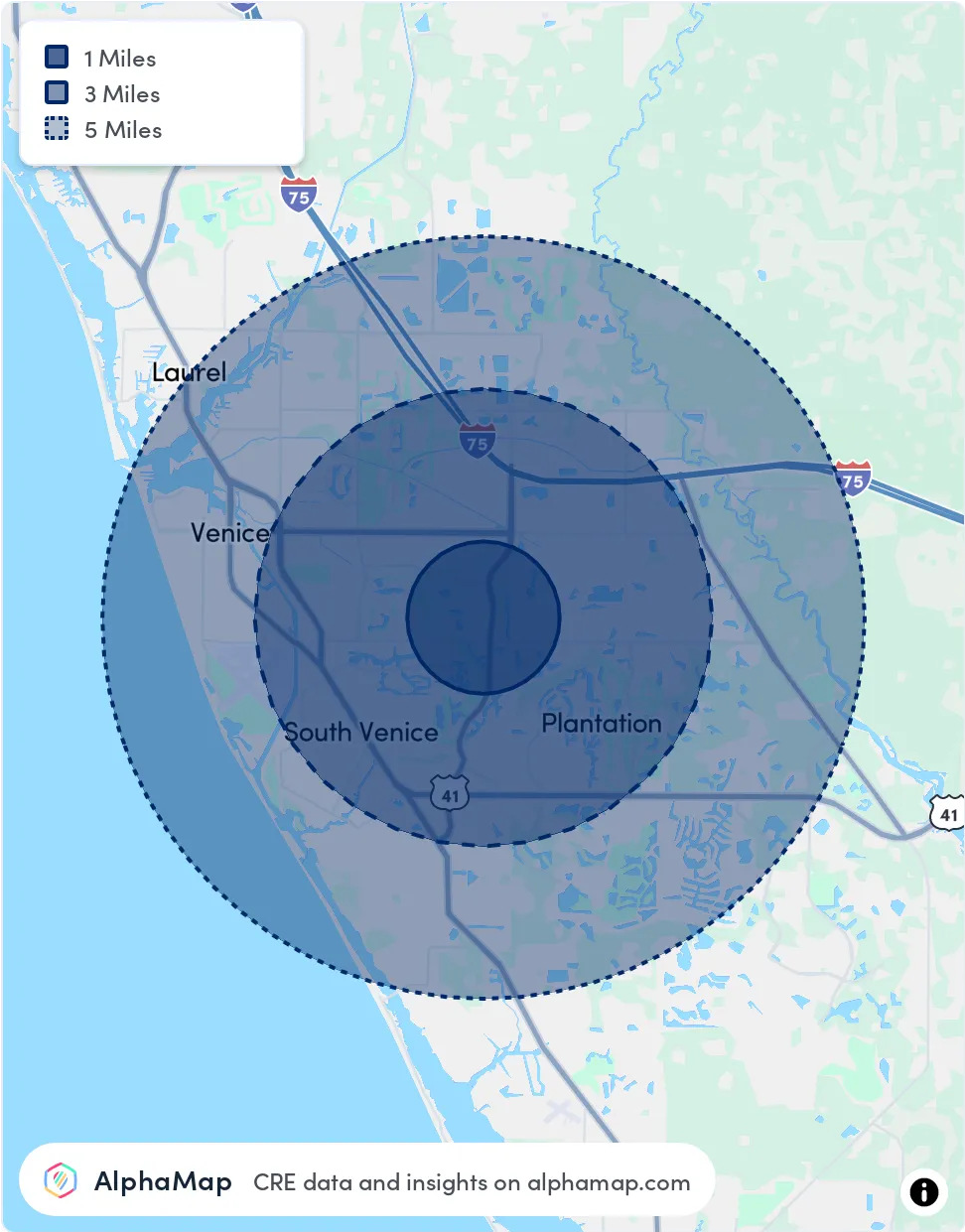


AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,144	53,554	100,437
AVERAGE AGE	66	62	61
AVERAGE AGE (MALE)	65	61	61
AVERAGE AGE (FEMALE)	67	62	62

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,163	26,837	50,218
PERSONS PER HH	1.9	2	2
AVERAGE HH INCOME	\$103,533	\$102,523	\$108,895
AVERAGE HOUSE VALUE	\$431,571	\$408,509	\$457,088
PER CAPITA INCOME	\$54,491	\$51,261	\$54,447

Map and demographics data derived from AlphaMap





ADDITIONAL PHOTOS





## ADVISOR BIO



### BRAD LINDBERG

Senior Investment Advisor

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## PROFESSIONAL BACKGROUND

Understanding your real estate requirements is more than finding a property that you like. Understanding your business is the key to matching the functionality to your financial capabilities. It's more than just a place to operate your business. It's the key to your success.

Brad understands business. As a former business owner in Sarasota, he had to make the tough decisions to grow the business while operating within a budget. In the late 90's, the economy was still fragile, recovering from the DOT.com collapse. Decisions to invest were calculated and strategic. Survival meant anticipating the next barrier to success and having a plan to navigate effectively around it.

For twenty five years, as a senior executive and managing partner in an international telecommunications distribution company, Brad had responsibilities for operations, site evaluations, relocation's and business evaluations. For the last 19 years he has taken that valuable experience and applied it to the commercial real estate industry giving his clients a perspective to their business helping them make the solid decisions that is right for their business.

2013-2015 Sarasota Assoc. Realtors - Director  
2012 President- Sarasota Assoc. Realtors - CID  
2011 President - Sarasota Assoc. Realtors - CID  
2011 Commercial Realtor of the Year - Sarasota Assoc. Realtor  
2010 Vice President - Sarasota Assoc. Realtors - CID

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941.387.1200

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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.