



The Pet Clinic

The Pet Clinic Of Bradenton

7.75% Cap NNN Medical Office Lease

714 60th St Ct E, Bradenton, FL 34208

 727-822-4715

 www.cprteam.com



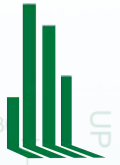
TABLE OF CONTENTS

3	<u><i>Property Overview</i></u>
4	<u><i>Interior Pictures</i></u>
6	<u><i>General Summary</i></u>
7	<u><i>Highlights</i></u>
9	<u><i>Zoning Map & Description</i></u>
10	<u><i>Pricing and Deal Overview</i></u>
12	<u><i>Rent Roll</i></u>
14	<u><i>Demographic Data Overview</i></u>
20	<u><i>Listing Team</i></u>

01

PROPERTY OVERVIEW

The Pet Clinic

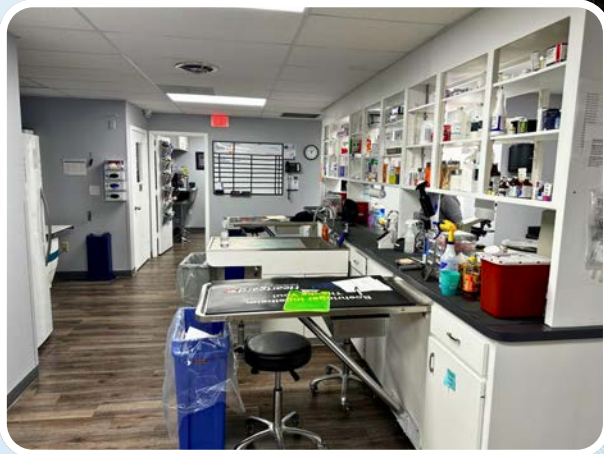
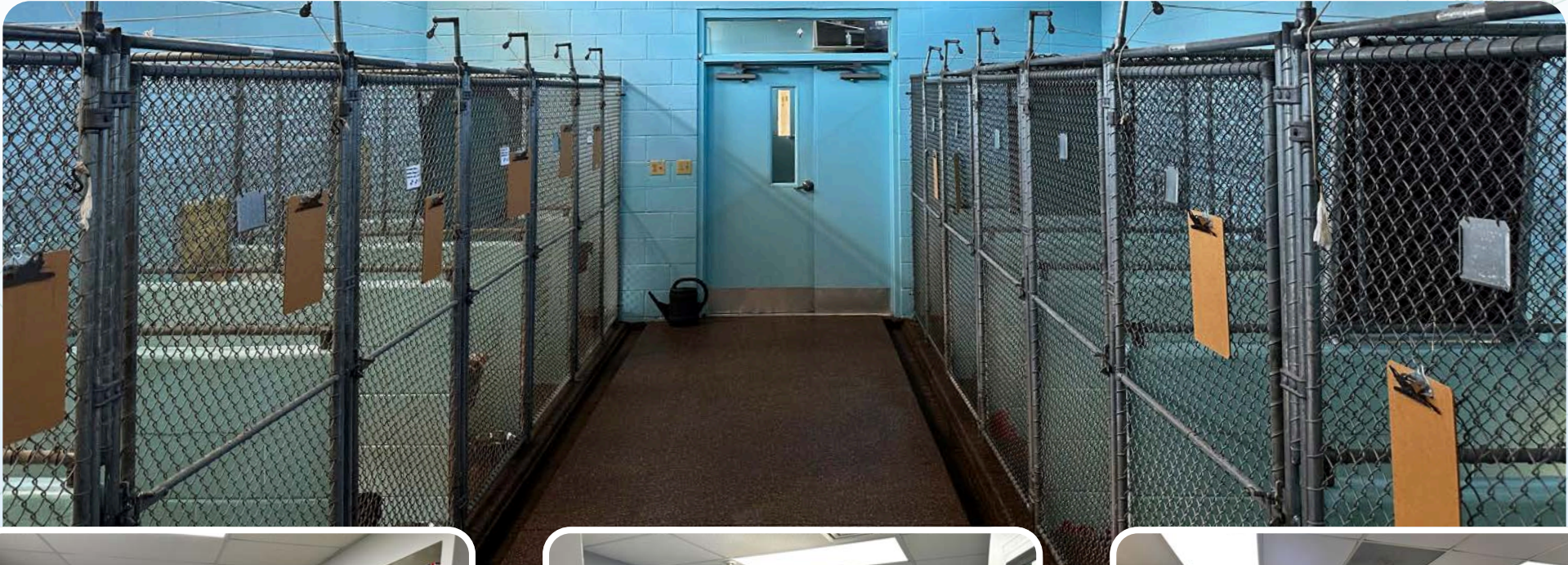


PROPERTY OVERVIEW

PRICING & DEAL OVERVIEW

DEMOGRAPHIC DATA

LISTING TEAM

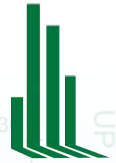


[CLICK HERE FOR](#)

FL - 64

60 ST CT E





GENERAL SUMMARY

BUILT IN
1986

SITS ON A
±.43
ACRE PARCEL

SF
±4,501



The Pet Clinic of Bradenton presents a rare opportunity to acquire a stabilized, income-producing medical asset in one of Florida's fastest-growing markets. **This purpose-built, 4,501 SF veterinary facility is leased to a long-standing operator on a NNN lease, delivering passive ownership and consistent, predictable cash flow.** With \$118,000 in annual NOI and a 7.75% cap rate, the property offers an attractive yield compared to typical single-tenant medical investments.

Investment Highlights:

- 100% leased to an established veterinary operator with a long-standing presence in the community
- NNN lease structure providing passive ownership with minimal landlord responsibilities
- Purpose-built veterinary facility with high-cost, specialized improvements that support long-term tenancy
- Located in the high-growth Bradenton/Manatee County market with continued population expansion

Veterinary real estate continues to be one of the most durable and sought-after asset classes, driven by the essential nature of pet healthcare, strong consumer spending, and high tenant retention.

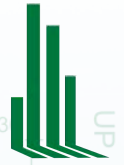
Combined with its stable income stream and strategic location, The Pet Clinic of Bradenton offers investors a compelling opportunity for long-term stability and reliable returns.

PROPERTY
OVERVIEW

PRICING & DEAL
OVERVIEW

DEMOGRAPHIC
DATA

LISTING
TEAM



HIGHLIGHTS



±4,501 SF on ±0.43 AC



Fully Air-
Conditioned



Purpose-Built
Medical Facility



25 Parking
Spaces



Zoned GC - Flexible,
High-Intensity
Commercial Zoning



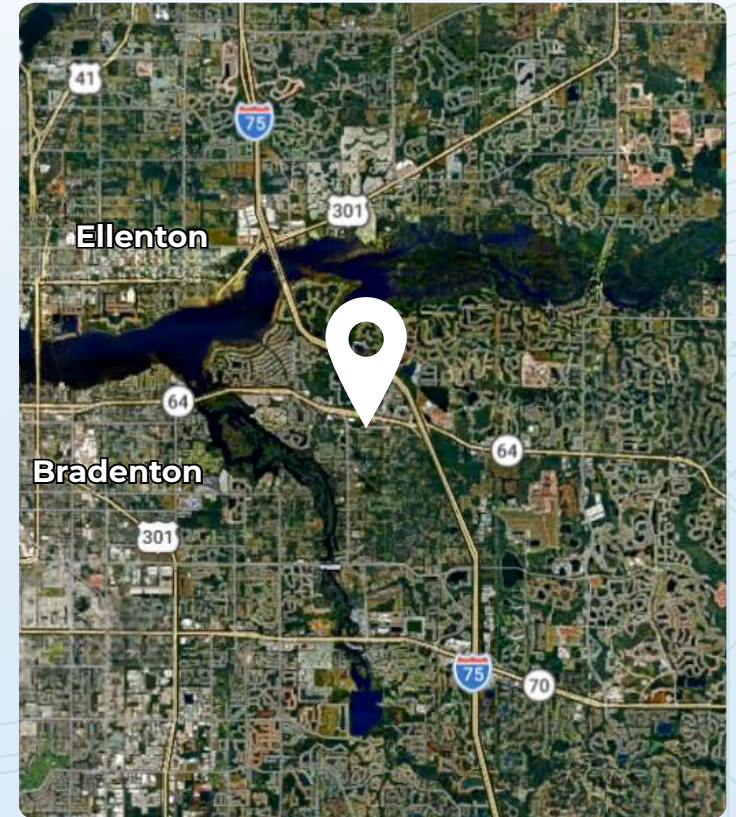
High-Growth
Florida Market



Passive NNN Lease
Structure



Essential Service
Tenant



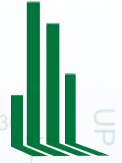
*Information herein is not warranted and subject to change without notice.
We assume no liabilities for errors and omissions.*

PROPERTY
OVERVIEW

PRICING & DEAL
OVERVIEW

DEMOGRAPHIC
DATA

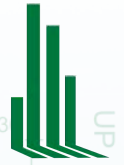
LISTING
TEAM



The Pet Clinic Of Bradenton



Veterinary real estate has emerged as one of the fastest-growing and most sought-after net lease sectors, driven by record levels of pet ownership and sustained growth in pet healthcare spending, which now exceeds \$140 billion annually. The Pet Clinic of Bradenton benefits directly from these trends, having served East Manatee County for decades with a full range of services, including wellness care, surgery, diagnostics, dentistry, and boarding. **Veterinary tenants are considered highly stable due to their established client bases, essential service offerings, and significant investment in specialized equipment and facility buildouts**, often exceeding hundreds of thousands of dollars, making relocation unlikely and supporting long-term tenancy.



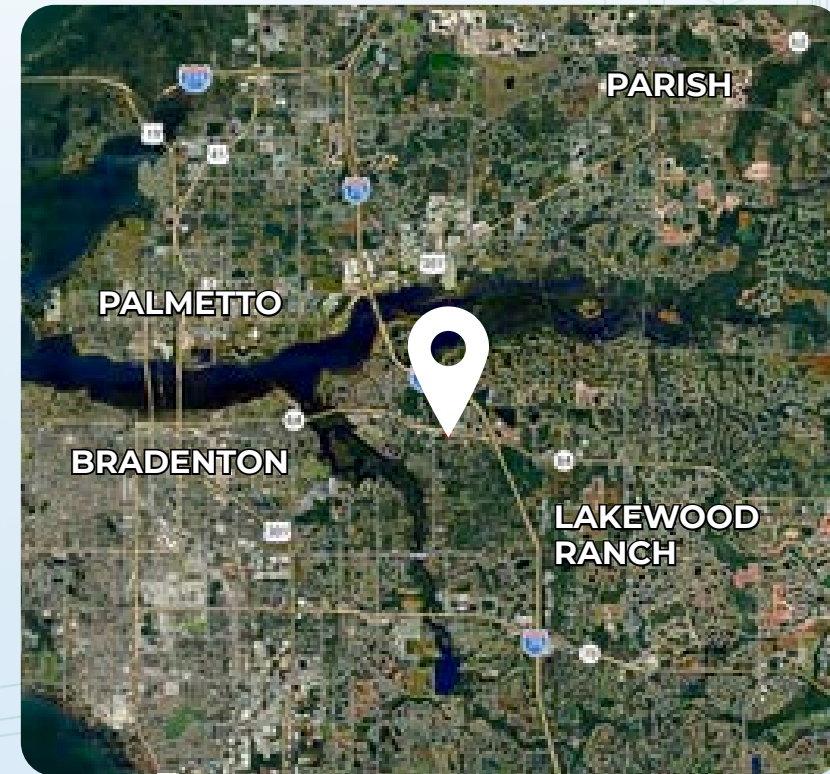
ZONING MAP & DESCRIPTION

BRIEF DESCRIPTION OF CURRENT ZONING

General Commercial zoning is a flexible designation that accommodates a diverse mix of retail, office, and service uses, including medical and veterinary facilities. It is intended for higher-traffic corridors and supports more intensive commercial activity, with allowances for specialized buildouts, extended hours, and strong visibility, making it well-suited for established, service-driven businesses.

CURRENT USE:

The property is a fully built-out veterinary clinic designed to support a full range of animal healthcare services, including surgery, treatment areas, diagnostics, boarding facilities, and administrative offices. The significant cost associated with veterinary medical buildouts creates a strong barrier to relocation and supports long-term tenancy.



02

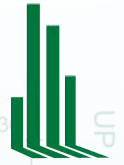
PRICING & DEAL OVERVIEW

PROPERTY
OVERVIEW

PRICING & DEAL
OVERVIEW

DEMOGRAPHIC
DATA

LISTING
TEAM



PRICING & DEAL OVERVIEW



ASKING PRICE

\$1,522,000



NOI

\$118,000



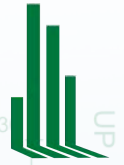
CAP RATE

7.75%



NOTES OR KEY DEAL POINTS

NNN LEASE



RENT ROLL SECTION

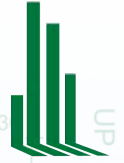
TENANT NAME	SF LEASED	ANNUAL RENT	LEASE EXPIRATION	NOTES
The Pet Clinic + Parking	4,501 SF	\$118,000	Dec. 31 st , 2030	3% Annual Escalation

PROPERTY
OVERVIEW

PRICING & DEAL
OVERVIEW

DEMOGRAPHIC
DATA

LISTING
TEAM



714 60TH ST CT E, BRADENTON, FL 34208

The Pet Clinic of Bradenton offers a unique opportunity to own a passive, needs-based investment backed by a long-standing operator and a service that remains essential regardless of economic conditions. Veterinary practices are deeply rooted in their communities, with loyal client bases and operational setups that make relocation difficult, creating natural long-term stability for ownership. The purpose-built nature of the property further strengthens this dynamic, as the specialized improvements are both costly and highly tailored to the tenant's use. **Positioned in a growing area with continued residential expansion, the property benefits from steady demand drivers while requiring minimal day-to-day involvement**, making it an ideal fit for investors seeking reliable income, durability, and peace of mind in their real estate portfolio.

03

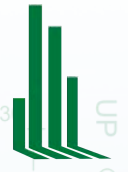
DEMOGRAPHIC DATA

PROPERTY OVERVIEW

PRICING & DEAL OVERVIEW

DEMOGRAPHIC DATA

LISTING TEAM

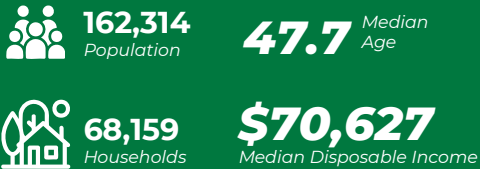


DEMOGRAPHIC SUMMARY

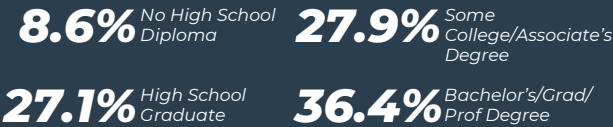
714 60th St Ct E, Bradenton, FL 34208
DRIVE OF 15 MINUTES



KEY FACTS



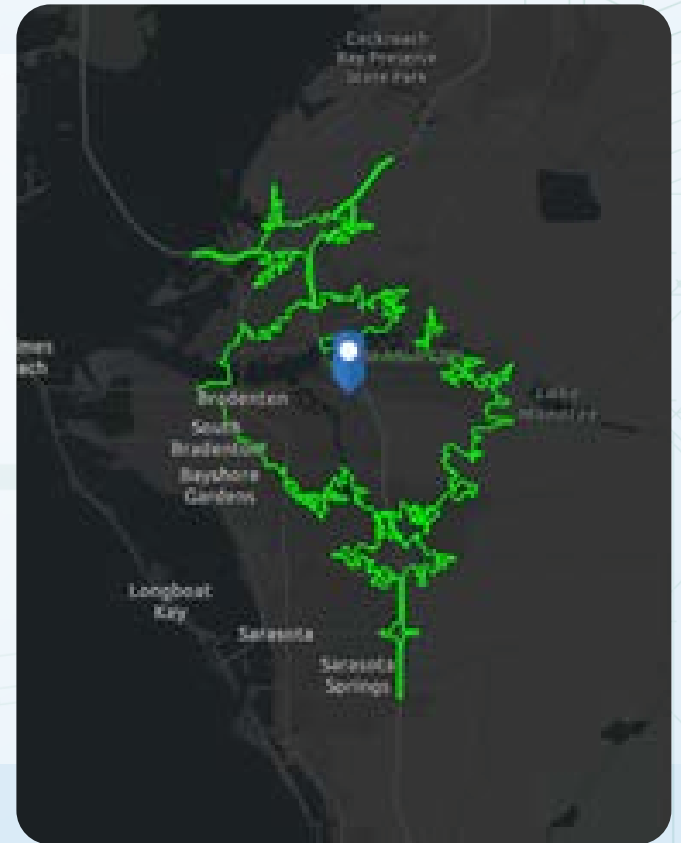
EDUCATION



INCOME



EMPLOYMENT



Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

04

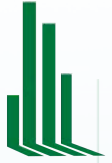
LISTING TEAM

PROPERTY
OVERVIEW

PRICING & DEAL
OVERVIEW

DEMOGRAPHIC
DATA

LISTING
TEAM



Hayden Peiker
Industrial Specialist

hayden@cprteam.com
(727) 480-5288



Marko Radosavljevic
Industrial Specialist

marko@cprteam.com
(813) 993-6555

[727-822-4715](tel:727-822-4715)

www.cprteam.com

[CommercialPartnersRealty](https://www.commercialpartnersrealty.com)