



EXECUTIVE PROPERTY MANAGEMENT GROUP

1991 MAIN STREET, BOX 183 SARASOTA, FL 34236
OFFICE- 941-365-0200 CELL- 941-809-7027 FAX- 941-365-0290
GARYLANDSMAN@COMCAST.NET

530 13TH STREET WEST BRADENTON, FL

Location- Just off of Manatee Avenue in Bradenton's Historic District. One block from the Manatee County Courthouse & Courthouse and in the center of Downtown's governmental and legal district. Across the street from two of Bradenton's largest and Class A office buildings: The First Bank Building and the Bank of America Building. One block from Bradenton Financial Center (where the well-known restaurant SOMA Diner has just relocated). Next to the newly-renovated Jess Jeweler's building, and as of 9/13 the Bradenton Herald moved its headquarters downtown 3 blocks away.

One of best retail locations in downtown- Exceptional location for businesses that rely on pedestrian traffic. Over 10,000 people work downtown and eat, drink coffee, need breakfast, lunch, haircuts, nails done, exercise, newspapers, cigarettes, snacks and office supplies.

Property- Approx. 10,334 sf. ft. Very light & bright. Three stores, approximately (Southern store- 3,045 sf; Middle store- 3,212 sf; Northern store- 4,077 sf; easily combined). Ceiling heights: 16', 12' and 11'. Second floor- Spectacular 3,952 sf, with beautiful wood-framed trusses. Newly sprinklered, with new heavy-duty electric service. Total of 14,286 sf on two floors.

Parking: Attached parking lot for 7 cars. Behind the building parking for several more cars. One block from the judicial center parking garage with 223 spaces. Within one block walking distance to 366 public parking spaces in addition to 463 free on-street spaces downtown. There is an incorrect perception of limited parking downtown. Also, the city parking garage with 212 spaces is located 1 1/2 blocks away on 12th Street W. between 6th and 8th Ave. W. across the street from the Sunz Insurance Headquarters.

Suggested Uses: Exceptional location for businesses that rely on pedestrian traffic. Over 10,000 people work in downtown Bradenton. Perfect for restaurants, office supplies, health club or gym, sandwich shop, cafe, hair or nail salon, medical office, bakery, retail shop, drug store, snacks, .

Sales calculation-

- Projected income- 10,334 sf X \$20 psf = \$206,680, plus second floor- 4,000 sf X \$5.00 psf = \$20,000. Total income of \$226,680
Less property taxes (\$6,512) and Insurance (\$7,500) = \$14,012
Estimated profit- \$212,668

Capitalized at 8%= Value of \$2,658,350
Asking Price for property- \$2,650,000 (\$188 psf)

Leasing rate- Price: \$12.50 PSF gross.



center; note interconnections



south



center



north; especially tall ceiling - 16'



imagine signage possibility on facade and on north side of the building



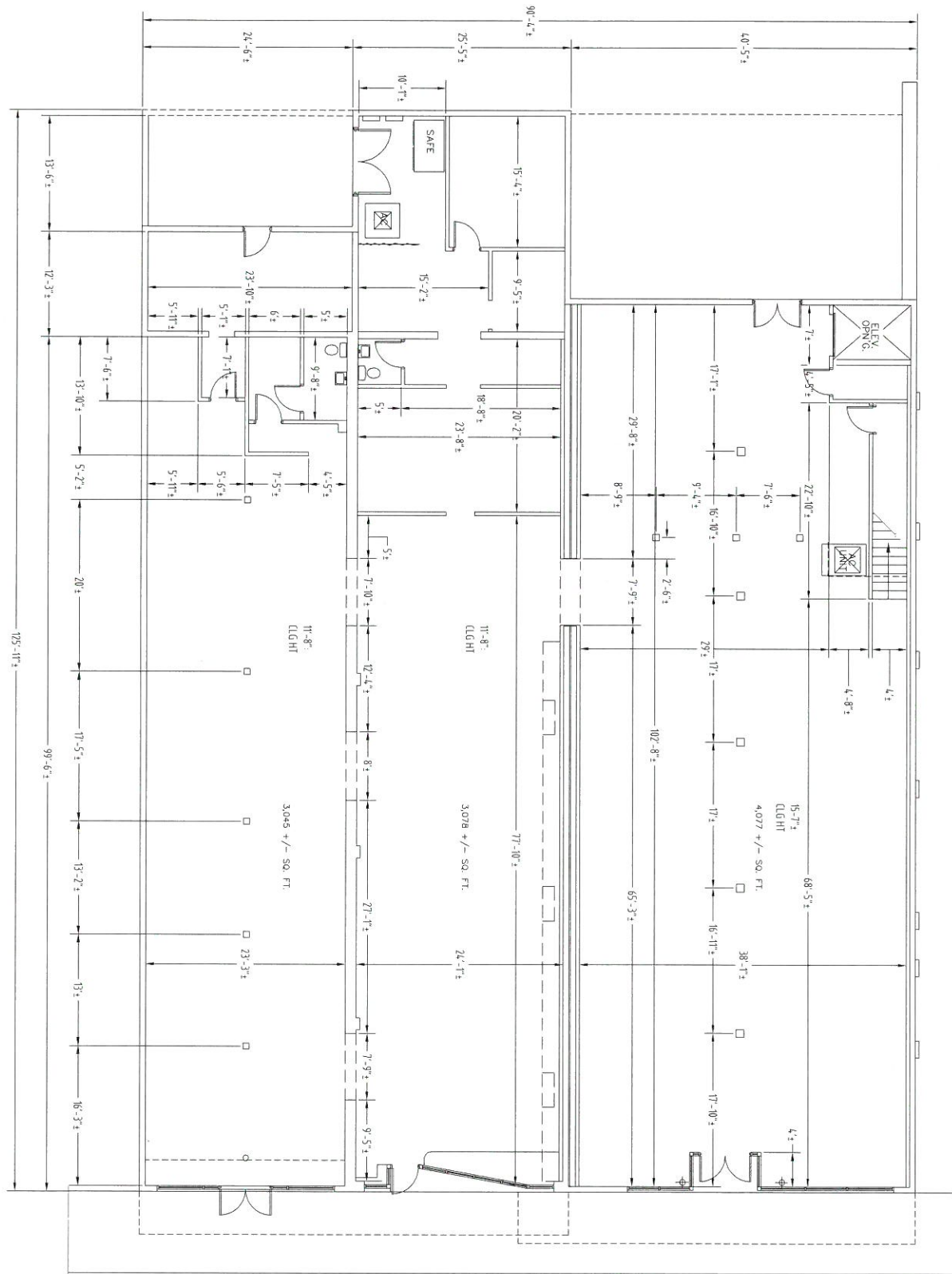












1ST FLOOR-----10,143 SQ. FT.